



City of Rosemead 2021-2029 Housing Element

City of Rosemead
Community Development Department

Public Hearing Draft
Adopted January 2022

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RESOLUTION 2021-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEMEAD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA APPROVING GENERAL PLAN AMENDMENT 20-01 ADOPTING THE CITY OF ROSEMEAD 2021-2029 HOUSING ELEMENT, PUBLIC SAFETY ELEMENT UPDATE WITH ENVIRONMENT JUSTICE POLICIES, AND ADDENDUM TO THE ROSEMEAD GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT AND THAT THE CITY COUNCIL SUBMIT THE 2021-2029 HOUSING ELEMENT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR STATE CERTIFICATION

WHEREAS, the City of Rosemead (the “City”) has an adopted General Plan, which includes all of the state mandated elements; and

WHEREAS, the State of California Government Code Section 65588 requires the review and adoption of a Housing Element that may be updated according to the Southern California Association of Governments Regional Housing Needs Assessment (“RHNA”) planning cycle; and

WHEREAS, based on age and condition of non-residential structures on nonvacant sites, as well as the likelihood of commercial uses on nonvacant sites converting to mixed-use residential developments due to the continued decline of retail-only uses specifically within the existing Residential/Commercial Mixed-Use Development Overlay (MUDO), Freeway Mixed-Use Overlay (FCMUO), and Garvey Avenue Specific Plan (GASP) areas, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be integrated with new residential uses or discontinued during the planning period, and therefore are not considered significant impediments to additional residential development during the period covered by the housing element; and

WHEREAS, the State of California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort, the City launched a multi-lingual online housing needs survey, conducted stakeholder interviews on February 4 - 10, 2021, held a virtual joint City Council and Planning Commission study session on March 9, 2021, and held a duly noticed virtual community workshop on June 10, 2021. Issues raised during these public participation events were addressed in the 2021-2029 Housing Element and Public Safety Element Update; and

WHEREAS, the City conducted several meetings with the City of Rosemead’s Housing Development Subcommittee and Commercial Task Force Subcommittee; and

WHEREAS, the draft 2021-2029 Housing Element was advertised for a 60-day public review period from September 3, 2021 to November 4, 2021 in compliance with State of California Government Code Section 65583; and

WHEREAS, on September 15, 2021, the draft 2021-2029 Housing Element was reviewed by the (“HCD”) per Government Code Section 65585(b), and has been revised to comply with State housing element law (Article 10.6 of the Government Code); and

WHEREAS, on October 15, 2021, the draft Public Safety Element Update with Environmental Justice policies was submitted to the California Geological Survey of the Department of Conservation prior to adoption, for review to determine if all known seismic and other geologic hazards are addressed, pursuant to California Government Code Section 65302.5(a); and

WHEREAS, Section 17.152.060(A) of the Rosemead Municipal Code provides the criteria for a General Plan Amendment; and

WHEREAS, the Planning Commission is an advisory body to the City Council with regard to the approval of General Plan Amendments; and

WHEREAS, on December 20, 2021, the Planning Commission conducted a public hearing a duly noticed and advertised public hearing to receive oral and written testimony on General Plan Amendment 20-01, 2021-2029 Housing Element, Public Safety Element Update with, Environmental Justice policies, Addendum to the Rosemead General Plan Update Final Environmental Impact Report, and recommended the City Council adopt Resolution 2021-66 approving the 2021-2029 Housing Element and Public Safety Element Update with Environmental Justice policies, Addendum to the Rosemead General Plan Update Final Environmental Impact Report, and transmit the adopted 2021-2029 Housing Element to the State Department of Housing and Community Development for State certification; and

WHEREAS, on December 30, 2021, notices were posted in six public locations and published in the Rosemead Reader, specifying the date, time, and location of the City Council public hearing to consider amending the General Plan pursuant to California Government Code State Department of Housing and Community Development Section 65091; and

WHEREAS, on January 11, 2022, the City Council held a duly noticed and advertised public hearing to receive oral and written testimony relative to General Plan Amendment 20-01, the 2021-2029 Housing Element, Public Safety Element Update with Environmental Justice policies, and Addendum to the Rosemead General Plan Update Final Environmental Impact Report; and

WHEREAS, the City Council duly authorizes the City Manager to make iterative changes to the 2021-2029 Housing Element in response to comments from HCD to support state certification of the 2021-2029 Housing Element.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Program Environmental Impact Report (EIR) (SCH No. 2007111090) for the Rosemead General Plan Update was prepared and certified by the City of Rosemead on October 14, 2008, by City Council Resolution No. 2008-66.

WHEREAS, the City of Rosemead acting as a lead agency has completed an environmental analysis and determined that there are no new significant environmental impacts or previously identified significant impacts made more severe by project modifications, new circumstances, or new information associated with the project. Therefore, the City has

determined that an Addendum to the Rosemead General Plan Update Final Environmental Impact Report is the appropriate CEQA document to address project modifications in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164(c) provides that an addendum need not be circulated for public review; and

WHEREAS, the City Council, having final approval authority, has sufficiently considered all testimony and public comment presented to them prior to taking action on the project and its environmental determination.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rosemead hereby resolves as follows:

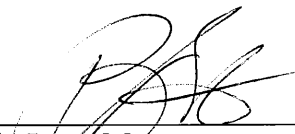
SECTION 1. The City Council finds and determines an Addendum to the Final Program EIR (SCH No. 2007111090) has been completed in compliance with CEQA, the CEQA Guidelines and the City's environmental review guidelines. The City Council has reviewed and considered the information contained in the Addendum to the Final Program EIR prior to making a decision on General Plan Amendment for the 2021-2029 Housing Element and Public Safety Element Update with Environmental Justice policies. The Addendum to the Final Program EIR reflects the independent judgment of the City Council and contains sufficient information and analysis to allow the City Council to make an informed decision, considering the environmental implications of the proposed project, mitigation measures and alternatives.

SECTION 2. The City Council approves General Plan Amendment 20-01 as set forth in Exhibit "A" and adopts the 2021-2029 Housing Element, Public Safety Element with Environmental Justice policies, and Addendum to the Rosemead General Plan Update Final Environmental Impact Report.

SECTION 3. The City Council authorizes submittal of the 2021-2029 Housing Element to the State Department of Housing and Community Development for state certification.

SECTION 4. The City Clerk shall certify to the adoption of this resolution and hereafter the same shall be in full force and effect.

PASSED, APPROVED, AND ADOPTED this 11 day of January, 2022.



Polly Low, Mayor

ATTEST:



Ericka Hernandez, City Clerk

APPROVED AS TO FORM:



Rachel H. Richman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF ROSEMEAD)

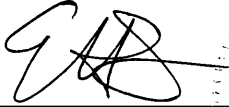
I, Ericka Hernandez, City Clerk of the City Council of the City of Rosemead, California, do hereby certify that the foregoing City Council Resolution No. 2021-66, was duly adopted by the City Council of the City of Rosemead, California, at a regular meeting thereof held on the 11th day of January, 2022, by the following vote, to wit:

AYES: ARMENTA, CLARK, DANG, LOW, TANG

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Ericka Hernandez, City Clerk

Exhibits:

A. General Plan Amendment 20-01, 2021-2029 Housing Element and Public Safety
Element Update with Environmental Justice Policies

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1. INTRODUCTION

State law recognizes the vital role local governments play in the supply and affordability of housing. As such, the governing body of every local governmental entity in California is required to adopt a comprehensive long-term General Plan to oversee physical development within its jurisdictional boundaries. Housing Element law, enacted in 1969 as one of seven required elements of a General Plan, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. The law also requires the California Department of Housing and Community Development (HCD) to review local housing elements for compliance with state law and to report its written findings to the local government.

A. Purpose of the Housing Element

The City of Rosemead 2021-2029 Housing Element of the Rosemead General Plan (Housing Element) sets forth ongoing strategies to address the city's housing needs. This includes the preservation and enhancement of the community's residential character, the expansion of housing opportunities for all economic segments of the community, and the provision of guidance and direction for local government decision-making in all matters relating to housing.

This Housing Element identifies housing strategies and programs that focus on:

1. Conserving and improving existing affordable housing;
2. Providing adequate housing sites;
3. Assisting in the development of affordable housing;
4. Removing governmental constraints to the development of housing; and
5. Promoting equal housing opportunities.

B. Housing Element Contents

Section 65583 of the California Government Code sets forth the following specific components to be analyzed in this Housing Element:

1. Population and employment trends;
2. The city's fair share of the regional housing needs;
3. Household characteristics;
4. Suitable land for residential development;
5. Governmental and non-governmental constraints on the improvement, maintenance and development of housing;
6. Special housing needs;
7. Opportunities for energy conservation; and
8. Publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and programs that promote the preservation, improvement, and development of diverse types and costs of housing throughout the community.

A full list of all required Housing Element components and the locations of required information in this document is in Appendix A of this Housing Element.

C. Organization

This Housing Element extends through 2029 and complies with all requirements pursuant to §65583 of the California Government Code. This Housing Element consists of the following major components:

Background Information (Chapter 2): This chapter describes the existing demographic, social and economic conditions and trends of the City of Rosemead. It provides information on population, employment, and housing, and describes special needs groups. It also provides an inventory of affordable housing units, and includes a summary of regional housing and fair housing needs.

Constraints on Housing Production (Chapter 3): This chapter describes various constraints to providing affordable housing opportunities in Rosemead, including physical, market, governmental and regional, and constraints to housing opportunities for persons with disabilities.

Housing Resources (Chapter 4): This chapter describes the resources available for providing affordable housing opportunities for all income groups in Rosemead, including inventories of vacant land and land suitable for recycling, identifying units at-risk of losing use restrictions, analyzing potential housing growth, and financial resources.

Housing Plan (Chapter 5): This final chapter describes the housing goals and policies of the Housing Element and the programs to be implemented during the 2021-2029 planning period.

Appendices: The appendices contain: A) review of the Rosemead 2013-2021 Housing Element; B) information on the city's public outreach program; C) adequate sites inventory; and D) Affirmatively Furthering Fair Housing Assessment.

D. Relationship to Other General Plan Elements

State law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city.

This Housing Element is part of the Rosemead General Plan. All elements of the General Plan have been reviewed for consistency and completed in coordination with this Housing Element. In addition, concurrent amendments to the Public Safety Element have been prepared as well as environmental justice policies added, pursuant to state law. The city will assume responsibility for maintaining consistency among this Housing Element and other General Plan elements. Upon future amendment to the General Plan, this Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among elements.

E. Community Participation

Section 65583(c)(6)(B) of the California Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community members to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the city's housing needs.

The 6th Cycle Housing Element was developed through the combined efforts of city staff, the City Council, and the city's consultant in consultation with the public. Involvement with the community was prioritized to fully understand their values and ideas for the future. Several opportunities were provided for community members and housing interest groups to express their input and weigh in on housing issues. Although in-person outreach was extremely limited due to COVID-19 constraints, meaningful ways to get involved in the Housing Element update process were provided through online engagement and virtual meetings.

Outreach efforts were guided by use of a variety of strategies and activities as summarized in Appendix B, which also identifies how public input shaped the Housing Element. The city sought input from the general public pertaining to the formulation of this Housing Element update through a comprehensive program of public outreach, including the following components:

- City website
- Online Housing Needs Survey (Translated to Spanish, Chinese, and Vietnamese)
- Stakeholder Interviews
- Joint Study Session with Planning Commission and City Council
- Community Workshop (Polling questions translated to Spanish, Chinese, and Vietnamese)
- Public Hearings

The Housing Element update was also informed by public input received for the 2021-2022 Annual Action Plan report to the U.S. Department of Housing and Urban Development (HUD) pertaining to the city's Consolidated Plan (Con Plan). During the development of the Con Plan, the city solicited input from residents to identify and prioritize the various housing and community needs. Furthermore, the city consulted with local public and private service providers to assess the housing and community development needs of low- to moderate-income households and special needs households. The city consulted with the Los Angeles County Development Authority (LACDA, formerly the Los Angeles County Development Commission) and nonprofit organizations to determine funding needs for housing and services for homeless persons, low- to moderate-income persons, and low-income neighborhoods.

Priority areas of need as determined from public participation and research for the Con Plan include:

1. Preserve the city's existing affordable housing stock for low- and moderate-income (LMI) households in the 0 to 80 percent of Area Median Income (AMI) category¹;
2. Promote, increase, maintain homeownership for LMI households;
3. Provide safe, affordable, decent housing for LMI renters;
4. Assist with energy efficient improvements;
5. Provide supportive services for non-homeless persons with special needs; and
6. Promote fair housing among all income categories.

In addition, as required by California Government Code §65589.7, upon the adoption of this Housing Element, the City of Rosemead shall distribute a copy of the Housing Element to the area water and sewer providers, along with information that the providers must have adopted written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. Water service providers include Adams Ranch Mutual Water Company, San Gabriel County Water District, Golden State Water Company, Amarillo Mutual Water District, San Gabriel Valley Water Company, Upper San Gabriel Valley Municipal Water

1 HUD housing and community development programs define moderate income as households making up to 80 percent of AMI. This moderate income is equivalent to the low income level under state law for Housing Element purposes.

District, and the Metropolitan Water District. Sewer service is provided by the County Sanitation Districts of Los Angeles County.

F. Source of Information

In preparing the 2021-2029 Housing Element, various sources of information were consulted. The following are a few of the key sources used to update the Housing Element:

- **U.S. Census Bureau:** 2019 American Community Survey (ACS).
- **U.S. Department of Housing and Urban Development (HUD):** Comprehensive Housing Affordability Strategy (CHAS), 2012-2016 and 2013-2017 data.
- **Southern California Association of Governments (SCAG):** Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy), and the 2021-2029 Regional Housing Needs Assessment (RHNA)
- **SCAG Pre-Certified Local Housing Data Report (2020) (SCAG Report):** The SCAG Report references: American Community Survey (ACS) 2014-2018 5-year estimates (from the U.S. Census Bureau); the California Department of Finance (DOF) Population and Housing Unit Estimates; CHAS 2012-2016; the California Department of Developmental Services; and SCAG Local Profiles including Construction Industry Research Board (CIRB) and Core Logic/DataQuick. Because the SCAG Report uses 2018 ACS data and 2016 CHAS data, totals vary from citations that use 2019 ACS and 2017 CHAS data. In most respects, the totals are not as significant as the trends illustrated in the data collected.
- **State Department of Finance (DOF) and the State Employment Development Department (EDD):** Estimates used to update population and demographic data.
- **Housing market information,** such as home sales, rents, vacancies, and land costs are updated by property tax assessors' files, internet sources listing sales and rent data, and interviews with the local real estate community, and through rental data collected by the city.
- **City of Rosemead:** Analysis of Impediments to Fair Housing Choice (2020) Consolidated Plan, Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER) for city housing program, and the General Plan and Municipal Code.
- Consultation with local and county service agencies for information on special needs populations, the services available to them, and the gaps in the system.

The data collected by various sources and utilized in the preparation of this document may reflect totals that are not identical due to different reporting periods. In addition, totals are rounded to the nearest tenth.

2. BACKGROUND INFORMATION

A. Housing Needs Assessment

This section of the Housing Element discusses the characteristics of the city's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. This section includes demographic profiles and projections, descriptions of housing stock characteristics, and a summary of regional housing needs. These descriptions provide a foundation upon which decisions regarding programs and policies for the provision of adequate housing in the city can be based.

B. Market Setting

Located in the San Gabriel Valley in east-central Los Angeles County, Rosemead incorporated as a city in 1959, with a population of 15,476. According to the 2019 American Community Survey, the city's population is 54,282. Rosemead functions as a residential suburb for surrounding employment centers; the majority of existing development consists of low-density housing. Despite being home to Southern California Edison, the city has experienced relatively slow economic growth. According to the State Employment Development Department (EDD), as of February 2021, the city's unemployment rate was 10.88 percent, which was slightly below the county average of 10.99 percent. Overall, median household income in Rosemead continues to be lower, and the number of low-income residents continues to be higher, than county averages.

As of 2020, according to California Department of Finance (DOF) estimates, there were an estimated 15,059 dwelling units in the city. With relatively affordable housing prices and rental rates and a variety of housing options, Rosemead offers housing opportunities to its residents with widely varying incomes. While Rosemead has a range of affordable housing options, there is still a need for affordable units with three or more bedrooms to accommodate large families. At the same time, the city is almost completely built-out, and opportunities for larger-scale housing developments are limited. Thus, most of Rosemead's recent housing growth has come in the form of smaller infill projects located within established neighborhoods and oriented toward moderate- and above moderate-income households. In light of these conditions and trends, the city is focused on providing a diversity of housing options by:

- Encouraging infill development and recycling of underutilized land;
- Encouraging housing production through mixed-use development;
- Expanding homeownership; and
- Maintaining and upgrading the existing housing stock.

C. Demographic Profile

The housing needs of a community are generally predicated on local demographics; predictably, changing conditions (e.g., population, age, income) can impact these needs. Identifying demographic trends during the planning stages of housing programs and policies is a critical component in ensuring that the community's future housing stock meets the needs of all local population segments.

Significant population growth in the San Gabriel Valley occurred prior to 1990; however, since that time the region has seen more modest growth in population. In Rosemead, population growth is close to average compared to neighboring cities in the San Gabriel Valley. The region overall saw an increase in

population of 4.64 percent across 1980 to 2019. Population growth trends between 1990 and 2019 in Rosemead and surrounding cities are presented in Table 1 below.

Table 1**Local Population Trends: Rosemead and Surrounding Cities (1990-2019)**

City	Population					
	1990	2000	2010	2019	Change 1990 to 2019	
					Actual	Present
Rosemead	51,638	53,505	53,764	54,282	2,644	5.12%
Alhambra	82,087	85,804	83,089	83,732	1,645	2.00%
El Monte	106,162	115,965	113,475	115,477	9,315	8.77%
Montebello	59,564	62,150	62,500	62,742	3,178	5.34%
Monterey Park	60,738	60,051	60,269	60,439	-299	0.49%
San Gabriel	37,120	39,084	39,718	40,143	3,023	8.14%
South El Monte	20,850	21,144	20,116	20,721	-129	0.62%
Total	418,159	437,703	432,931	437,536	419,377	4.64%

Source: 1990-2010 U.S. Census, 2019 American Community Survey

According to the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG) and presented in Table 2, population in Rosemead is projected to increase modestly to 58,100 by 2035. Overall, the amount of growth anticipated by 2035 represents a 4.7 percent increase over the city's 2020 population. These projections are based on regionwide trends throughout southern California and appear to assume the continued eastward migration of residents from Los Angeles and Orange counties to Riverside and San Bernardino counties.

Table 2**SCAG Population Projections: Rosemead and Los Angeles County (2020, 2035)**

	2020	2035
Rosemead	55,500	58,100
Los Angeles County	10,404,100	11,353,300

Source: 2012-2035 SCAG RTP/SCS

Age Characteristics

As presented in Table 3, the city's population is aging. In 2010, the age group under 20 years represented 25.5 percent of the city's total population, but by 2019 the same age group declined to 22.1 percent of the population. During the same period, Rosemead's seniors (the population of 65 and above) increased from 12.9 percent to 16.9 percent, which, according to SCAG, is higher than the regional share of 13 percent. These changes result in the median age of the City's population increasing from 38.1 years in 2000 to 41.9 years in 2019. The median age of residents in Rosemead will likely continue to increase during this Housing Element period as the Baby Boom generation ages, which means that the city will experience an increased demand for senior housing.

Table 3
Age Distribution: Rosemead (2010-2019)

Age Group	2010		2019	
	Number	Percent	Number	Percent
Younger than 5 years	2,909	5.4%	3287	6.1
5-14 years	6,932	12.9%	5278	9.7
15-19 years	3,859	7.2%	3424	6.3
20-24 years	3,756	7.0%	3504	6.5
25-34 years	7,091	31.2%	7459	13.7
35-44 years	7,861	14.6%	6400	11.8
45-54 years	8,059	15.0%	7974	14.7
55-64 years	6,333	11.8%	7807	14.4
65-74 years	3,611	6.7%	4924	9.1
75-84 years	2,472	4.6%	2708	5.0
85 years and older	881	1.6%	1517	2.8
Total	53,764	100.0%	54,282	100.1%
Median age	38.1 years		41.9	

Source: 2010 U.S. Census, 2019 ACS 5-Year Estimates

Race and Ethnicity

The city's racial/ethnic composition has shifted over the past several decades. Following a trend that began in the 1990s, the proportion of White, Non-Hispanic community members has been decreasing in the city, accompanied by an increase in other racial/ethnic groups, primarily Asian, Non-Hispanic and Hispanic/Latino (of any race) community members. This trend can be seen in Table 4 below, which compares data from the 2000 and 2010 census data with data from the 2019 American Community Survey.

Table 4
Race and Ethnicity Distribution: Rosemead (2000-2019)

Race/Ethnicity	2000	2010	2019		Percent Change (2010 to 2019)
			Number	% of Total	
White, Non-Hispanic	4,295	2,549	2,216	4.1%	-15%
Black, Non-Hispanic	262	176	270	0.5%	-53%
Native American, Non-Hispanic	112	56	378	0.7%	+85%
Asian, Non-Hispanic	25,988	32,439	33,353	61.7%	+2.8%
Other, Non-Hispanic	751	397	0	0.0%	-100%
Hispanic/Latino (of any race)	22,097	18,147	17,623	32.6%	+2.9%
Total	53,505	53,764	53,840	99.6	+0.14%

Source: 2000-2010 U.S. Census, 2019 American Community Survey

D. Employment

An assessment of employment characteristics held by community residents provides insight into potential earning power and the segment of the housing market into which they fall. Information regarding the manner in which the employment base of the community is growing or otherwise changing may be critical in identifying potential housing demand changes in the future.

Employment by Industry

According to American Community Survey data presented in Table 5, the number of employed residents in Los Angeles County totaled approximately 5.25 million persons in 2019. The four largest employment industries in the county were Educational, Health, and Social Services (20.7%); Professional, Scientific, Management, Administrative, Waste Management Services (13.2%); Retail Trade (10.2%); and Manufacturing (9.3%). Combined, these industries accounted for 53.4 percent of those employed in the county.

Table 5
Employment by Industry: Los Angeles County (2011, 2019)

Industry	2011		2019	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, mining	23,297	0.5%	22,103	0.4%
Construction	253,062	5.7%	292,507	5.9%
Manufacturing	483,897	10.9%	457,164	9.3%
Wholesale trade	161,153	3.6%	165,094	3.3%
Retail trade	469,379	10.6%	501,902	10.2%
Transportation and warehousing, utilities	230,836	5.2%	299,395	6.1%
Information	191,136	4.3%	219,495	4.5%
Finance, insurance, real estate, and rental leasing	286,073	6.4%	296,339	6.0%
Professional, scientific, management, administrative, waste management services	545,083	12.3%	649,795	13.2%
Educational, health, social services	919,453	20.7%	1,021,009	20.7%
Arts, entertainment, recreation, accommodation, food services	444,134	10.0%	555,779	11.3%
Other services (except public administration)	275,386	6.2%	288,015	5.8%
Public administration	155,569	3.5%	161,266	3.3%

Sources: 2011 and 2019 American Community Survey

As shown in Table 6, the predominant employment industries for Rosemead residents are Educational, Health and Social Services (19.3%); Manufacturing (12.0%); and Arts, Entertainment, Recreation, Accommodation, and Food Services (11.9%). Overall employment rose by approximately 12 percent from 2000 to 2011. Manufacturing employment experienced the largest decline of any industry during this time, dropping by more than one-third. The Public Administration and Other Services categories had numerically small, but proportionately large, gains in employment (more than 100% in both cases). Gains of more than 20 percent were also observed in the Retail Trade (22.0%), and Arts, Entertainment, Recreation, Accommodation, and Food Services (22.3%) categories. Over 87 percent of employed residents drive to work, with an average commute of about 27 minutes, suggesting that most are employed outside of Rosemead but within Los Angeles County.

Table 6
Employment by Industry: Rosemead (2011, 2019)

Industry	2011		2019		Change 2011-2019
	Number	Percent	Number	Percent	Percent
Agriculture, forestry, fishing/hunting, mining	44	0.2%	87	0.3%	97.8%
Construction	879	3.9%	1,469	5.8%	67.1%
Manufacturing	2,969	13.1%	3,023	12.0%	1.8%
Wholesale Trade	1,196	5.3%	1,031	4.1%	-13.8%
Retail Trade	2,903	12.8%	2,709	10.8%	-6.7%
Transportation and warehousing, utilities	1,030	4.5%	1,520	6.0%	47.6%
Information	389	1.7%	625	2.5%	60.7%
Finance, insurance, real estate, rental leasing	1,382	6.1%	1,628	6.5%	17.8%
Professional, scientific, management, administrative, waste management services	1,660	7.3%	2,147	8.5%	29.3%
Educational, health, social services	3,907	17.2%	4,854	19.3%	24.2%
Arts, entertainment, recreation, accommodation, food services	2,687	11.8%	2,987	11.9%	11.2%
Other services (except public administration)	2,215	9.8%	2,101	8.3%	-5.1%
Public administration	1,436	6.3%	992	3.9%	-30.1%

Sources: 2011 and 2019 American Community Survey

Table 7 presents the 2019 wages by key industries for Los Angeles County. It shows that the three highest average hourly wages countywide by industry were business and financial operations (\$64.75), educational instruction and libraries (\$63.86), and life, physical, and social sciences (\$48.11).

Table 7

Average Hourly Wage by Industry: Los Angeles County (2019)

Industry	Average Hourly Wage
Management	\$28.74
Business and financial operations	\$64.75
Computer and mathematical	\$39.41
Architecture and engineering	\$47.23
Life, physical, and social science	\$48.11
Community and social service	\$42.73
Legal	\$28.62
Educational instruction and library	\$63.86
Arts, design, entertainment, sports, and media	\$33.65
Healthcare practitioners and technical	\$40.01
Healthcare support	\$47.43
Protective service	\$15.61
Food preparation and serving related	\$29.02
Building and grounds cleaning and maintenance	\$14.36
Personal care and service	\$17.16
Sales and related	\$16.48
Office and administrative support	\$22.31
Farming, fishing, and forestry	\$21.81
Construction and extraction	\$16.34
Installation, maintenance, and repair	\$28.94
Production	\$26.75
Transportation and material moving	\$18.98
Average	\$32.37

Source: U.S. Bureau of Labor Statistics, 2019

Jobs/Housing Balance

The “jobs-to-housing balance” compares a community’s employment opportunities with housing needs of its residents. There is no standard ratio for this balance; however, the city aims to provide enough housing to meet the demands of the job opportunities in the city and vice versa. As shown in Table 8 below, a comparison between the number of employed persons in Rosemead in 2012 (22,000) and the number of dwellings in the city at that time (14,863), reveals a 1.5 jobs-housing ratio, which exceeded the county’s 1.41 ratio. The fact that the city’s ratio exceeds 1.0 indicates that Rosemead continues to generate more jobs than housing opportunities, which is reflective of the city’s stature as an employment center in the San Gabriel Valley. However, a significant number of the moderate- and upper-income employees who work in Rosemead live outside the city. The city would like to encourage these workers to remain in the city by providing more housing options to meet their needs through the new overlay zones and specific plan area creating new opportunities for a range of mixed use and multi-family homes. The built-out nature of the city is a constraint to developing new single-family detached housing.

Employment in the city steadily increased during the early and mid-2010s, before declining during the COVID-19 pandemic. The long-term trend is nonetheless one of growth, which in turn can generate demand for housing. As employers in the city offer a variety of wage types, the city should continue to

accommodate a wide range of housing options that suit the needs of wage earners, such as single room occupancy units, apartments, and large and small attached and detached single-family homes.

Table 8**Jobs/Housing Ratio: Rosemead and Los Angeles County (2012, 2019, 2020)**

	2012	2019	2020	Percent change (2012-2020)
Rosemead				
Jobs	22,000	24,300	21,300	- 0.03%
Housing	14,863	14,964	15,059	+1.31%
Jobs/Housing Ratio	1.50	1.62	1.41	–
Los Angeles County				
Jobs	4,365,700	4,888,600	4,291,700	+1.69%
Housing	3,454,131	3,568,900	3,590,574	+3.95%
Jobs/Housing Ratio	1.27	1.37	1.20	–

Sources: EDD (employment) and DOF (housing)

E. Household Characteristics

Household type and size, income levels, and the presence of special needs populations affect the housing needs of a community. This section details various household characteristics that affect housing needs in Rosemead.

Household Type

A household is defined as all persons living in a housing unit. The U.S. Census defines a family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.” “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent facilities, are not considered households.

Rosemead remains a predominantly family-oriented city with 88 percent of its households comprising families. The remaining 16 percent of households in the city are categorized as “Non- Family Households,” which consist of householders living alone (12 percent), or individuals not related by blood or marriage sharing a housing unit (4 percent). Between 2000 and 2010, the number of Family Households as a percentage of total households in the city increased. Household characteristics in Rosemead are shown in Table 9 below. See also “Definition of Family” (Section 3.C) for the city’s definition of family for purposes of zoning, which does not differentiate between related and unrelated individuals living together.

Table 9**Household Characteristics: Rosemead (2010, 2019)**

	Percent (2010)	Percent (2019)	Difference (2010-2019)
Family (total)	81.8%	88%	6.2%
Married-Couple	57.2%	61%	3.8%
Other family	24.5%	27%	2.5%
Nonfamily	18.2%	16%	-1.8%
Alone	14.4%	12%	-2.2%
Not alone	3.8%	4%	0.2%

Source: 2010, 2019 American Community Survey

Household Size

Household size is an important indicator identifying sources of population growth and may be a sign of overcrowding in individual housing units (depending on the number of bedrooms). A city's average household size will increase over time if trends move toward larger families. In communities where the population is aging, the average household size typically declines.

As shown in Table 10, the most commonly occurring household size in Rosemead is two people (24.7 percent). However, when combined, households of four to seven or more people make up 43.8 percent of the total households. This figure (43.8 percent) is down slightly from the 2010 estimate of 45.9 percent. The percent of households with four or more people is much higher in Rosemead than the county overall (29.3 percent in 2019), which generally reflects a community where families with children represent a larger component of the population. Growth trends in the city can be attributed to cultural differences in relation to household size, privacy, and cohabitation of extended families. A gradual decrease in household size in the city will result in slightly lower demand for large units than in years past, though still significantly higher than in both the county and the State as a whole. However, it is not expected that construction will keep pace with demand, because the city is, for the most part, built out.

Table 10
Household Size: Rosemead (2010, 2019)

Location	2010	2019
Rosemead		
1-person household	14.4%	11.3%
2-person household	20.4%	24.7%
3-person household	19.2%	20.1%
4-or-more-person household	45.9%	43.8%
Los Angeles County		
1-person household	25.6%	25.6%
2-person household	27.1%	28%
3-person household	16.4%	16.8%
4-or-more-person household	31.0%	29.3%

Source: 2010, 2019 American Community Survey

Tenure

Housing tenure refers to whether a housing unit is owner-occupied, renter-occupied, or vacant. Tenure is an important indicator of the housing climate of a community, because it reflects the relative cost of housing opportunities and the ability of residents to afford housing. Tenure also influences residential mobility, with owner-occupied units generally evidencing lower turnover rates than renter-occupied units. In 2019, according to American Community Survey data, slightly more than half of Rosemead households were renter-occupied, a continuation of the tenure breakdown observed in the city in previous decades. Renters also outnumber owners in Los Angeles County as a whole; with a slightly higher proportion of renters in the county than in the city (54.6 percent vs. 51.7 percent, respectively). The shift from majority owner-occupied to majority renter-occupied has been occurring gradually and can be seen especially in the last decade. Trends in housing tenure for the city and the county are shown in Table 11.

Table 11**Households by Tenure Trends: Rosemead and Los Angeles County (2010, 2019)**

Location	2010		2019	
	Number	Percent	Number	Percent
Rosemead				
Owner	7,378	51.0%	6,982	48.3%
Renter	7,086	49.0%	7,473	51.7%
Los Angeles County				
Owner	1,552,091	48.2%	1,511,628	45.4%
Renter	1,665,798	51.8%	1,816,770	54.6%

Source: 2010, 2019 American Community Survey

Household Income

Household income continues to be among the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities.

In the last two decades, the proportion of Rosemead residents in lower income groups has decreased, while the proportion of residents in higher income groups has increased. As shown in Table 12, percent of residents earning less than \$15,000 per year has decreased by 9 percent from 2000 to 2019. At the same time, the percent of residents earning more than \$150,000 per year increased by 7.7 percent over the same period. Median household income in the city increased by approximately 60.3 percent during this period, closely tracking the trend in the county as a whole (61.2 percent) – but continued to be lower than the county median income.

Table 12**Households by Income Trends: Rosemead (2000, 2010, 2019)**

Income Group	2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent
Less than 15,000	2,368	17.0%	1,484	10.3%	1,159	8.0%
\$15,000 to \$24,999	2,427	17.4%	1,766	12.2%	1,658	11.5%
\$25,000 to \$34,999	1,877	13.6%	1,678	11.6%	1,427	9.9%
\$35,000 to \$49,999	2,402	17.1%	2,855	19.7%	2,073	14.3%
\$50,000 to \$74,999	2,640	19.0%	2,901	20.1%	2,934	20.3%
\$75,000 to \$99,999	1,186	8.5%	1,541	10.7%	1,696	11.7%
\$100,000 to \$150,000	768	5.5%	1,618	11.2%	2,122	14.7%
Greater than \$150,000	252	1.9%	621	4.3%	1,386	9.6%
Total	13,930	100.0%	14,464	100.1%	14,455	100.0%
Median Income	\$36,181		\$46,706		\$57,999	
County Median Income	\$42,189		\$55,476		\$68,044	

Source: 2000 U.S. Census; 2010, 2019 American Community Survey

HUD CHAS data (Comprehensive Housing Affordability Strategy) demonstrate the extent of housing problems and housing needs, particularly for low-income households. As shown on Table 13, the 2013-2017 CHAS data shows that 3,595 households in Rosemead are extremely low income, which represents 24.5 percent of the city's households. Extremely-low-income households represent the highest need group in terms of affordable housing, because the greatest subsidies are needed to make housing affordable for this group.

Table 13
Household Income Distribution: Rosemead

Income Group	Estimated Households	Percent of Total
Extremely Low (<=30% of HAMFI)	3,595	24.5%
Very Low (>30% to <= 50% HAMFI)	2,635	18.0%
Low (>50% to <=80% HAMFI)	3,215	21.9%
>80% to <=100%HAMFI	1,565	10.7%
>100% HAMFI	3,660	24.9%
Total	14,670	100.0%

Source: HUD CHAS 2013-2017.

HAMFI refers to Housing Urban Development Area Median Family Income

As shown in Table 14, CHAS data also reports that 64.5 percent (2,320) of the city's extremely-low-income households have at least one of four housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent). Moreover, 89.6 percent of extremely low-income renters and 68.2 percent of extremely low-income owners experienced at least one of four housing problems, as show in Table 15. To assist lower income residents, Programs 3, 6 and 9 focus on providing additional opportunities for new affordable housing, and Programs 1, 2, and 10 addresses direct assistance to renters and owners. In addition, Program 14 includes meaningful actions to increase access to opportunity and reduce displacement.

Table 14
Income by Housing Problems: Rosemead

	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Household Income <= 30% HAMFI	2,985	475	135	3,595
Household Income >30% to <=50% HAMFI	1,845	795	0	2,635
Household Income >50% to <=80% HAMFI	2,185	1,030	0	3,215
Household Income >80% to <=100% HAMFI	665	900	0	1,565
Household Income >100% HAMFI	705	2,960	0	3,660
Total	8,375	6,155	135	14,670

Source: HUD CHAS 2013-2017

Table 15
Housing Needs for Extremely Low-Income Households by Tenure: Rosemead

	Renters	Owners	Total
Total Number of ELI Households	2,620	975	3,595
Percent with Any Housing Problems	89.6	68.2%	83.0%
Percent with Cost Burden (30% of income)	87.7%	66.6%	82.1%
Percent with Severe Cost Burden (50% of income)	71.8%	44.1%	64.9%
Total Number of Households	7,405	7,265	14,670

Source: HUD CHAS 2013-2017.

More information on income levels is found in the SCAG Pre-Certified Local Housing Data Report (SCAG Report), which states that 11.4 percent of Rosemead's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds vary by household type. In 2018, a single individual under age 65 was considered in poverty with an income below \$13,064 per year, while the threshold for a family consisting of two adults and two children was \$25,465 per year.

F. Special Needs Groups

State law recognizes that certain households may have more difficulty finding decent and affordable housing due to special circumstances. For the purposes of this Housing Element, special needs populations are defined as: elderly, persons with disabilities, large households, female-headed households, farmworkers, and the homeless. The number of special needs households and/or persons with disabilities in Rosemead is summarized in Table 16.

Table 16
Summary of Special Needs Groups: Rosemead (2019, 2020)

Group	Number	Percent of Total
Elderly Residents (65 years and over)	9,149	16.9%
Persons with Disability	4,904	9.1%
Large Households (5 or more persons)	3,248	22.1 %
Female-Headed Households	2,383	16.5%
Farmworkers	87	0.3%
Homeless	79	0.15%

Source: 2019 American Community Survey, 2020 Los Angeles Homeless Services Authority (LAHSA) Homeless Count by Community/City

Elderly

Federal housing data define a household type as “elderly family” if it consists of two persons with either or both age 62 or over. The SCAG Report, using 2012-2016 CHAS data, reports that 40.4 percent of Rosemead’s elderly households earn less than 30 percent of the surrounding area income (compared to 24.2 percent in the SCAG region) and 62.4 percent earn less than 50 percent of the surrounding area income (compared to 30.9 percent in the SCAG region). When considering housing Rosemead’s elderly population, there are four primary concerns:

1. **Income:** Typically retired and living on a fixed income;
2. **Health Care:** Typically affected by higher rates of illness and dependency; therefore, health care and supportive housing are vital;
3. **Transportation:** Many use public transit and/or have disabilities that require special assistance for mobility; and
4. **Housing:** Typically live alone and/or in rental units.

The share of elderly persons in Rosemead has been steadily increasing. As presented in Table 16 above, in 2019 this segment of the population numbered 9,149 persons, representing 16.9 percent of the total population. Table 17 shows that in 2019 there were 3,470 elderly-headed households. It also shows that 2,133 were owner-occupied units (61.5 percent) and 1,337 were renters (38.5 percent).

In 2019, 75.0 percent of the elderly-headed households were living in family households, which are defined as a householder living with one or more persons related by birth, marriage, or adoption. The remaining 25.0 percent of the elderly-headed households live in non-family households, such as a non-relative roommate or living alone, or in group quarters (e.g., nursing homes).

Table 17
Elderly-Headed Households by Household Type and Tenure: Rosemead (2019)

Household Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Family	1,566	60.1%	1,038	39.9%	2,604	100.0%
Non-family	567	65.4%	299	34.6%	866	100.0%
Total	2,133	61.5%	1,337	38.5%	3,470	100.0%

Source: 2019 American Community Survey

Resources

Many organizations and facilities provide services to the elderly throughout the county. The city intends to support the activities of these entities as critical partners who help respond to the housing and service needs of low-income special needs populations. It is also the city's intention to support the efforts of nonprofit agencies that apply for funding to locate housing facilities that serve persons with special needs within the city. The list below identifies the organizations that offer services to the elderly and frail elderly of Rosemead and the types of services provided:

- **Angelus/Garvey Senior Housing:** Two apartment complexes in Rosemead are currently rented exclusively by low-income seniors (Angelus and Garvey Senior Apartments). There is a single waiting list for both senior apartment complexes. Angelus Senior Apartments is made up of 50 one-bedroom units and 1 two-bedroom unit, while Garvey Senior Apartments contains 64 one-bedroom and 8 two-bedroom units. In addition, the California Mission Inn is an assisted living facility for seniors and disabled individuals.
- **Congregate Meal Program for the Elderly:** This service, which is sponsored by Volunteer Center of San Gabriel Valley, provides low-cost, nutritious meals to persons who are 60 years and older.
- **Dial-A-Ride and Rosemead Explorer:** The city offers a Dial-A-Ride service for Rosemead residents who are 55 years or older or have disabilities. For 50 cents each way, Dial-A-Ride customers can schedule a personalized service to travel anywhere within a 5-mile radius of the City of Rosemead. The Rosemead Explorer operates fixed-route services Monday through Friday from 5:00 a.m. to 8:00 p.m. The Rosemead Explorer offers affordable transportation throughout the city for the convenience of residents of all ages. Seniors and disabled persons who have a Rosemead Transit ID ride for free.
- **Owner-Occupied Rehabilitation Programs:** Senior residents who own their own homes may apply to any of the four programs offered by the city that provide financial assistance in making needed repairs and upgrades. These programs are available to lower-income (0 to 80 percent of area median) homeowners, and take the form of loans, grants, emergency grants, and rebates. In particular, the grant program is reserved exclusively for disabled residents and seniors 62 and older, and interest on loans is calculated at zero percent for seniors and disabled residents.
- **Senior Nutrition Program:** The program provides high quality, cost efficient, but nutritious meals at the Garvey Community Center to seniors living in Rosemead and promotes the role of nutrition in preventive health and long-term care.
- **Vietnamese American Senior Association:** The Vietnamese American Senior Association is designed to help Vietnamese seniors lead a happy and independent life by making sure that they have access to healthcare, social service, and recreational resources that they otherwise may not have access to due to language barriers.
- **Down Payment Assistance Program:** The city has funds available to assist low-income residents, including the elderly, with the purchase of their first home. The amount of the loan will vary depending on the value of the home to be purchased, with the objective being to assist the homebuyer in making a maximum 20 percent down payment. The maximum allowable loan is currently \$70,000, but the city is anticipating increasing the maximum loan amount in the next fiscal year.
- **Section 8 Rental Assistance Program:** This program, which is administered by the Los Angeles County Development Authority (LACDA), assists low-income persons and households, including the elderly and frail elderly, in making rents affordable.

Persons with Disabilities

A disability is defined as a long-lasting condition that impairs an individual's mobility, ability to work, or ability to provide self-care. Persons with disabilities include those who suffer from physical, mental, or emotional disorders. Disabled persons typically have special housing needs because of fixed incomes, shortage of affordable and accessible housing, and higher health costs associated with their disability. Disability data provides valuable context for assessing current and future need for accessible housing units. Because some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate. In addition, some individuals may have more than one disability.

Table 18
Disabled Persons by Age: Rosemead (2019)

Group	Number	Percent of Total Residents in Age Group
Under 5 years	0	0.0%
Ages 5 to 17	124	1.7%
Ages 18 to 34	353	2.9%
Ages 35 to 64	1,461	6.6%
Ages 65 to 74	1,014	20.7%
75 years and over	1,952	46.9%

Source: 2019 American Community Survey

As presented in Table 19, 22.3 percent of elderly residents in Rosemead had an ambulatory (i.e., walking) difficulty, and 12.5 percent had a self-care disability. Additionally, Table 19 shows that 20.8 percent of elderly residents had a disability related to an independent living difficulty. This proportion does not include elderly residents in skilled nursing or other related facilities. These elderly individuals may need some type of assisted living or residential care facility.

Table 19
Disabled Persons by Age: Rosemead (2019)

Disability	Age Group			
	5-64		65 and older	
	Number	Percent	Number	Percent
Hearing disability	307	0.9%	942	10.4%
Vision disability	410	1.2%	429	4.7%
Cognitive disability	909	2.2%	1,133	12.5%
Ambulatory difficulty	725	1.7%	2,022	22.3%
Self-care difficulty	440	1.1%	1,127	12.5%
Independent living difficulty	812	2.4%	1,881	20.8%

Source: 2019 American Community Survey

The California Department of Developmental Services (DDS) provides data on developmental disabilities by age and type of residence, as shown on Table 20. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG.

State law defines “developmental disability” as a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;

- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Table 20 Developmental Disabilities: Rosemead

By Residence	Number
Home of parent/family/guardian	496
Independent/supported living	15
Community care facility	33
Intermediate care facility	0
Foster/family home	5
Other	5
By Age	
0-17 years	554
18+ years	294
Total	1,402

Source: SCAG Report. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

CA DDS consumer count by California ZIP, age group, and residence type for the end of June 2019.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

DDS currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers and State-operated facilities. The East Los Angeles Regional Center (ELARC) is one of 21 regional centers in the State of California that provide a point of entry to services for people with developmental disabilities. The center is a nonprofit organization that works in partnership with the State to offer a wide range of services to individuals with developmental disabilities and their families.

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, housing choice vouchers, special programs for home purchase, HUD housing, and specialized homes (originally piloted under SB 962 in 2005). The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Approximately 98 percent of the city's affordable housing units are reserved for seniors, who are more likely than the general population to have a disability of some kind, whether physical or mental. Incorporating "barrier-free" design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Resources

To assist in the housing needs for persons with developmental disabilities, the city will implement programs to coordinate housing activities and outreach with ELARC, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities (see [Program 9](#) and [Program 14](#)). In addition, the city offered several rehabilitation programs to disabled residents who own and occupy their home. As stated in the city's CAPER, these programs include grants, emergency grants, rebates, and deferred loans. Eligible improvements include retrofit activities to help with a person's needs (see Program 1).

The city allows group homes, and there is no specific siting requirement between group homes. In addition, [Program 9](#) calls for review of the Zoning Code for provisions for large group homes (7+ persons) and to develop mitigating strategies if needed to remove potential constraints and facilitate development of large group homes.

The city is dedicated to accommodating the needs of disabled persons and therefore supports all residential care facilities in Rosemead. The organizations and facilities listed below offer services to persons with physical and/or mental disabilities who reside in the City of Rosemead include:

- Community Advocates for People's Choice;
- Congregate Meal Program for the Disabled;
- Intercommunity Blind Center;
- California Mission Inn assisted living facility for seniors and the disabled;
- Intercommunity Child Guidance Center;
- Dial-A-Ride;
- Metro Access; and
- Southern California Rehabilitation Services.

Female-Headed Households

Statute requires analysis of specialized housing needs, including female-headed households, in an effort to ensure adequate childcare or job training services. The SCAG Report found that of Rosemead's 14,712 total households (using 2018 ACS data), 17.3 percent are female-headed (compared to 14.3 percent in the SCAG region), 7 percent are female-headed and with children (compared to 6.6 percent in the SCAG region), and 1.2 percent are female-headed and with children under 6 (compared to 1.0 percent in the SCAG region). Female-headed households with children, in particular, tend to have lower incomes that limit their housing options and access to supportive services. SCAG estimates that 617 female-headed households in the city are experiencing poverty. Of these, 436 are estimated to have children.

Resources

The YWCA-Wings organization offers services to female-headed households who reside in Rosemead. It provides emergency shelter for women and children who become homeless due to domestic violence. Services include 24-hour access to emergency housing and crisis hotline, food and basic personal items, crisis support and advocacy, counseling and support groups, medical and legal advocacy, and specialized children's services. The city offers housing assistance services to qualified residents through the LACDA and the Housing Resources Center.

Large Households

A large household is defined as a household consisting of five or more persons and is considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is particularly evident among rental units. Large households often live in overcrowded conditions, due to both the lack of units of appropriate size, and insufficient income to afford available units of adequate size.

As shown in Table 21, 24.3 percent of the total households in Rosemead in 2019 consisted of five or more persons. This is much higher than the county's proportion of 14.2 percent with five or more persons per household, shown in Table 22.

Table 21
Large Households: Rosemead

Household Size	Renter Households		Owner Households		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	759	10.1%	880	12.6%	1,639	11.3%
2-person	1,837	24.5%	1,735	24.8%	3,572	24.7%
3-person	1,414	18.9%	1,497	21.4%	2,911	20.1%
4-person	1,579	21.1%	1,227	17.5%	2,806	19.4%
5 or more-person	1,884	25.2%	1,643	23.5%	3,527	24.3%
Total	7,473	100%	6,982	100%	14,455	100%

Source: 2015-2019 ACS

Table 22
Large Households: Los Angeles County

Household Size	Renter Households		Owner Households		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	560,840	31.2%	290,464	19.1%	851,304	25.6%
2-person	472,810	26.3%	458,616	30.1%	931,426	28.0%
3-person	283,055	15.7%	276,318	18.1%	559,373	16.8%
4-person	242,405	13.4%	258,477	17.0%	500,882	15.1%
5 or more-person	238,169	13.2%	235,641	15.5%	473,810	14.2%
Total	1,797,279	100%	1,519,516	100%	3,316,795	100%

Source: 2015-2019 ACS

Resources

Lower income large households would benefit from many of the same organizations and that provide services to other lower income households. To assist lower income residents, [Programs 1, 2, and 12](#) addresses direct assistance to renters and owners, [Programs 3, 6 and 10](#) focus on providing additional opportunities for new affordable housing, and [Program 14](#) includes meaningful actions to increase access to opportunity and reduce displacement.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they typically earn lower wages than many other workers and move throughout the season from one harvest to the next. According to the 2019 ACS data, the industry sector including agriculture accounted for 87 employees (0.3 percent) of the Rosemead labor force, and 22,103 employees (0.4 percent) of the Los Angeles County workforce. The

SCAG Report provides additional context, reporting that there were 57,741 farmworkers by occupation in the SCAG region. Currently, there are no parcels in the city dedicated to farming operations or identified on the State Farmland Map. Such agricultural land uses are not identified on the Land Use Map of the Rosemead General Plan or in the Rosemead Zoning Ordinance. Although the presence of farmworkers in the community and surrounds is extremely limited, the city acknowledges the need for expanded housing opportunities for this group. The California Employee Housing Act requires that housing for six or fewer employees, including farmworkers, be treated as a regular residential use. This is not currently addressed in the city's code. Therefore, an action has been added to Programs for compliance with state law (Program 9).

Homeless Persons

Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include the general lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill. However, homeless numbers in Rosemead have tended to be lower than in many parts of Los Angeles County.

The city is a member of the San Gabriel Valley Homeless Coalition and participates in the countywide Continuum of Care through the Los Angeles Homeless Service Authority (LAHSA) for HUD SuperNOFA funds. In this capacity, city staff attends meetings of social service providers, supplies information to the umbrella organization responsible for coordinating the continuum, and receives information from them. In addition, the city works with public service agencies and others to identify services and service gaps in the community to ensure that citizens looking for services are referred to agencies that can be of the most assistance to them.

The most recent homeless count in the city was in 2020, conducted as part of the Greater Los Angeles Homeless Count by LAHSA in cooperation with the city's Community Development Department and the Los Angeles County Sheriff's Department. As an opt-in partner in the program, Rosemead was able to obtain a specific point-in-time estimate of all homeless individuals and families within its borders. The report of the count prepared by LAHSA estimates that there were 79 unsheltered homeless persons in the city at this time. Table 23 provides a breakdown of sheltered versus unsheltered persons.

Table 23
Locations of Homeless Persons: Rosemead (2020)

	Number	Percent
Persons on the Street	42.0	53.0%
Persons in Cars	7.0	8.8%
Persons in Vans	8.1	10.3%
Persons in RVs/Campers	11.8	14.9%
Persons in Makeshift Shelters	8.8	11.1%
Persons in Tents	1.5	1.9%

Source: 2020 Los Angeles Homeless Services Authority (LAHSA) Homeless Count by Community/City

Resources

In response to homelessness, city designated employees will respond to the homeless in a positive way to ensure that their needs are met. City staff will direct the needy and homeless to an agency or provider that meets their specific needs. On average, there are five or fewer requests for assistance per year.

Currently, the city provides the following supportive services to homeless individuals and families through the following agencies and service providers:

- **211 LA County:** Dedicated to providing an easy-to-use, caring, professional source of guidance and advocacy to a comprehensive range of human services, available on a 24 hour/ 7 days per week basis. Also operates the Cold Weather Shelter Hotline for the county and provides staffing and human services information for emergency centers during disasters.
- **Catholic Rainbow Outreach:** Provides shelter and rehabilitation for men dealing with drug and alcohol abuse issues. This shelter has 13 beds available.
- **Down Payment Assistance Program:** The city has funds available to assist low-income residents with the purchase of their first home. The assistance is in the form of a silent second loan (no payments until the loan is paid or until 30 years from the loan origination) and is available to low-income families who have not owned a home within the previous 3 years. The amount of the loan will vary depending on the value of the house to be purchased to assist the homebuyer in achieving a 20 percent down payment. The maximum allowable loan is currently \$70,000, with increases anticipated in the next fiscal year.
- **Los Angeles Homeless Service Authority (LAHSA):** LAHSA Emergency Response Teams (ERTs) are available to assist residents Monday through Friday from 8:00 a.m. to 5:00 p.m. LAHSA ERTs offer outreach services to homeless encampment dwellers, emergency services and shelter referrals to homeless families and unaccompanied adults and youth, direct emergency services and transportation, and emergency assistance and referrals to social service agencies for people in the county who are at risk of experiencing homelessness.
- **People for People:** Provides short-term services (food and clothing) directly. Its primary purpose is to assist the needy residents of the city. The group is composed of volunteers that raise funds year-round to provide distribution of food to families.
- **Section 8 Housing Assistance Agency:** Provides rental assistance through the Federal Housing Choice Voucher program. The primary objective of the voucher program is to assist low-income (0% to 50% of MFI) persons and households, including those who are homeless or in danger of becoming homeless, in making rents affordable. The LACDA serves the City of Rosemead and provides voucher assistance to the residents.
- **The San Gabriel Pomona Valley Chapter of the American Red Cross:** Provides emergency shelter for people who become homeless because of natural disasters.
- **The Salvation Army:** Provides a variety of services including shelter service for men and women focusing on substance abuse treatment for persons with co-occurring mental and substance abuse disorders, overnight shelter, food, shower facilities, and case management to homeless persons.
- **The Southern California Housing Rights Center:** Provides counseling assistance to families at risk of homelessness.
- **Family Promise of San Gabriel Valley:** Provides temporary transitional housing for families as well as a full range of social services for clients.
- **YWCA-Wings:** Provides emergency shelter for women and children who become homeless as a result of domestic violence. Services include 24-hour access to emergency housing and crisis hotline, food and basic personal items, crisis support and advocacy, counseling and support groups, medical and legal advocacy, and specialized children's services.

Overall, the city has not experienced an overwhelming population of homeless persons and has not experienced an outpouring of public concern to provide additional services within its boundaries. Social

service agencies and providers within Rosemead and adjacent communities (where nearly all major services are provided) have not expressed that there is an extraordinary need to provide emergency shelters within Rosemead, as adequate facilities are available nearby and are not always filled to capacity.

G. Housing Stock Characteristics

To determine the extent of housing needs in a community, the analysis must be expanded beyond population, households, and employment characteristics, to also quantify the types of housing available. Housing need is defined as the difference between the types of housing required by the city's existing and projected population, and the types of housing available. Size, price, and condition of existing units are the major factors in determining suitability.

Housing Type and Tenure

With a 2019 housing stock of 15,297 units, Rosemead is a medium-sized community in the San Gabriel Valley. Between 2010 and 2019, the city experienced a 1.8 percent increase in housing units, which was less than the growth observed in most nearby communities, including the County's overall increase of 2.8 percent. As an older community with little remaining vacant residential land for new development, housing growth over the past several years has primarily been attributable to in-fill construction on small residential lots, or the construction of additional units on larger, previously under-utilized residential lots.

Table 24
Housing Trends: Rosemead and Surrounding Jurisdictions (2010-2019)

Jurisdiction	2010	2019	Percent Change (2010-2019)
Rosemead	15,028	15,297	1.8%
Alhambra	30,551	31,719	3.8%
Monterey Park	20,631	21,318	3.3%
San Gabriel	13,069	13,645	4.4%
Los Angeles County	3,444,870	3,542,800	2.8%

Source: 2019 American Community Survey

As shown in Table 25, single-family units are the overwhelmingly dominant housing type in the city, accounting for 87.2 percent of all units in 2019. The number and proportion of multi-family units has declined slightly since 2010, as most new development came in the form of single-family homes.

Table 25
Housing Units by Number of Units in Structure: Rosemead (2010-2019)

Housing Type	2010		2019	
	Number	Percent	Number	Percent
Single-Family	12,280	84.9%	12,602	87.2%
2 to 4 units	810	5.6%	499	3.5%
5+ units	1,215	8.4%	1,143	7.9%
Mobile Home	174	1.2%	211	1.5%

Source: 2019 American Community Survey

Housing tenure refers to whether a housing unit is owned, rented, or vacant. Tenure is an important indicator of the housing climate of a community, reflecting the ability of residents to afford housing. Tenure characteristics are primarily a function of household income, composition, and householder age.

Tenure also influences residential mobility, with owner units generally experiencing lower turnover rates than rental housing.

Historically, housing tenure in Rosemead was primarily characterized by owner-occupancy. However, according to the 2019 American Community Survey, less than one half (48.3 percent) of the units in the city were owner-occupied, reflecting an increase in the number of rental units. Overall, owner- and renter-occupied units have come to represent roughly equal proportions of Rosemead's housing supply, and it is anticipated that the ratio will remain relatively stable during this planning period.

Table 26
Occupancy Status by Tenure: Rosemead (2010-2019)

Tenure	2010		2019	
	Number	Percent	Number	Percent
Owner-Occupied	7,378	49.1%	6,982	45.6%
Renter-Occupied	7,086	47.2%	7,473	48.9%
Vacant	564	3.8%	842	5.5%
Total	15,028	100.0%	15,297	100.0%

Source: 2019 American Community Survey

Housing vacancy rates measure the overall housing availability in a community and are often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty finding housing that is affordable, leading to overcrowding or overpayment.

Housing Conditions

The age of a community's housing stock can provide an indicator of overall housing conditions. Generally, the functional lifetime of housing construction materials and components is approximately 30 years. Housing units beyond 30 years of age typically experience rehabilitation needs that may include replacement plumbing, roofing, doors and windows, foundations, and other repairs.

Because Rosemead is a mature community, the vast majority of its housing stock is 30 years of age or older. As presented in Table 27, 94.6 percent of the 2019 housing stock units were constructed prior to 1980; a fact that reflects the community's numerous older single-family neighborhoods. A majority (51.6 percent) of the units in the city, in fact, were constructed prior to 1960, making them more than 60 years old.

The advanced age of the majority of Rosemead's housing stock indicates the significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. The ACS includes surveys about three factors of what may be considered substandard housing. In Rosemead, 389 units lack telephone service, 77 units lack plumbing facilities, and 268 units lack complete kitchen facilities. Additional insights on housing conditions were gained through a review of data compiled by the city's proactive Code Enforcement Program and Neighborhood Preservation Program, which are aimed at eliminating blight and improving the quality of life in Rosemead neighborhoods. According to Code Enforcement Division records, a higher number of cases related to property maintenance occurred within areas identified as High Segregation and Poverty (Census Tract No. 060374823.04) than other neighborhoods within the city. From January 1, 2021 to December 15, 2021, the areas within the census tract had 62 code enforcement cases related to illegal construction,

property maintenance, zoning, and construction projects. Of the 62 cases, 55 of those cases dealt with property maintenance. Approximately 30 percent of the properties in that area are in need of rehabilitation. Through the Code Enforcement and Neighborhood Preservation programs, residents are encouraged to become educated on the city's municipal and zoning codes and to establish neighborhood and other community partnerships to find ways to keep their neighborhoods blight-free. The City of Rosemead's 2019 CAPER reported 1,306 code enforcement cases, when only 1,000 were expected. The data shows the city opened 532 CDBG case for the 2018/2019 fiscal year with 496 of the CDBG cases have been close and 36 remain active. The city did not refer any cases to the City Attorney. For 2020, 746 residential code enforcement cases have been opened.

Table 27
Age of Housing Stock: Rosemead (2019)

Year Structure Built	Units	Percent of Total
2014 or later	117	0.8%
2010 – 2013	154	1.1%
2000 – 2009	514	3.6%
1980 – 1999	2,499	17.3%
1960 – 1979	3,708	25.7%
1940 – 1959	5,678	39.3%
1939 or earlier	1,785	12.3%
Total	14,455	100.1%

Source: 2019 American Community Survey

Housing Costs

The cost of housing determines whether a household will be able to obtain an adequately sized unit in good condition in the area in which they wish to locate. Table 28 shows that according to the 2019 ACS, Rosemead's median home value was \$556,600 or 18 percent higher than the median home value in 2010. This does not reflect the recent (2013) post-recession trends, which indicate even greater increases since 2011. Rosemead's median home value is higher than the countywide median and in general, home values in the San Gabriel Valley have increased faster than the county as a whole.

Table 28
Median Home Value: Rosemead and Surrounding Cities (2010, 2019)

Jurisdiction	Median Home Value		Percent Change (2010-2019)
	2010	2019	
Rosemead	\$470,700	\$556,600	18.1%
Alhambra	\$514,800	\$667,000	30.0%
El Monte	\$396,600	\$558,100	40.7%
Montebello	\$456,500	\$492,300	7.84%
Monterey Park	\$495,600	\$616,000	24.3%
San Gabriel	\$569,100	\$680,700	19.6%
Temple City	\$582,100	\$715,300	22.9%
Los Angeles County	\$508,800	\$644,100	26.6%

Source: 2019 American Community Survey

To obtain detailed information on housing sales activity in the city, housing and condominium sales were tracked over the period from May 2020 to May 2021 through Redfin. As shown in Table 29, 147 single-family homes were sold in the city during this period, while 73 multi-family homes/condominiums were sold. A local market survey done for the city's FY 2021-2022 Action Plan (for a 3-month period) shows

a median price of \$670,000 in the City of Rosemead and a 95 percent median value price of \$636,500 for single-family homes and \$561,450 for condominium sales.

Table 29
Home Sales: Rosemead (May 2020-May 2021)

Number of Bedrooms	Units Sold	Median Value	Average Value	Percent of Total
Single-Family Units				
One	1	\$870,000	\$870,000	0.7%
Two	45	\$595,000	\$641,662	30.6%
Three	54	\$658,500	\$700,062	36.7%
Four	31	\$880,000	\$870,547	21.1%
Five	14	\$887,500	\$844,843	9.5%
Six or More	2	\$934,000	\$934,000	1.4%
Total	147	–	–	100.0%
Multi-Family Units/Condominiums				
Two	12	\$550,000	\$618,666	16.4%
Three	24	\$593,000	\$619,379	32.8%
Four	22	\$851,500	\$850,491	30.1%
Five	5	\$855,000	\$861,800	6.8%
Six or more	10	\$1,430,500	\$1,396,150	13.7%
Total	73	–	–	100.0%

Source: Redfin, Data accessed 5/5/2021

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (AMI): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas such as Los Angeles County, these income limits may be increased to adjust for high housing costs.

Table 30 shows affordable rent levels and estimated affordable purchase prices for housing in Rosemead (and Los Angeles County) by income category. Based on State-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$664, while the maximum affordable rent for very-low-income households is \$1,255. The maximum affordable rent for low-income households is \$2,142, while the maximum for moderate-income households is \$2,177.

Maximum purchase prices are more difficult to determine due to variations in factors such as mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, and property insurance rates. With this caveat, the maximum home purchase prices by income category (Table 30) have been estimated based on typical conditions.

Comparing the sale prices for a home in Rosemead with the city’s income structure, it is evident that homes are not available for purchase at prices that are affordable to the city’s low- and moderate-income households. By assisting prospective first-time homebuyers with down payment and closing costs, the city is expanding the supply of housing that is affordable to these households. However, even with such assistance, most lower-income households will still be unable to find an affordable home.

Table 30 California Income Limits and Affordable Housing Costs

2021 Los Angeles County Median Income = \$80,000	California Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$35,450	\$664	\$93,135
Very Low (31-50%)	\$59,100	\$1,255	\$194,418
Low (51-80%)	\$94,600	\$2,142	\$346,450
Median	\$80,000	\$1,777	\$283,924
Moderate (81-120%)	\$96,000	\$2,177	\$352,446

Assumptions: Based on a family of 4, 10% down payment, 3% interest

Sources: CA HCD 2021 Income Limits; LACDA 2020 Utility Allowance Schedule; OC Housing and Community Development Department Utility Allowances, 2021; Veronica Tam & Associates, 2021.

Rental Housing

In 2019, the median rent in Rosemead was \$1,353, slightly lower than the countywide median of \$1,400 and generally comparable to surrounding communities. As presented in Table 31, between 2010 and 2019, median rent in the city had increased 21.9%. The increase is comparable to surrounding cities and the Los Angeles County average.

**Table 31
Median Monthly Rent: Rosemead and Surrounding Cities (2010, 2019)**

Jurisdiction	Median Rent		Change 2010 to 2019	
	2010	2019	Actual	Percent
Rosemead	\$1,110	\$1,353	\$243	21.9%
Alhambra	\$1,126	\$1,436	\$310	27.5%
El Monte	\$1,037	\$1,282	\$245	23.6%
Monterey Park	\$1,111	\$1,400	\$289	26.0%
San Gabriel	\$1,188	\$1,486	\$298	25.0%
Los Angeles County	\$1,117	\$1,460	\$343	30.7%

Source: 2010, 2019 American Community Survey

A review of fair market rents for the broader metropolitan areas provides additional context on the cost of rent in the region. Fiscal Year 2021 and 2021 Fair Market Rents for the Los Angeles-Long Beach-Glendale metropolitan area as reported by HUD are shown in Table 32 below.

**Table 32
Final FY 2021 and Final FY 2020 FMRs by Unit Bedrooms**

Year	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
FY 2021 FMR	\$1,369	\$1,605	\$2,058	\$2,735	\$2,982
FY 2020 FMR	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857

Source: HUD User, FY 2021 Fair Market Rent Documentation System

Local realtors indicate that the demand for high quality rental units in the city remains strong, and that new units with amenities command higher rents. The SCAG Report states that there is a 4.7 percent total vacancy rate in the city, which indicates a strong demand for rental housing. Location is also a key variable in the price of an apartment in Rosemead.

Cost Burden

Housing is generally the largest single expense item for most households. A household is considered to be cost burdened if housing costs (rent plus utilities) make up more than 30 percent of the household's income, and severely cost burdened if housing costs exceed 50 percent of household income. However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true "cost burden."

Many Rosemead households experience a high cost burden, with 23.3 percent (3,420) of all households paying more than 30 percent to less than 50 percent, and 23.5 percent (3,445) paying more than 50 of the household's income on housing costs, according to CHAS 2017 data shown on Table 30. While significant numbers of both owner and renter households are cost burdened, the problem is more prevalent among renters, with more than half (58.0%) of renters overpaying versus 35.3 percent of owners.

Table 33
Housing Cost Burden Overview: Rosemead

	Owner	Renter	Total
Cost Burden <=30%	4,620	3,050	7,670
Cost Burden >30% to <=50%	1,420	2,000	3,420
Cost Burden >50%	1,150	2,295	3,445
Cost Burden not available	75	60	135
Total	7,265	7,405	14,670

Source: CHAS 2013-2017

CHAS data (2017) provides further information on the extent of the cost burden problem. As shown in Table 34, across Rosemead's 7,405 renter households, 56.4 percent (4,180) are lower income and cost burdened. Additionally, of the 4,180 total, 30.1 percent (2,295) of these lower income renter households are severely cost burdened. Across Rosemead's 7,265 owner households, 17.0 percent (1,235) are lower income and cost burdened.

Table 34
Cost Burden by Income Level and Tenure: Rosemead

Income Level	Renters Cost burden > 30%*	Renters Cost burden > 50%	Owners Cost burden > 30%*	Owners Cost burden > 50%
Household Income <= 30% HAMFI	2,300	1,905	650	430
Household Income >30% to <=50% HAMFI	1,115	360	585	365
Household Income >50% to <=80% HAMFI	765	30	835	270
Household Income >80% to <=100% HAMFI	95	0	270	65
Household Income >100% HAMFI	20	0	230	20
Total	4,295	2,295	2,570	1,150

Source: CHAS 2013-2017

*Includes the >50% households

The widespread overpayment among households indicates a need for additional affordable housing; however, the city's built-out nature means that it can only make incremental additions to the housing supply. Focused initiatives to increase housing capacity, such as the Garvey Avenue Specific Plan, help to address the challenge, but the number of units ultimately added will likely be insufficient to affect the larger regional housing market. Programs to increased affordable housing supply and affordability include Program 3 actions to support infill development and site recycling, and Program 6 to provide adequate sites to support efforts for the city to meet its fair share of the regional housing need. In addition, Program

10 addresses development of for lower income housing using HOME funds, and other State and federal loans and grants, according to the specific nature of the project. The city will also provide regulatory incentives, such as implementing the density bonus program.

Program 12 addresses use of Housing Choice Vouchers to support low-income renters. The Housing Choice Voucher program (frequently referred to as “Section 8”) is the federal government’s major program for assisting very-low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Overcrowding

The California Department of Housing and Community Development defines overcrowding as housing units occupied by more than one person per room in a dwelling unit, excluding kitchen and bathrooms. In Rosemead, 2,060 (14.3%) occupied housing units had more than 1.0 occupants per room, which meets the definition for overcrowding, and 907 households (6.3%) had more than 1.5 occupants per room, which meets the definition for severe overcrowding (ACS 2019). Moreover, 792 owner-occupied households (11.3 percent) and 2,105 renter-occupied households (27.4 percent) in the city had more than 1.0 occupant per room, compared to 4.9 percent for owners and 15.6 percent for renters in the SCAG region. Actions to address cost burden such as increasing capacity for residential development through the Garvey Avenue Specific Plan, as well as new mixed-use zoning overlays, can provide for more opportunities for a range of housing types suitable for various household types and income levels in efforts to address overcrowding issues (see Programs 3, 6 and 10).

Preservation of Assisted Housing

California housing element law requires all jurisdictions to include a study of all low-income housing units that may be lost from the affordable inventory by the expiration of affordability restrictions. The law requires that the analysis and study cover a 10-year period.

Three general cases can result in the conversion of publicly assisted units:

- **Prepayment of HUD mortgages:** Section 221(d)(3), Section 202, Section 811, and Section 236: A Section 221(d)(3) is a privately owned project where HUD provides either below market interest rate loans or market rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income elderly tenants. Section 811 provides assistance for the development of units for physically handicapped, developmentally disable, and chronically mentally ill residents.
- **Opt-outs and expirations of project-based Housing Choice Voucher contracts:** This federally funded program provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by prepaying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.

- **Other:** Expiration of the low-income use period of various financing sources, such as Low-Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) funds, HOME funds, and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. Density bonus units expire in either 10 or 30 years, depending on the level of incentives.

Inventory of Affordable Housing Units

Table 35 summarizes all publicly assisted rental properties in Rosemead. The inventory includes properties assisted by HUD, the former Rosemead Redevelopment Agency (under covenants and other agreements initiated prior to redevelopment dissolution), and Los Angeles County multi-family bonds, in addition to density bonus properties. Target levels include the very-low- and low-income groups. A total of 125 assisted housing units were identified in the city. Many affordable housing projects in the city maintain 55-year affordability covenants. The Rosemead Housing Development Corporation (RHDC), a nonprofit organization, is responsible for the oversight of two senior housing facilities: the Angelus Senior Housing Project and the Garvey Senior Housing Project. The city will continue to allocate approximately \$250,000 annually toward the financing, operation, and management of the two sites.

Table 35

Inventory of Publicly Assisted Units and Complexes: Rosemead (2019)

Project	Address	Target Group	Target Level	Assisted Units
Angelus Senior Housing	2417 Angelus Ave. Project	Seniors	Very Low	51
Garvey Senior Housing	9100 Garvey Ave. Project	Seniors	Very Low	72
Rio Hondo Community Development Corp.	9331 Glendon Way 8628 Landis View Ln.	Family Family	Low/Moderate Low/Moderate	1 1

Source: City of Rosemead

At Risk Status

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the period of 2021 through 2031. There are no at-risk units during this planning period and for the following 10 years. Based on information contained in the city's CAPER, no federally assisted, low-income rental units within the city are at risk of converting to market rate by 2031. Similarly, the California Debt and Investment and Advisory Commission indicates no rental units within the city have been constructed with the use of multi-family mortgage revenue bonds.

The Angelus Senior Housing Project was constructed in 1995, and the Garvey Senior Housing Project was constructed in 2002. Both projects were constructed with assistance from the Community Redevelopment Agency, which no longer exists. However, these units are owned and operated by the Rosemead Housing Development Corporation, which is a nonprofit corporation established by the city to create affordable housing and will be preserved in perpetuity as affordable housing.

In addition, the city entered into an agreement in FY 2007/08 with the Rio Hondo Community Development Corporation (CDC) for a deferred-payment loan for the purchase of a three-bedroom single family home. In FY 2010/2011 the city entered into another agreement with the CDC for the purchase of a three-bedroom home located at 8628 Landis View Lane. The property is intended for rental to low-to moderate-income households and is subject to a 55-year affordability covenant.

H. Summary of Regional Housing Needs

State housing element law requires that each city and county develop local housing programs designed to meet its “fair share” of existing and future housing needs for all income groups, as determined by the jurisdiction’s council of governments. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of households expected to reside in a city, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

In the six-county southern California region, which includes the City of Rosemead, the agency responsible for assigning these regional housing needs to each jurisdiction is SCAG. The regional growth allocation process begins with the California Department of Finance’s projection of statewide housing demand for a given planning period, which is then apportioned by the State HCD among each of the State’s official regions. SCAG’s current RHNA model identifies the fair share of existing and future housing needs for each jurisdiction for the planning period from October 2021 to October 2029.

Providing adequate housing for all economic segments of the city’s current and future population remains a primary goal of the City of Rosemead. However, given the availability of limited resources, the city expects that current and future programs will focus exclusively on those households with the greatest needs.

The following summarizes major housing need categories by income group as defined by federal and state law. It includes the city’s RHNA housing need pursuant to §65584 of the California Government Code. The city recognizes the special status of very-low- and low-income households, which in many cases are also elderly, single-parent, or large family households. These specific areas – expected growth, substandard housing, overpayment for housing, and households with special needs – are areas where the city can focus its efforts toward realizing its goal of providing adequate housing opportunities for all segments of the city’s population. In addition, through efforts to increase homeownership for first-time homebuyers, the city can address housing affordability while also contributing to neighborhood stabilization. As part of a comprehensive housing strategy, the city can focus on promoting a range of housing types, particularly newer, larger units to meet the needs of the local population.

Future Housing Need

For this Housing Element, the City of Rosemead is allocated a RHNA of 4,612 units, as shown in Table 36. Approximately 38.8 percent of these units should accommodate very-low- and low-income households. It will be a challenge for the city to achieve this allocation because the city is essentially built out. The policies and programs identified in the Housing Element are focused on meeting this future housing needs allocation.

The RHNA does not distinguish between very-low- and extremely-low-income households, instead identifying a single projection for households with income up to 50 percent of the county median. To determine the number of units for extremely-low-income households, this Housing Element assigns 50 percent of the RHNA’s very-low-income units to the extremely-low-income category, as permitted under Government Code §65583(a)(1).

Table 36
Regional Housing Needs Allocation: Rosemead (2021-2029)

Income Category	Housing Need	
	Number	Percent
Extremely Low Income (0 to 30% AMI)	577	12.5%
Very Low Income (0 – 50% AMI)	577	12.5%
Low Income (51 – 80% AMI)	638	13.8%
Moderate Income (81 – 120% AMI)	686	14.9%
Above Moderate Income (More than 120% AMI)	2,134	46.3%
Total	4,612	100.0%

Source: SCAG, Final RHNA Allocation Plan (3/4/21) – Planning Period 2021 – 2029

I. Fair Housing

Affirmatively Furthering Fair Housing

In 2018, California passed Assembly Bill (AB 686) as the statewide framework to affirmatively further fair housing; to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defined “affirmatively furthering fair housing” to mean “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element, which includes the following components: a summary of fair housing issues and assessment of the city’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

The City of Rosemead is a federal entitlement grant recipient of Community Development Block Grant and HOME Investment Partnership funds from HUD, and is required to certify that it will engage in fair housing. The city has always had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, and adopted an updated Analysis of Impediments to Fair Housing Choice (AI) in January 2020. The city’s AI is a comprehensive review of policies, procedures, and practices within Rosemead that affect the location, availability, and accessibility of housing and the current residential patterns and conditions related to fair housing choice. Fair housing choice should be understood as the ability of persons of similar incomes to have available to them the same housing choices regardless of race, color, religion, sex, disability, familial status, or national origin. An impediment to fair housing choice is an action, omission, or decision taken because of race, color, religion, sex, disability, familial status, or national origin that restricts housing choices or the availability of housing choice. It is also any action, omission, or decision that has this kind of effect.

The city’s accomplishments in affirmatively furthering the goal of fair housing choice, and eliminating impediments for fair housing choice, include continuing to contract with a fair housing organization (Southern California Housing Rights Center). This agency implemented a Fair Housing Program within Rosemead that provided an extensive and comprehensive community education program to inform the community about fair housing laws and unlawful discrimination. In addition, the city continued to offer housing programs without impediments based on race, color, religion, sex, disability, familial status, or national origin. The city also strived to increase the awareness of the availability and benefits of city programs regarding housing choice, housing assistance, and landlord/tenant counseling through public information to the community. This information was distributed to the community in several ways,

including notices placed in the city's newsletter, website, other social media outlets (such as Facebook and Twitter), and community events. This proved to have a positive impact on the community by ensuring that the community is aware of the different services provided in works with the Housing Rights Center on behalf of the City of Rosemead. Additional accomplishments in expanding affordable housing opportunities through a Zoning Code Update and creation of new mixed-use development opportunities are further described in Appendix A.

Housing Inventory and Program Development

AB 686 also requires that preparation of the Housing Element land inventory and identification of sites occur through the lens of AFFH, and that the Housing Element include a program that promotes and affirmatively furthers fair housing opportunities throughout the community. The program should address the issues identified through the assessment. The program must include: 1) meaningful actions that address disparities in housing needs and in access to opportunity; 2) a timeline of concrete actions and a timeline for implementation; and 3) no actions inconsistent with AFFH. Section 5, Housing Plan, includes the required AFFH program, based on the recommendations of the AI and the additional analysis done for the 6th Cycle Housing Element update included as Appendix D.

3. CONSTRAINTS ON HOUSING PRODUCTION

Some constraints can limit or prohibit efforts to maintain and provide affordable housing. Such constraints must be overcome to implement the General Plan, including the Housing Element. Some constraints may be minor enough that market conditions can easily overcome problematic situations. Other types of constraints can be significant enough to discourage development altogether. This section of the Housing Element discusses potential constraints on the provision and cost of housing in Rosemead.

A. Physical Constraints

The physical constraints to development in Rosemead can be categorized into two types: infrastructure and environmental. To accommodate future residential development, improvements are necessary to infrastructure and public services related to man-made facilities such as sewer, water, and electrical services. Portions of the city are also constrained by various environmental hazards and resources that may affect the development of lower-priced residential units. Although these constraints are primarily physical and hazard-related, they are also associated with the conservation of the city's natural resources.

Infrastructure Constraints

Water and sewer services are the major infrastructure constraints to housing production in Rosemead.

Water: Water resources are provided to the city by five purveyors. If the water purveyor finds that adequate fire flow and supply do not exist, the developer must obtain a will serve letter from the water purveyor demonstrating adequate capacity for domestic and fire water requirements.

Water is available to purveyors operating in the city from the San Gabriel Valley Groundwater Basin (SGVGB), which is the only available source of local groundwater, and from the Upper San Gabriel Municipal Water District, which is the only available source of imported water.

Local groundwater accounts for a major portion of the city's water supply. In 1979, the SGVGB was discovered to have groundwater supplies that were contaminated. As a result of widespread pollution in the SGVGB, it has been classified as a "Superfund" site by the U.S. Environmental Protection Agency. Various local, state, and federal agencies are cooperating in the clean-up of the SGVGB and applying stringent water treatment to ensure the delivery of potable water to consumers.

Sewer: Los Angeles County Public Works Sewer Maintenance District maintains the city's sewer system. Large projects are required to prepare a sewer study and replace or contribute an in-lieu fee to undersized segments of the sewer system.

Wastewater from Rosemead is processed at the Whittier Narrows Wastewater Treatment Facility (WNWTF), which is located in the nearby City of El Monte. Built in 1972, the WNWTF provides primary, secondary, and tertiary treatment for 15 million gallons of wastewater per day, and serves a population of approximately 150,000 people. Most of the wastewater treated at this facility is reused as groundwater recharge in the Rio Hondo and San Gabriel Coastal Spreading Grounds, or for irrigation.

Public Services: Future residential growth in Rosemead will require additional public service personnel if the existing levels of service for law enforcement, fire protection, and other essential services are to be maintained. The nature and characteristics of future population growth will, to a large extent, determine which services will require additional funding to meet the city's future needs. Many of these new residents will include families that will impact schools and recreational facilities.

Overall, the city's water, wastewater, and sewer capacity will remain adequate to accommodate the projected RHNA allocation. While future development of identified RHNA sites would place higher demands on water, wastewater, and sewer facilities, development of land uses allowable under the Rosemead General Plan, inclusive of the identified RHNA sites, are not anticipated to exceed buildout capacities described in the General Plan. For example, water facilities associated with buildout scenarios, including RHNA site development, would use approximately 9,730 acre-feet per year (AFY), which is 5,946 AFY less than anticipated under the General Plan. Further, wastewater generation associated with the future development of potential RHNA sites is expected to be comparable to projected Los Angeles County Sanitation District's (LACSD) demands, and thus would not exceed those capacities.

As the City of Rosemead acknowledges that water and sewer services can be major infrastructure constraints to housing production. To this end, the city has included a program to develop water and sewer master plans by the end of 2025 to ensure of adequate infrastructure capacity is available throughout the planning period (Program 7). Master plans are anticipated to analyze existing capacity and maintenance factors as well as estimate future water, wastewater and recycled water facilities that will be necessary to provide adequate services to future residents and business based upon projected growth.

Environmental Constraints

The City of Rosemead is fully urbanized with the general location and distribution of land uses having been previously determined. Substantial changes to the city's incorporated boundaries are not anticipated. Future growth and change in the city will involve the conversion or replacement of existing uses or infill on vacant parcels and the only opportunity for measurable growth is through the intensification of existing land uses. There are no environmentally sensitive areas remaining in the city. The local topography generally does not represent a constraint to housing production.

Flooding Hazards: Four major Los Angeles County Flood Control District (LACFCD) channels traverse, or are adjacent to, the City of Rosemead including Alhambra Wash, Rubio Wash, Eaton Wash, and the Rio Hondo Channel. Rubio Wash traverses the City from the northwest to the southeast before emptying into the Rio Hondo Channel. Eaton Wash partially coincides with the northeastern boundary of the city and also drains into the Rio Hondo Channel. The Rio Hondo Channel is the major flood control channel in the region and accepts runoff from numerous channels in this portion of the San Gabriel Valley.

According to the LACFCD, a deficient storm drain system is only capable of conveying runoff from a 10-year storm. In Rosemead, many storm drains were designed for flood waters generated by 2- to 50-year storms. As such, the LACFCD has identified 22 areas within Rosemead that are deficient in storm drainage capacity. Very little residential land, or land designated for residential development, is affected by these flood-prone areas, however.

The entire City of Rosemead is in "Flood Zone X and D," as designated by the Federal Emergency Management Agency (FEMA). As such, FEMA has rescinded the community panel flood map. In addition, no flooding is expected due to dam or levee failure, and the city's inland location eliminates the possibility of damage due to tsunami or seiche.

Seismic Hazards: The City of Rosemead is located in a seismically active region, as are all southern California cities, and is subject to risks and hazards associated with potentially destructive earthquakes. The Rosemead General Plan identifies numerous active faults in the surrounding region and buried fault traces within the city.

Although there are no active faults within the city, four major active fault zones are located within a 15-mile radius of the city that could be responsible for considerable ground shaking in the event of a major earthquake. The Sierra Madre fault zone is located at the base of the San Gabriel Mountains approximately 5 miles north of the city. The Raymond fault zone is located less than 2 miles north of the City, and the Whittier-Elsinore fault zone is located 4 miles southeast of Rosemead. It is believed that an extension of the Whittier fault zone may exist in the city. In addition, the epicenter of the 1987 Whittier Narrows earthquake (magnitude 5.9) was approximately 1 mile south of Rosemead. The San Andreas fault zone, the largest in California, is located north of the San Gabriel Mountains approximately 35 miles north of the city.

Most of the city is located within an identified liquefaction zone.² According to the definition of this zone, the city lies within an area where historic occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in California Public Resources Code §2693(c) would be required. Liquefaction, if caused by a shock or strain from an earthquake, involves the sudden loss of soil strength and cohesion, and the temporary transformation of soil into a fluid mass. Older structures located in the city are especially vulnerable to liquefaction. They may not have been constructed or reinforced to meet modern seismic standards. Just over half the sites identified to accommodate the city's RHNA are within a liquefaction zone. These sites are scattered throughout the central and eastern portions of the city, located generally between San Gabriel Boulevard and Strang Avenue. As these sites become available for recycling, new residential development will be built to current codes, which require liquefaction remediation.

Noise: Residential land uses are considered the most sensitive to excessive noise. Development near major noise generators requires special consideration in terms of noise attenuation that could add to the cost of development. Traffic along the regional freeways and major arterials is the main source of noise in Rosemead. Other localized sources include schools/parks and activity related to various land uses both within and outside the city's boundaries. Typically, noise due to activity associated with various land uses is of concern only when it generates noise levels that may be viewed as a nuisance or would cause noise standards to be exceeded on adjacent properties. Other mobile noise sources include trains and aircraft from the nearby airport in the City of El Monte. The major generators of noise in the City of Rosemead include the following:

- Vehicular and rail traffic on the San Bernardino Freeway;
- Vehicular traffic on the Pomona Freeway;
- Rail traffic on the tracks that parallel the city's northern boundary; and
- Local and through traffic traveling on the major arterials in the city, including Rosemead Boulevard, Valley Boulevard, San Gabriel Boulevard, Garvey Avenue, and Walnut Grove Avenue.

A large majority of the sites identified to accommodate the city's RHNA are likely to be impacted by noise generated by local traffic on the city's major arterials such as Valley Boulevard, Garvey Avenue, San Gabriel Boulevard, and Del Mar Avenue. According to the General Plan Noise Element, noise levels along these corridors are typically 75 dBA CNEL or higher, which is considered "unacceptable" in proximity to residential uses. As sites along these arterials become available for recycling to new

2 State of California Seismic Hazard Zones, El Monte Quadrangle, Official Map Released March 25, 1999.

residential uses, new development will be built to current codes and designed to reduce nuisance noises to an acceptable level in compliance with General Plan policies and development standards.

B. Market Constraints

Non-governmental constraints on the provision of housing include the costs of land, construction, and labor, as well as ancillary expenses such as financing, marketing, fees, and commissions.

Construction: Hard construction costs, including the cost of materials (wood, cement, asphalt, roofing, pipe, glass, and other interior materials) and labor, comprise more than 60 percent of total development costs. Materials costs vary depending on the type of housing being constructed and amenities provided. Labor costs are influenced by the availability of workers and prevailing wages.

According to the Turner Center for Housing Innovation at UC Berkeley,³ affordable and market-rate developers have seen increasing construction costs throughout the State. For example, the cost of building a 100-unit affordable project in California increased from \$265,000 per unit in 2000 to almost \$425,000 in 2016. On a price-per-square-foot basis, the Turner Center reports that the cost of constructing multi-family housing increased by 25 percent between 2009 and 2018, reaching an average of \$222 per square foot by 2018. The cost increases reported by Turner align with other industry measures of construction cost including the California Construction Cost Index, which recorded a 24 percent change in costs between 2009 and 2018. In the Los Angeles region the costs increased even more, with the average hard costs exceeding the statewide average by \$35 per square foot. Although construction costs are a significant factor in the overall cost of development, the City of Rosemead has no direct influence over materials and labor costs.

Reduced amenities and lower-quality building materials (above a minimum level of acceptability for health, safety, and adequate performance) could result in lower sales prices. Additionally, manufactured housing (including mobile homes and modular housing) may provide for lower priced housing by reducing construction and labor costs. An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. The reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

Land: Expenses related to land include the cost of the raw land, site improvements, and all other costs associated with obtaining government approvals for development. Land costs vary significantly in Rosemead dependent primarily on location, zoning, and the availability of infrastructure to serve the proposed development. According to Zillow,⁴ the typical home value in Rosemead is \$700,700, and Realtor.com⁴ reports that the median sold price for homes in Rosemead was \$686,000 (both web pages accessed on May 22, 2021). On the same date, Zillow showed four vacant residential lots for sale in Rosemead with costs ranging from \$34 to \$40 per square foot of land. In Los Angeles County, it has been estimated that the average land share of home values in 2020 was 60.9 percent.⁵ Left alone, the escalating market price of land will tend to encourage mainly higher priced development. Higher density zoning could reduce the per unit cost of land, but land zoned for higher densities commands a higher market price.

3 See <https://turnercenter.berkeley.edu/research-and-policy/the-cost-of-building-housing-series/> and https://turnercenter.berkeley.edu/wp-content/uploads/pdfs/Hard_Construction_Costs_March_2020.pdf

4 Web pages accessed on May 22, 2021.

5 Bokhari, Sheharyar, Updated on 10/6/2020, <https://www.redfin.com/news/value-of-house-vs-land/>

Timing and Density: The market can also constrain the timing between project approval and requests for building permits. In some cases, this may be due to developers' inability to secure financing for construction. In Rosemead, the average time between project approval and request for building permit is typically six weeks.

As described in the Housing Resources section of this Housing Element, the realistic development capacity of the city's residential land was determined through an analysis of the city's land use controls in combination with existing housing market conditions. Using this methodology, the Low Density Residential designation achieved 100 percent of the maximum density allowed, while Medium Density and High Density were lower than the maximum at 71 percent and 66 percent, respectively, as shown in Table 43.

Financing: Financial constraints affect the decisions of consumers and developers alike. Nearly all homebuyers must obtain a loan to purchase property, and loan variables such as interest rates and insurance costs play an important role in the decisions of homebuyers. Homeowners also consider the initial costs of improvements following the purchase of a home. These costs could be related to making necessary repairs or tailoring a home to meet individual tastes. While the city does not control these costs directly, city activities such as code enforcement are related to the maintenance of housing stock.

Mortgage rates also have a strong influence over the affordability of housing. The availability of financing affects a person's ability to purchase or make improvements on a home. Increases in interest rates decrease the number of persons able to afford a home purchase. Decreases in interest rates result in more potential homebuyers introduced into the market.

Interest rates are determined by economic conditions and policies developed at the national level. Since local jurisdictions cannot affect interest rates, they can offer interest rate write-downs to extend home purchase opportunities to targeted resident segments, such as lower income households. Local governments may also insure mortgages, which would reduce down payment requirements.

In May 2021 home mortgages for borrowers with good credit were available at historically low rates (just over 3 percent). This comparatively low rate does not represent a constraint to the purchase of housing. However, the high cost of housing in the city in itself may reduce access to mortgages as potential homebuyers lack the necessary down payment and the percent of income required to cover mortgage payments that lenders generally require. These conditions make a home purchase particularly difficult for first-time homebuyers and lower- and moderate-income households. More information on housing cost is included in Section G, Housing Stock Characteristics.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and ethnicity of loan applicants. The city's AI includes an analysis of HMDA data, obtained from LendingPatterns.com, which include the following findings:

- Most city residents obtain conventional bank home mortgages with some FHA and VA loans.
- In the Los Angeles area, much like the city, 86% of approved loans are conventional mortgage loans. In 2018 there were 233 loans approved in the city of which almost 10% were denied and 56% were approved. Also 79% of the approved loans were anticipated to be owner-occupied homes.
- The majority of loans, 57.8%, were approved for upper income residents followed by moderate income residents, 16.5%.

- The Asian population, currently 61% of the city's population, make up 67% of the approved loans.

Governmental Constraints: Housing affordability can be affected by factors in both the private and public sectors. Actions by the city can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the quality of housing, may serve as a constraint to housing development.

Land Use Designations

The Land Use Element of the Rosemead General Plan sets forth policies for guiding development, including residential development, in Rosemead. These policies establish the quantity and distribution of land allocated for future development and redevelopment in the city. The city's Zoning Code implements the land use policies of the General Plan by establishing development regulations that are consistent with the General Plan policies. The City's General Plan and Zoning Code are both posted on the city's website at https://www.cityofrosemead.org/government/city_departments/community_development/planning, in compliance with state law including Assembly Bill 1483. The Land Use Plan Map is illustrated in Figure 1, General Plan Land Use Designations.

The city's land use categories are established to accommodate a range of housing types and densities. Preservation and enhancement of single-family residential neighborhoods, as well as providing new opportunities to pursue economic development through actions including encouraging new high quality and affordable housing stock, are key goals. New development must be compatible with and complement established residential areas. Two residential/commercial mixed-use categories provide options for innovative approaches to land use and development. These categories allow for a flexible mix of land uses in the same building, on the same parcel, or side by side within the same area. Such complementary use stimulates business activity, encourages pedestrian patronage, and provides a broader range of options to property owners to facilitate the preservation, re-use, and redevelopment of structures. Land use categories, as described in the General Plan, include the following.

Low Density Residential (LDR): This category is characterized by low-density residential neighborhoods consisting primarily of detached single-family dwellings on individual lots. The maximum permitted density is 7.0 dwelling units per acre, with a typical population density of approximately 28 persons per acre.

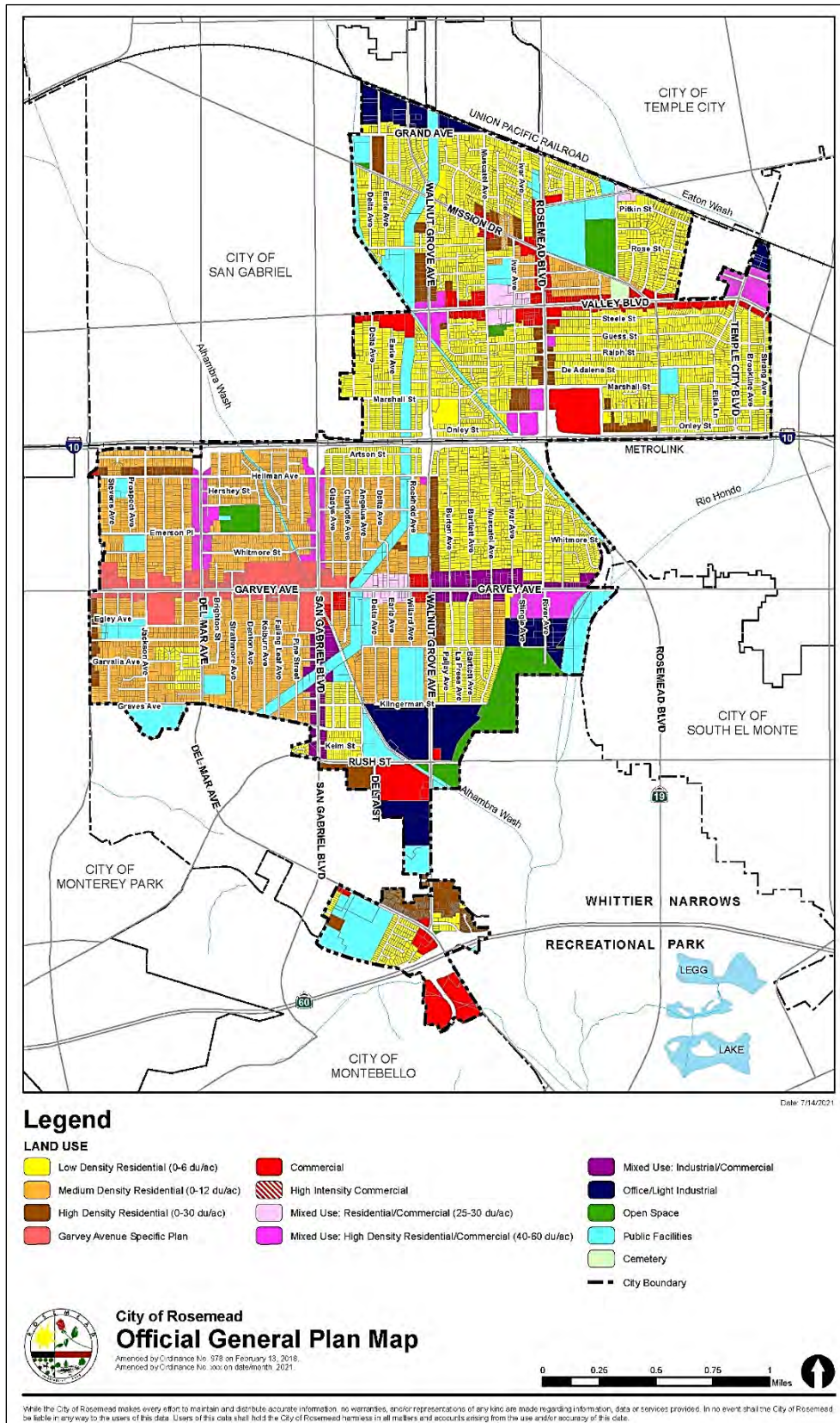
Medium Density Residential (MDR): This category allows for densities of up to 12 units per acre. Housing types within this density range include single-family detached homes on smaller lots, duplexes, and attached units. The typical population density is approximately 34 persons per acre.

High Density Residential (HDR): This category accommodates many forms of attached housing: triplexes, fourplexes, apartments, and condominiums/townhouses – and small-lot or clustered detached units. The maximum permitted density is 30 units per acre, with a typical population density of approximately 79 persons per acre.

Mixed Use Residential/Commercial (MRC): This category allows vertically or horizontally mixed commercial, office, and residential uses with an emphasis of retail uses along the ground floor. This designation applies to areas of Rosemead with historically less intensive commercial and office development. Parcels in these areas generally are not large enough to support major commercial development, and thus allow for infill development. Alternatively, parcels may be assembled and consolidated to create larger, integrated development sites. Residential densities are

a minimum of 25 units per acre with a maximum of 30 units per acre, with a typical population density of approximately 119 persons per acre.

Figure 1
General Plan Land Use Designations



Source: City of Rosemead General Plan, 2021

Mixed Use High Density Residential/Commercial: This category also permits vertically or horizontally mixed use commercial, office, and residential uses, but greater residential densities are permitted and encouraged. Residential densities are minimum of 40 units per acre with a maximum of 60 units per acre within the category, and the typical population density is approximately 191 persons per acre.

Garvey Avenue Specific Plan: The Garvey Avenue Specific Plan will support the development of over 1.18 million square feet of commercial development, 892 dwelling units (DU), and 0.77 acres of open space. These estimates represent a realistic building of the planning area based on an analysis of existing development that will persist through the life of the proposed Garvey Avenue Specific Plan plus anticipated redevelopment.

- The Garvey Avenue Specific Plan Residential/Commercial (GSP-R/C) zoning district modifies the R-2 and C-3 zoning districts' standards to be more specific to the Plan area and to facilitate a greater opportunity for residential or commercial development. Such development in the GSP-R/C area is expected to feature designs and forms that create an appropriate pedestrian scale along or nearby the Garvey Avenue corridor. The GSP-R/C zoning district provides transition and buffer areas between single- and multi-family residential land uses in the surrounding neighborhoods and the higher land use intensity and building scale on Garvey Avenue. The zoning district enables flexibility in development approaches while requiring high-quality design that respects and adds value to adjacent residential development.
- The Garvey Avenue Specific Plan, Incentivized Mixed-Use (GSP-MU) zoning district will transform key pockets of Garvey Avenue into active pedestrian and retail areas with a wide mix of uses to serve a variety of needs and stimulate a range of environments. The zoning district allows for the greatest possible flexibility in development choices and a model of development along the corridor featuring residential uses carefully integrated into buildings with active ground-floor commercial frontages.

Virtually all parcels designated for residential development in the city are already built out. Nonetheless, additional residential development can be accommodated through several means, including the development of vacant/underutilized land, redevelopment, recycling, and General Plan Amendments with associated rezonings, including the city's initiatives to create mixed-use zones to allow for the construction of additional dwellings as part of comprehensive development projects. The mixed-use designations expand allowable uses upon the approval of conditional use permits and include mixed commercial/residential development in designated commercial zones.

The residential land use categories of the General Plan, and the residential densities allowed there under, are shown in Table 37.

Table 37
General Plan Residential Land Use Categories

Designation	Land Use Category	Maximum Allowable Dwelling Units per Net Acre
Residential Categories		
LDR	Low-Density	7 du/ac
MDR	Medium-Density	12 du/ac
HDR	High-Density	30 du/ac
Mixed Use Categories		
MRC	Mixed Use: Residential/Commercial	30 du/ac
MHRC	Mixed Use: High Density Residential/Commercial	60 du/ac
Garvey Avenue Specific Plan	GASP-R/C GASP-MU	7 du/ac (30 du/ac with community amenities) 25 du/ac (80 du/ac with community amenities)

Source: Rosemead General Plan, Land Use Element 2010

Note: While not a General Plan land use designation, the FCMU Overlay provides a General Plan implementation tool with maximum residential density of 40 du/ac to 60 du/ac (and up to 80 du/ac with community benefits).

Over time, as properties transition from one use to another or property owners rebuild, land uses, and intensities will gradually shift to align with the intent of the city's General Plan Land Use Element. Table 38 summarizes the land use distribution, typical level of development anticipated, and the resultant residential levels of development that can be expected from full implementation of land use policies established by the General Plan. Average development densities and potential shown below reflect primarily established densities.

Table 38
Land Use and Estimated Dwelling Units for General Plan Buildout: Residential Land Uses

Designation	Land Use Category	Net Acres	Estimated Units per Net Acre	Estimated Dwelling Units
Residential Categories				
LDR	Low-Density	965	7.0	6,756
MDR	Medium-Density	582	8.5	4,947
HDR	High-Density	116	19.8	22,97
Mixed Use Categories				
MRC	Mixed Use: Residential/Commercial ¹	25	30.0	509
MHRC	Mixed Use: High Density Residential/ Commercial ²	39	48.0	1,415
GASP	Garvey Avenue Specific Plan ³	88	10.1	892
Total		1,815	–	16,826

Source: Rosemead General Plan, Land Use Element 2010

¹ Assumes a 67% residential / 33% commercial land use mix.

² Assumes a 75% residential / 25% commercial land use mix.

³ Assumes a 65% residential / 35% commercial land use mix.

Nevertheless, some projects, depending on scope and extent of amenities, may require additional consideration, such as subterranean parking, to accommodate the maximum number of units allowed by code. Regardless, it is possible to construct a project at maximum density with the full number of at-grade parking spaces if dwelling units remain at or near minimum development standards specified in the Municipal Code and the project excludes large-scale amenities such as swimming pools and fitness centers. Qualified affordable housing projects could also be built with reduced parking spaces, by requesting incentives or concessions as allowed under the State Density Bonus Law. Recent amendments to California’s Density Bonus Law (AB 2345, 2020) further provide that, upon a developer’s request, a locality must utilize State-mandated parking for qualifying projects. For example, under state law, only 1.5 on-site parking spaces is required for a 2- to 3-bedroom unit.

Table 39 presents the residential zoning code development standards (R-1, R-2, R-3, RC/MUDO, GASP, and FCMU Overlay). The R-3 zone has a 35-foot, 2.5-story height limit, which generally means that multi-family projects in this zone that are built out to the maximum density of approximately 29 units per acre will need to include subterranean parking, because the two required spaces per unit generally cannot be accommodated at-grade. Because subterranean parking can cost \$20,000 or more per space to construct, this could add significantly to the cost of purchasing or renting a finished unit. In recognition of this fact, the Housing Element’s land resources inventory considers all R-3-zoned sites to be inappropriate for lower-income housing development and assigns all units on these sites to the moderate/above-income category. Similarly, the provision of two spaces per unit in the R-1 and R-2 zones is anticipated to add significantly to the cost of development, and thus sites within these zones have also been classified as appropriate for moderate/above-income units. However, State Density Bonus Law allows for parking reductions, as discussed above and addressed in Code Amendments and Incentives (Section 5, Housing Plan).

Zoning for a Variety of Housing Types

Multi-family Housing

Per the Zoning Code (Title 17 of Rosemead Municipal Code), “Multi-family Housing” means a structure or portion thereof containing three or more dwelling units designed for the independent occupancy of three or more households. Multi-family housing is permitted in the R-2 and R-3 zones, the RC-MUDO (Residential-Commercial Mixed Use Development Overlay) zone, and the GSP-R/C (Garvey Avenue Specific Plan, Residential/Commercial), GSP-MU (Garvey Avenue Specific Plan Incentivized Mixed-Use) and FCMU Overlay zone. The R-2 zone only allows single-family detached and duplex units. The R-2 zone allows one unit per every 4,500 square feet of lot area, while the R-3 zone allows densities of up to 30 units per acre. The RC-MUDO zone allows maximum densities of 30 to 60 units per acre, depending on the precise General Plan designation of the property in question. The GSP-R/C zone allows up to 7 units per acre without the provision community benefits and up to 30 units per acre with the provision of community benefits. The GSP-MU zone allows up to 25 units per acre without the provision of community benefits and up to 80 units per acre with the provision of community benefits. The FCMU Overlay allows a maximum residential density of 40 du/ac to 60 du/ac (and up to 80 du/ac with community benefits).

Table 39
Residential Development Standards

Development Standards	R-1 (Single-Family Residential)	R-2 (Light Multiple Residential)	R-3 (Medium Multiple Residential)	R/C MUDO (Residential/Commercial Mixed-Use Development Overlay)	GSP-R/C (Garvey Avenue Specific Plan, Residential/Commercial)	GSP-MU (Garvey Avenue Specific Plan, Incentivized Mixed-Use)	FCMU (Freeway Corridor Mixed Use) Overlay
Lot Area (minimum)	6,000 SF ^m	6,000 SF ^m	10,000 SF ^m	30,000 SF ^m	6,500 SF ^m	Mixed-Use: 10,000 SF ^m Other: 5,000 SF ^m	FCMU-C 10,000 SF ^m FCMU-B 30,000 SF ^m
Lot Width (minimum)	50 Linear Feet (FT)	50 FT	70 FT	n/a	70 FT	100 FT	n/a
Front Setback (minimum)	20 FT	20 FT	15 FT	12 FT from curb ^g	10 FT	Nonresidential: no minimum Ground Floor Residential: 10 FT	Mixed Use: 0 FT Residential: 10 FT
Side Setback (minimum)	5 LF or 10% of lot width, whichever is greater (10 FT ^a)	5 LF or 10% of lot width, whichever is greater (10 FT ^a)	10 LF (15 ^a FT)	None required; 10 FT if provided ^e	5 ^h FT	10 FT when adjacent to existing residential, school, or park use (otherwise, no minimum) ^h	Mixed Use: 0 FT Residential: 5 FT
Rear Setback (minimum)	25 LF or 20% of lot depth, whichever is less (35 FT ^b)	20 LF or 20% of lot width, whichever is less (35 ^b FT)	15	If abutting non-residential uses: none required, 10 FT if provided; if abutting residential uses: 10 FT, if abutting an alley, 10 FT (20 LF if a parking structure access way is present)	20 FT or 20% of lot width, whichever is less ^k	20 FT if abutting existing residential, school, or park use (otherwise, no minimum) ^k	Mixed Use: 20 FT Residential: 20 FT
Height (maximum)	30 FT	30 LF	35 FT	If designated MRC, 45 FT; if designated MHRC, 55 FT ^l	35 ^l FT	75 ^l FT	Mixed Use: 65 FT Residential: 35 FT
Floor Area Ratio (maximum)	0.35 LF (0.40 ^c FT)	0.35 LF (0.40 ^c LF)	0.35 FT	If designated MRC, 1.6 FT; if designated MHRC, 2.0 FT	Without the provision of Community Benefits, 0.75 FT; with the provision of Community Benefits, 1.0 FT	Without the provision of Community Benefits, 1.6 FT; with the provision of Community Benefits, 3.0 FT	2.0
Floor Area (minimum)	1,000 SF	750 SF	See (f) below	n/a	see (i) below	see (i) below	n/a

Development Standards	R-1 (Single-Family Residential)	R-2 (Light Multiple Residential)	R-3 (Medium Multiple Residential)	R/C MUDO (Residential/Commercial Mixed-Use Development Overlay)	GSP-R/C (Garvey Avenue Specific Plan, Residential/Commercial)	GSP-MU (Garvey Avenue Specific Plan, Incentivized Mixed-Use)	FCMU (Freeway Corridor Mixed Use) Overlay
Parking (minimum)	2 spaces/unit (3 spaces ^b)	2 spaces/unit (3 spaces ^b)	2 spaces/unit; 0.5 spaces/unit for guest parking	2 space/unit; 0.5 spaces/unit for guest parking	1 space/unit; 0.5 spaces/unit for guest parking	1 space/unit; 0.5 spaces/unit for guest parking	Studio/1 bedroom: 1 space/du; 2+ bedrooms: 2 spaces/du 0.5 spaces/unit for guests

a Minimum requirement for corner lot (side-yard on street-side of lot) or for R-3 lot adjacent to R-1 or R-2 lot(s).

b Minimum requirement for dwellings with more than four (4) bedrooms and greater than 2,000 s.f. of living area.

c Additional five percent may be obtained through use of the design incentive program identified in the Municipal Code Section 17.16.260 and 17.20.230.

d At ground level.

e Where the rear of a lot abuts the side of residential uses, schools, or parks: a 20-foot setback shall be maintained within 25 feet of the established common property line.

f Bachelor apartment: 600 sq. ft.; one-bedroom apartment: 650 sq. ft.; two-bedroom apartment: 800 sq. ft.; 200 sq. ft. for each additional bedroom.

g Minimum building setback area shall include a minimum 7-foot-wide detached sidewalk and a minimum five-foot wide parkway adjacent to all streets.

h Where the side is adjacent to existing residential, school, or park use: a 10-foot setback shall be maintained. All residential, commercial, and mixed-use developments shall have a side variable height when abutting R-1 or R-2 zone. This specifies a setback minimum of 10 feet from the property line, which the height increasing at a 60-degree angle from that point.

i Studio unit: 600 sq. ft.; one-bedroom apartment: 650 sq. ft.; two-bedroom apartment: 800 sq. ft.; 200 sq. ft. for each additional bedroom.

j All residential/commercial mixed-use developments shall have a variable height limitation when abutting R-1 and R-2 zones in accordance with Section 17.08.050.I.

k All residential, commercial, and mixed-use developments shall have a rear variable height when abutting R-1 or R-2 zone. This specifies a setback minimum of 25 feet from the property line, which the height increasing at a 60-degree angle from that point.

l An additional 5 feet beyond the height limit is allowed for unique architectural elements as determined by the Community Development Director.

m A legally created lot that is nonconforming lot due to lot area may still developed by any use permitted in the zone.

Additional zoning provisions supporting housing development includes:

- **Exclusive Residential Zoning:** The city's zoning ordinance encourages the efficient reuse of land. The only permitted uses in the R-3 zone are multiple-family dwellings, apartment houses (defined as three or more units), boarding houses, and accessory structures. However, Rosemead Municipal Code §17.12.030(B)(2)(a) allows the construction of single units on lots that can only feasibly accommodate one unit under the R-3 development standards. In addition, nonconforming structures must be removed or modified to be incorporated as an integral part of one harmonious and coordinated multi-family development.
- **Minimum Density:** The city's mixed-use and high-density mixed-use designations carry minimum densities of 25 and 30 units per acre, respectively. This will encourage developers to realize the full development potential of their sites and add substantial numbers of units to the city's affordable housing stock.
- **Plan Approval:** The development of multiple dwellings in the R-2 and R-3 zones is permitted "by-right." Developers are required to submit and obtain Planning Division approval of plot plans and development plans showing conformity with the code, but no Conditional Use Permits are required.
- **Planned Development Zone:** Multi-family dwellings are permitted in the PD zone. Projects developed in the PD zone are designed to be approved under a precise plan, which may permit lot and yard areas that are smaller than would otherwise be allowed. To increase housing opportunities provided by this designation, the city has amended the zoning ordinance to reduce the minimum site size requirement from two acres to one acre.
- **Development Incentives:** The city will immediately notify owners of identified under-utilized parcels of incentives that are available to encourage recycling. These include State Density Bonus Law and below market rate financing available through multi-family mortgage revenue bond programs.
- **Anti-Mansionization Ordinance:** Any residence in the R-1, R-2, or R-3 zones that exceeds 2,500 square feet of developed living area requires design review to control the development of overly large dwellings.
- **In-Fill Development:** A recent trend in residential construction has been the development of small "flag lot" subdivisions on deep and narrow lots. The zoning ordinance contains provisions, such as reduced lot size requirements for interior lots, to facilitate this type of development. The City expects this trend to continue.

In addition, the City of Rosemead will be adopting a Freeway Corridor Mixed-Use Overlay zone in targeted areas in and around Interstate 10. The primary goal of this effort is focused on creating usable and modern development standards and guidelines, streamlining review procedures, and integrating implementation focused strategies. The city envisions transforming the identified opportunity areas into multi-modal, multi-use areas, where new residential development may be incorporated.

In addition, the creation of an overlay zoning district for opportunity sites along the I-10 Freeway with freeway ingress and egress off-ramps is an action item in Strategy 1 of the City of Rosemead's Strategic Plan 2018-2020. Strategy 1 focuses on aggressively pursuing economic development to enhance local shopping and dining options, encourage new high quality and affordable housing stock, beautify commercial corridors, create jobs, and increase General Fund revenues to sustain service levels and maintain public facilities. Adoption of the FCMU Overlay Zone is included as a Program in Section 5.

Mobile Homes and Manufactured Housing

Pursuant to the authority granted under California Government Code §65852.3(a), mobile homes and manufactured housing in Rosemead are permitted by-right in the R-2 zone and are regulated in the same manner as conventional housing. Also, in accordance with the city’s authority under state law, mobile homes must undergo design review before being installed. The review is limited to roof overhang, roof material and design, and the mobile home’s exterior finish. Current code allows mobile and manufactured homes to be installed on R-1 zoned lots, as long as applicants obtain a determination from the Planning Commission and the City Council that the mobile home use is compatible with surrounding uses, will not be detrimental to surrounding properties, and is in harmony with the elements and objectives of the General Plan. However, for further compliance with state law, the city will amend the Zoning Code to allow manufactured housing by-right in the R-1 zone and establish applicable standards to guide development (Program 9).

Per the Zoning Code (Title 17 of Rosemead Municipal Code), “Mobile Home Park” means a type of residential development, established either as a legal subdivision of land with individual mobile home pads and common areas or as a development where pads are leased or rented, for the purpose of accommodating mobile home units on individual pads as part of a coordinated development. A mobile home park may include common areas and facilities for the use of all park residents. To obtain a permit, the park must incorporate a number of improvements to ensure the well-being of its residents. These improvements include provision of utilities such as water and electricity, clearly designated vehicle parking, adequate circulation space, lighting, landscaping, garbage disposal, and laundry facilities. Each mobile home must be allotted a space of at least 3,000 square feet, and the park must dedicate at least 100 square feet per unit to recreation space.

The city also has a definition for “Trailer Parks.” “Trailer Park” means an area of land where two or more trailer spaces are rented, or held out for rent, to accommodate trailers used for human habitation, and where the predominant number of spaces is occupied for nine or more consecutive months.

Emergency Shelters

State law requires that the city address the emergency housing needs of persons experiencing homelessness. An emergency shelter is a facility that provides shelter to individuals and families experiencing homelessness on a short-term basis. AB 139 (Statutes of 2019) requires the need for emergency shelter to be assessed based on the capacity necessary to accommodate the most recent point-in-time count, the number of beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. Additionally, AB 139 requires that parking standards be based on staffing, not the number of beds in the shelter.

As stated in Section 2.F (Special Needs Groups), the most recent homeless count in the city was in 2020, conducted as part of the 2011 Greater Los Angeles Homeless Count by LAHSA in cooperation with the city’s Community Development Department and the Los Angeles County Sheriff’s Department. The report of the count prepared by LAHSA estimates that there were 79 unsheltered homeless persons in the city at this time.

Under SB 2, passed by the State Legislature in 2007, the city is required to identify at least one zone where emergency shelters will be permitted without a conditional use permit or any other type of discretionary approval, and to identify sufficient capacity to accommodate the need for emergency shelters, including at least one year-round facility. The city is not required to actually construct any shelters – simply to permit

them to operate in at least one zone with adequate sites to accommodate the unmet need for seven beds as identified above. A Municipal Code amendment to permit emergency shelters by-right (i.e., without a conditional use permit or any other type of discretionary review) in the M-1 zone is currently in process to meet this state law requirement. The amendment will be adopted in early 2022.

The city has determined that the M-1 Light Manufacturing zone is appropriate to accommodate emergency shelters. This zone, being primarily located along or close to arterial streets such as Garvey Avenue and Walnut Grove Avenue, offers the benefits of enhanced access to public transit, grocery stores, and other life-sustaining resources, while minimizing any incompatibility with existing neighborhoods. Currently, the M-1 zone can accommodate a total of 11 potential emergency shelters, which would only house 77 unsheltered persons (7 beds $\times$ 11 potential sites). To comply with state law, the Municipal Code amendment will amend the maximum number of beds to 10. By increasing the maximum number of beds to 10, the city can potentially house a total of 110 unsheltered persons (10 beds $\times$ 11 potential sites) and adequately accommodate the 79 unsheltered persons as identified in the 2020 Los Angeles Homeless Services Authority (LAHSA) Greater Los Angeles Homeless Point in Time (PIT) Count. In addition, the code amendment will no longer impose parking requirements for clients, and will only require one off-street parking space per staff member, in compliance with state law.

There are numerous non-vacant sites with marginal or low-value existing uses that could be feasibly adapted to accommodate one or more emergency shelters to satisfy Rosemead's unmet need. These sites generally are all located on or in close proximity to the Garvey Avenue commercial/industrial corridor between Walnut Grove Avenue and the eastern city limit as well as along the northern part of Walnut Grove Avenue. These areas offer all the resources described above. The sites located on or close to the Garvey Avenue commercial/industrial corridor also lies within walking distance of the Garvey Avenue Community Center, where residents can obtain assistance and referrals for social services, at 9108 Garvey. The area is served by several bus lines, including regional service provided by the Los Angeles County Metropolitan Transportation Authority's Lines 70, 287, and 770; and the Rosemead Explorer, a local circulator operated by the city.

State law (AB 101, Statutes 2019) also includes provisions for low barrier navigation centers (LBNC). AB 101, Article 12 defines a "Low Barrier Navigation Center" as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." LBNCs must be allowed by-right in mixed-use and nonresidential zones where multi-family uses are permitted. The city's Zoning Ordinance does not yet meet all of the new requirements; therefore, the 6th Cycle Housing Element includes a program to address these requirements.

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of individuals and families experiencing homelessness to permanent housing. Transitional housing offers case management and support services with the goal to return people to independent living, usually persons return to independent living within between 6 and 24 months. Supportive housing, in its broadest definition, is housing linked with social services tailored to the needs of the population being housed. Supportive services can be provided either on-site or off-site.

Typically, supportive housing is permanent housing. The Consolidated Plan states that the city's role and responsibility for homeless services and support are collaborative in nature, as this is largely covered by outside agencies (i.e., the Los Angeles Homeless Service Authority and the San Gabriel Valley Consortium

on Homeless). However, the city supports agencies through cooperation and financial resources (when available) to carry out this work. The city relies on coordinated efforts with LAHSA to provide shelter opportunities; the East San Gabriel Valley Coalition for the Homeless to provide information, counseling, and referral services to homeless persons who reside in the city, Family Promise of San Gabriel Valley to provide emergency shelter services and social services for families with children, as well as other local agencies in providing services for homeless persons.

The city provides an annual allocation of CDBG funds toward the operation of Family Promise of San Gabriel Valley, a homeless shelter for families with children. This year the city expects this investment of CDBG funds will benefit five families. The city will also work with LAHSA and the East San Gabriel Valley Coalition for the Homeless to address emergency shelter and transitional housing needs of homeless persons.

Per the Zoning Code (Title 17 of the Rosemead Municipal Code), “Transitional Housing” and “Transitional Housing Development” means buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. “Supportive Housing” means housing with no limits on the length of stay that is occupied primarily by persons with disabilities and individuals or families that are homeless at the time approved for occupancy, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, thereby improving the resident’s health status, and maximizing his or her ability to live and, when possible and applicable, work in the community. Supportive housing that is provided in single-family, two-family, or multi-family dwelling units will be permitted, conditionally permitted, or prohibited in the same manner as other single-family, two-family, or multi-family dwelling units under this code.

The city currently allows transitional and supportive housing by-right in the R-1, R-2, R-3, and GSP-R/C zones. Recent state law (AB 2162, 2018) requires that supportive housing, meeting certain criteria, be allowed by-right in zones where multi-family and mixed uses are permitted. State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within one-half mile of a public transit stop. The 6th Cycle Housing Element includes a program to amend the city’s code for conformance with state law.

Accessory Dwelling Units (ADUs)

The State Legislature has identified that the California housing shortage is a significant statewide issue. The State believes that increasing the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) is one approach to address the housing crisis. Over the last couple of years, the State has amended ADU laws, and on September 8, 2020, the city amended the ADU code to comply with State provisions in effect at the time. Changes to ADU laws effective January 1, 2020, further reduce barriers, better streamline approval processes, and expand capacity to accommodate the development of ADUs and JADUs. A program to address these changes is provided in Section 5.B.

Per the Zoning Code (Title 17 of Rosemead Municipal Code), an “Accessory Dwelling Unit” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An accessory dwelling unit also includes the following:

1. An efficiency unit as defined in §17958.1 of the California Health and Safety Code.
2. A manufactured home, as defined in §18007 of the California Health and Safety Code.

The city recognizes that ADUs are a valuable form of housing that meets the needs of family members, students, the elderly, in-home health care providers, people with disabilities, and others.

Rosemead maintains an ordinance that contains standards and requirements for the construction of ADUs. The ordinance, in compliance with state law, establishes a ministerial process for the approval of ADUs, with development standards that are designed to ensure that ADUs remain compatible with the surrounding neighborhood. The following key standards are included:

- ADUs are permitted in the R-1, R-2, R-3 zones or all other areas zoned to allow single-family or multifamily dwelling residential use.
- An ADU shall be deemed an accessory use. ADUs do not exceed the allowable density for the lot upon which they are located.
- On a lot with a proposed or existing single-family dwelling, the number of permitted ADUs are:
 - One attached ADU within the existing or proposed single-family dwelling or within an existing accessory structure; or
 - One detached new construction ADU and one JADU.
- On a lot with existing detached single-family dwellings, the number of permitted ADUs are:
 - One attached ADU within the existing or proposed single-family dwelling or within an existing accessory structure; and
 - One proposed ADU within an existing accessory structure.
- On a lot with an existing multi-family dwelling unit or two-family dwelling (duplex) unit, the number of permitted ADUs are:
 - Not more than two detached ADUs on a lot with one existing multi-family dwelling unit or two-family dwelling (attached duplex) unit.
 - At least one attached ADU is permitted within the existing multi-family dwelling unit or existing two-family (duplex) unit and up to twenty-five (25) percent of the existing dwelling units are permitted within the portions of the existing structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.
- No ADUs shall be used as a short-term rental.
- If floor-area ratio permits:
 - 150-850 square feet for a studio or one bedroom
 - 1,200 square feet detached, freestanding (not attached to any accessory use) ADU that provides more than one bedroom
 - If the creation of an ADU results in a floor-area ratio that is greater than what is permitted in the zone, an 800-square-foot ADU that is at least 16 feet in height with 4-foot side and rear yard setbacks shall be permitted provided that it is constructed in compliance with all other local development standards.
- An ADU built within an existing accessory structure may include an expansion of up to 150 square feet beyond the physical dimensions of the existing accessory structure to accommodate ingress and egress.

- Where both a JADU and a detached ADU are constructed, the ADU shall be no more than 800 square feet.

To the extent possible, the creation of an ADU shall not alter the primary dwelling appearance of the lot. For the construction of a new ADU, the ADU shall match or complement the primary residence in architectural design, color, and materials. For the conversion of an existing accessory structure into an ADU, the ADU shall be permitted to remain as is. However, if an existing garage use is being converted into an ADU, all garage doors shall be removed. An ADU shall have independent exterior access and shall not have interior access from the primary residence.

Single Room Occupancy (SRO)

Per the Zoning Code (Title 17 of Rosemead Municipal Code) “Single Room Occupancy (SRO) Development” is a structure with six or more guest rooms in which thirty (30) percent or more of the units do not have a private bath and toilet within the unit. SRO units are multi-family dwellings that are used as an occupant’s primary place of residence. SROs are not considered hotels or motels as defined by the Municipal Code, nor are they considered extended-stay hotel/motel rooms. Therefore, SRO units are not subject to the Transient Occupancy Tax, and SRO operators shall not be liable for the extended-stay hotel/motel room in-lieu fee if they elect to rent out their rooms on a single-room occupancy basis.

SRO developments are permitted in the Medium Commercial (C-3) zone, Central Business District (CBD), and Light Manufacturing and Industrial (M-1) zone upon the approval of a Conditional Use Permit. All SRO developments shall meet the development and operating standards listed in the Zoning Code (Title 17 of the Rosemead Municipal Code).

Development Fees

Various fees are collected by the city to cover the costs of processing permits and providing services and facilities, virtually all of which are assessed through a pro rata share system based on the magnitude of the project’s impact or on the extent of the benefit that will be derived. Table 40 describes the fees associated with typical single-family and multi-family development projects with assumptions given below.

Table 40
Summary of Residential Permit Development Fees: Rosemead¹

Type	Single Family	Multi Family
Tentative Subdivision Tract and Parcel	\$1,385 + \$100/lot + \$450	\$1,385 + \$100/lot + \$450
Maps	(Engineering)	(Engineering)
General Plan Amendment	\$2,000 + \$50 each add’l parcel	\$2,000 + \$50 each add’l parcel
Zone Change	\$1,700 + \$50 each add’l parcel	\$1,700 + \$50 each add’l parcel
Zone Variance	\$975	\$1,375
Design Review	\$800	\$1,000
Building Permit Fee	\$5,372.83	\$7,061.53
Plan Check Fee	\$4,164.86	\$5,554.18 ²
School District Fee	\$8,160	\$8,160
Sewer Connection Fee	\$82.65	\$82.65
Development Impact Fees³		
Traffic Facilities	\$1,024	\$634
Public Safety Facilities	\$145	\$121
General Government Facilities	\$1,013	\$844
Parks Facilities	\$4,318	\$3,598
Total fees per unit	\$18.562*	\$21.858*

Source: City of Rosemead Planning and Building Division and Public Works Department

- 1 Calculations based on: 2,500 s.f. floor area, 400 s.f. garage; assessed valuation of \$289,312 for Single Family and \$416,387 for Multi Family; Garvey School District fee of \$4.08/s.f.; excludes trade permits (plumbing, electrical, mechanical permit fees are assessed by fixture units).
 - 2 This fee would apply to the first unit in a multifamily residential development if all proposed units are identical. The fees for the remaining units are 70% of the fees for the first unit.
 - 3 For a project that involves the demolition of an existing structure and the construction of a new structure, the applicant shall be entitled to a credit in the amount of the applicable DIFs for the structure to be demolished, provided that such structure has not been vacant (as defined in Section 17.170.030), and provided that no DIF shall be reduced below \$0.
- *The shown fees are typical fees that apply to new single-family and multi-family developments.*

While the fees described above are based on outdated assumptions regarding assessed valuations, the total fees noted at \$18,562 per unit for a typical single-family residential unit comprise even less of a percentage of total costs than they did in prior years. Using the 2019 median housing price, the fees represent less than four percent of the price. Since Rosemead's fees and exactions contribute a relatively small amount to the total costs of housing development compared to land and construction costs, they do not impose an undue constraint on housing production in the city.

There were two notable changes to the city's fee schedule, neither of which affects the overall cost of development. The first of these is the addition of the optional, one-time Pre-application Review fee for multi-family residential projects. This optional review allows the applicant, staff, and outside agencies to identify and resolve critical issues at the outset of the approval process, so that the formal application and review proceed as smoothly as possible with minimal unexpected delays. The \$500 fee is charged on a per-project basis, meaning that the cost is spread among multiple units. If it is determined that the project should move forward with a formal development application and review process, the amount of the Pre-Application Review fee is deducted from the amount owed for all other fees incurred. Thus, the impact of this optional fee on overall development costs is negligible.

The second change is the optional fee for expedited processing, set at \$6,500. Payment of this fee gains the undivided attention of a planner, a building plan checker, and a public works plan checker. Optional expedited processing is a benefit, rather than a constraint on housing development.

The city has also taken actions to streamline the development approval process through the Garvey Avenue Specific Plan adopted in 2018. Through the Specific Plan, the city pre-entitled the development of 892 residential units and approximately 1.1 million square feet of commercial development. As such, new developments are not required to go through a lengthy and time-consuming planning entitlement process and additional environmental studies such as Environmental Impact Report. The fee for each review is \$700.

The Planning Division application and development fee schedules are posted on the city's website at https://www.cityofrosemead.org/government/city_departments/community_development/planning, in compliance with state law including Assembly Bill 1483.

On-site and Off-site Improvements

The City of Rosemead requires site improvements where they are not already in place to provide sanitary sewer and water service to residential areas, to make necessary circulation improvements, and to provide other infrastructure. In addition, the city may require, as a condition of granting additional entitlements, payment for various off-site improvements as part of project mitigation measures (e.g., payments to defray the cost of new traffic signals).

On-site improvements required may include water mains and service connections to the property line with shutoff valves, sanitary sewers, and other improvements that may be needed. Developers are also required to construct all on-site streets, sidewalks, curbs, gutters, and affected portions of off-site streets. This is sometimes the case even with infill projects where such infrastructure is already available, since the facilities may require upgrading. All roadways must be paved to provide for smooth, quick, all-weather travel and to facilitate drainage.

Because the city is built-out and its circulation system is well-established, it is anticipated that virtually no new street construction will be required for future residential development. Instead, street improvements tend to take the form of traffic mitigation measures, such as curb cuts, traffic signals, stop signs, turning lanes, and bus stop turnouts. Additional lanes may be required on selected roadway segments. If any future street construction is required, street widths and other aspects of roadway geometry will be required to conform to standards contained in the Policy on Geometric Design of Highways and Streets (commonly known as the “Green Book”) published by the American Association of State Highway and Transportation Officials.

The Department of Public Works has provided estimates for the costs of various street construction materials. These costs are given in Table 41.

Table 41
Estimated Street Construction Costs

Material	Cost per Unit
Asphalt construction	\$110 per ton
Sidewalk (concrete)	\$6 per square foot
Curb/Gutter (concrete)	\$50 per lineal foot
Slurry seal	\$215 per extra-long ton

Source: Rosemead Public Works Department

Roadway classifications are established in the General Plan Circulation Element according to the intended purpose and anticipated travel needs of each street. These classifications include major arterials, minor arterials, collector roads, and local streets. The city does not maintain uniform roadway width standards for existing streets, but rather determines the appropriate width for each individual roadway based on the traffic volume, surrounding land uses, available right-of-way, and other factors along the travel corridor.

Additional improvements are required for mixed-use development in the RC-MUDO overlay. As this zone is intended to provide for the construction of street-fronting retail that immediately adjoins the sidewalk, the city has incorporated standards for sidewalk width, street trees, and pedestrian amenities to be provided by new mixed-use structures, as well as undergrounding of utilities that could hinder pedestrian movement adjacent to these buildings. These improvements are necessary and appropriate for higher-density mixed-use projects that are expected to generate significantly greater volumes of pedestrian traffic than existing uses do.

The city currently does not require from developers of “by-right” projects any contributions toward off-site facilities or improvements, other than the development impact fees identified under “Fees and Exactions.”

The city’s on-site and off-site improvement requirements are typical for urban development in a highly urbanized community. While these improvements add incrementally to the cost of housing construction, they are necessary to the viability and livability of a well-functioning city and are consistent with similar

requirements in nearby jurisdictions. Thus, the city's improvement requirements do not place undue constraints on housing production.

The only requirement that has potential to add significantly to development costs is that of utility undergrounding for mixed-use projects. Complying with this requirement can add anywhere from thousands to tens of thousands of dollars to overall costs, depending on the size of the project, the particular circumstances of the site, and market conditions at the time of construction.

While the city considers undergrounding to be desirable, it nonetheless recognizes that it can be cost-prohibitive for some projects. Thus, the RC-MUDO zone allows for the waiver of the undergrounding requirement – as well as any other development standards deemed to be an undue burden – at the discretion of the Planning Commission. The city is also prepared to work with developers to identify outside funding sources to defray the cost of complying with the requirement, including Southern California Edison utility rate monies that have been set aside for undergrounding under Public Utilities Commission Rule 20. In any case, the city does not intend to allow the undergrounding requirement to preclude mixed-use development altogether and will take all necessary and reasonable steps to ensure that no individual mixed-use project is excessively burdened by this requirement.

Building Codes and Enforcement

The 2019 California Building Code (CBC) as amended by Title 26 Los Angeles County Building Code (adopted November 26, 2019, by the Los Angeles County Board of Supervisors), together with their appendices, were adopted by reference for use in the City of Rosemead. Furthermore, the codes are enforced throughout the State, and no local amendments have been adopted.

Local Processing and Permit Procedures

The evaluation and review process for residential development, as prescribed by city procedures, may affect the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the dwelling unit. The residential development review process in Rosemead is relatively uncomplicated but may involve up to three levels of reviewing bodies depending on the scope of the project: Planning Staff, Planning Commission, and the City Council.

Average processing times for various permits that may be required prior to the final approval of a project are shown in Table 42. Project processing begins with the submittal of plans to the Planning Division. Turnaround time for completeness review is 2 weeks, and the number of rounds of review prior to being deemed complete is two. Applications for discretionary permits and environmental review may also be submitted to the Division concurrently. Most residential development in the city consists of single-family dwellings and subdivisions that do not require the preparation of an environmental impact report, thereby expediting processing time and costs.

Average processing time for a typical residential project subject only to plan check and environmental review is two to three weeks, although projects subject to Planning Commission approval generally require an additional six weeks to process. While this review period is substantially shorter than other cities in southern California, a project's review period may be extended substantially through the appeals process.

Table 42
Residential Development Review and Processing Time Estimates

Process	Review Period	Reviewing Body
Design Review	2 months	Planning Staff; Planning Commission
Plan Check/Building Permit	6 weeks	Planning Staff; Building Staff
Conditional Use Permit	2-3 months	Planning Commission
Variance	2-3 months	Planning Commission
Tentative Parcels	4-6 months	Planning Commission
Environmental Impact Report	8-12 months	Planning Commission; City Council
General Plan Amendment with EIR	6-12 months	Planning Commission; City Council
Zone Change with EIR	6-12 months	Planning Commission; City Council

Source: City of Rosemead

By-Right Review

The procedure for processing an application to develop a typical new by-right residential structure is described below. This procedure is identical for both single-family homes and rental multi-family complexes. It is assumed that the structure is being constructed by-right with no additional entitlements sought (i.e., approval of tract or parcel map, variance, conditional use permit, zone change, development agreement, or General Plan amendment).

1. Applicant submits architectural plans (including site plans and floor plans) to the Planning Division.
2. Planning Staff conducts field review and issues comments to the project applicant.
3. Applicant re-submits architectural plans, revised as directed by Planning Staff.
4. Planning Staff reviews revised architectural plans for accuracy and completeness. Once all corrections are completed, Planning Staff will approve the plans.
5. Applicant submits the approved architectural plans and construction drawings to Building and Safety Division for plan check.
6. Building and Safety Division Staff conducts a preliminary review to verify application completeness and establish plan check review fees.
7. Once the Applicant submits the plan check review fee, Building and Safety Division Staff will conduct a full review and issue comments to the project applicant. In addition, Building and Safety Division staff will route the plans to the Public Works Department for review, if necessary.
8. Prior to Public Works Department submittal, the applicant shall have their engineer/architect prepare an LID Checklist and verify its accuracy by stamping and signing the checklist.
9. The applicant shall email an electronic copy of the project plans and any applicable reports to the Public Works Department.
10. The Public Works Department will issue comments to the project applicant.
11. Applicant re-submits revised plans and reports, as directed by the Public Works Department.
12. Public Works Staff reviews revised plans and reports for accuracy and completeness. Once all corrections are completed, Public Works Department Staff will approve the plans. If an encroachment permit is required, the Building and Safety Division is notified.

13. Applicant re-submits revised construction drawings as directed by the Building and Safety Division.
14. Building and Safety Division Staff reviews revised construction drawings for accuracy and completeness. Once all corrections are completed, Building Division Staff will approve the plans and route to the Planning Division for a stamp transfer.
15. Before permit issuance, the Building and Safety Division will ensure that all applicable approvals are obtain from the following agencies:
 - Planning Division
 - Public Works Department
 - Los Angeles County Fire Department/Fire Flow Form
 - Los Angeles County Public Works- Industrial Waste
 - Los Angeles County Public Works- Department of Sanitation
 - Los Angeles County Health Department
 - School District
 - South Coast Air Quality Management District
16. After the applicant has obtained all the necessary approvals, a building permit is issued and is valid for up to one year, unless extended.

For the purposes of this analysis, “by-right” is defined as any project that does not require a public hearing before the Planning Commission or the City Council to gain approval. This category includes projects that must undergo site plan review, since this is an administrative process that requires only staff approval.

Entitlement Review

For projects seeking a variance, subdivision, planned development, zone change, General Plan amendment, or development agreement, a full entitlement review is conducted, culminating in a public hearing before the Planning Commission and, if necessary, the City Council.

Pre-Application Process: The city has implemented a Pre-Application review for projects that will progress through other approval processes. The Pre-Application process has been created to streamline the overall entitlement process by helping the applicant, staff, and outside agencies identify and resolve critical issues at the outset. Applicants fill out a form with a checklist of required information, which staff uses to conduct an initial review of the proposal. Applications are accepted daily. If needed, a Pre-Application meeting is then scheduled to provide an opportunity for the applicant, city staff, and outside agencies to discuss the initial review in detail, answer questions and resolve any lingering issues. The meeting is attended by the applicant or a representative, and includes Planning, Building and Safety, and Public Works staff as well as representatives of any other department or outside agencies with an interest in the project.

Formal Entitlement Review: After the Pre-Application review has been completed the applicant submits the project for formal entitlement review. Staff analyzes the proposal, prepares appropriate environmental documentation, and makes a recommendation in the form of a written report which is used by the Planning Commission and the City Council, if necessary, to approve or disapprove the project at a public hearing. The formal review process consists of the following steps:

1. Applicant submits a Planning Application Form to the Planning Division.

2. Staff reviews and issues comments for application completeness, routes to reviewing agencies (including city departments), and performs California Environmental Quality Act (CEQA) review.
 - If the project is not exempt from CEQA, Planning Division Staff will send out a Request for Proposal for Environmental Services, and the Environmental Services shall be completed prior to Staff deeming the application complete.
3. Staff (Planning, Building and Safety, and Public Works) will schedule a meeting with the applicant to discuss comments. Applicant modifies plans and resubmits as necessary.
4. After Planning Division Staff deems the application complete, a Notice of Public Hearing and a staff report are prepared with conditions of approval in advance of public hearing.
5. Notice is posted 10 calendar days ahead of public hearing date at the project site, at various public locations within the city, on the city's website, and also published in the newspaper. If the project is not exempt from CEQA, notice is posted according to the requirements set forth by CEQA.
6. The project is presented as a public hearing at the Planning Commission hearing.
7. If the project requires City Council approval (such as a zone change, General Plan/Specific Plan amendment, appeals, etc.), the project is presented to the City Council at a second public hearing.
8. Within 10 calendar days, the applicant shall submit a notarized acceptance of conditions of approval, if any.
9. Applicant submits the approved architectural plans and construction drawings to Building and Safety Division for plan check.
10. Building and Safety Division Staff conducts a preliminary review to verify application completeness and establish plan check review fees.
11. After the Applicant submits the plan check review fee, Building and Safety Division Staff will conduct a full review and issue comments to the project applicant. In addition, Building and Safety Division staff will route the plans to the Public Works Department for review, if necessary.
12. Prior to Public Works Department submittal, the applicant shall have their engineer/architect prepare an LID Checklist and verify its accuracy by stamping and signing the checklist
13. The applicant shall email an electronic copy of the project plans and any applicable reports to the Public Works Department.
14. The Public Works Department will issue comments to the project applicant.
15. Applicant re-submits revised plans and reports, as directed by the Public Works Department.
16. Public Works Staff reviews revised plans and reports for accuracy and completeness. After all corrections are completed, Public Works Department Staff will approve the plans. If an encroachment permit is required, the Building and Safety Division is notified.
17. Applicant re-submits revised construction drawings as directed by the Building and Safety Division.

18. Building and Safety Division Staff reviews revised construction drawings for accuracy and completeness. After all corrections are completed, Building Division Staff will approve the plans and route to the Planning Division for a stamp transfer.
19. Before permit issuance, the Building and Safety Division will ensure that all applicable approvals are obtain from the following agencies:
 - Planning Division
 - Public Works Department
 - Los Angeles County Fire Department/Fire Flow Form
 - Los Angeles County Public Works- Industrial Waste
 - Los Angeles County Public Works- Department of Sanitation
 - Los Angeles County Health Department
 - School District
 - South Coast Air Quality Management District
20. After the applicant has obtained all the necessary approvals, a building permit is issued and is valid for up to one year, unless extended.

If the application is denied by the Planning Commission, the applicant may appeal to the City Council, which will render a decision at a second public hearing, generally within 30 days. The City Council's decision is final.

Design Review: Applicants seeking to build or alter any structure within the D-O (Design Overlay) Zone, or any structure requiring a precise plan of design, must undergo design review, in which proposed building elevations, site plans, landscaping plans, and signs are reviewed by Planning staff and/or the Planning Commission. Applicants submit an application form and are provided a checklist specifying any other required materials (e.g., architectural drawings, photographs, paint samples) that must be included for staff and/or the Commission to make a decision.

Where authorized, staff or the Commission approves, disapproves or conditionally approves each application based on the following findings, from RMC §17.28.020:

- A. The plans indicate proper consideration for the relationship between the proposed building and site developments that exist or have been approved for the general neighborhood;
- B. The plan for the proposed building and site development indicates the manner in which the proposed development and surrounding properties are protected against noise, vibration, and other factors which may have an adverse effect on the environment, and the manner of screening mechanical equipment, trash, storage, and loading areas;
- C. The proposed building or site development is not, in its exterior design and appearance, so at variance with the appearance of other buildings or site developments in the neighborhood as to cause the nature of the local environment to materially depreciate in appearance and value;
- D. The proposed building or structure is in harmony with the proposed developments on land in the general area, especially in those instances where buildings are within or adjacent to land shown on the General Plan as being part of the Civic Center or in public or educational use, or are within or immediately adjacent to land included within any precise plan which indicates building shape, size, or style;

- E. The proposed development is in conformity with the standards of this Code and other applicable ordinances in so far as the location and appearance of the buildings and structures are involved; and
- F. The site plan and the design of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effect of the development from the view of public streets.

To help streamline multi-family residential projects, Program 9 includes an action to develop objective design guidelines for the R-3 zone.

Mixed Use Development Approval Timeline: All development taking place under the RC- MUDO zone must go through the design review process, with the added requirement that the City Council must “approve or disapprove such project upon receiving a recommendation from the Planning Commission” (RMC §17.74.030). In acting on the design review application, the Council is required to use the same findings as those specified for the Commission. The overall time frame for mixed-use project approval is dependent on a number of factors that will be specific to each project. For subdivision-level approvals (i.e., those requiring a tentative tract map under the Subdivision Map Act), the process generally follows the following steps:

- Pre-application review (staff): 1 month.
- Design, entitlement, subdivision and environmental review (conducted concurrently; staff and Planning Commission): 6-9 months.
- City Council review and approval: 1 month.
- Total mixed-use project approval time frame: 8-11 months.

The timeline described above could be affected by a number of factors, from the level of environmental review required to the applicant’s promptitude in submitting necessary materials and information. For mixed-use projects that do not seek a zone change or plan amendment, it is anticipated that a full environmental impact report will not be necessary. To date, none of the eight mixed-use proposals reviewed by the city since 2007 have required the preparation of an EIR, as determined by Planning staff. Thus, the timeline laid out above assumes a Negative Declaration or a Mitigated Negative Declaration will be prepared. If the city determines that a future project requires an EIR, the overall time frame could be lengthened by approximately 6 months or more. To help streamline mixed use development projects, Program 9 includes an action to develop objective design guidelines for the RC-MUDO zone.

C. Constraints to Housing for Persons with Disabilities

Housing that accommodates individuals with disabilities can require the incorporation of special features, such as front door ramps, special bath facilities, grab bars, and lower cabinets and light switches. Generally, the uncommon nature of these features makes them potentially expensive and difficult to implement, especially if they have to be retrofitted into an existing structure. Additionally, some disabled people may require residential care in a facility where they receive assistance in performing routine tasks. Section 2.F provides background information on the extent and types of disabilities experienced by Rosemead residents.

Rosemead has adopted and currently enforces the 2019 California Building Code as amended by Title 26 Los Angeles County Building Code (adopted November 26, 2019, by the Los Angeles County Board of Supervisors), together with their appendices. The city has not added any standards or restrictions that

substantially differ from those used throughout the State. Meaning that all regulations specified in Title 24 regarding the accessibility and adaptability of housing units for persons with disabilities currently are applied to all residential development in the city.

Persons with developmental disabilities have many of the same housing needs as persons with other types of disabilities. They are likely to have a heightened need for residential care, and often have difficulty living independently and may need assistance ranging from occasional help with budgeting, shopping, and paying bills, to 24-hour support for basic household tasks such as cleaning, dressing, and cooking. Some persons with developmental disabilities are best served by staffed, supervised group or nursing homes, while others are adequately served by at-home and/or community support. In conventional housing units, developmental disabilities may manifest themselves as physical disabilities that require similar accessibility features to those described above.

Residential Care Facilities

Per the Zoning Code (Title 17 of Rosemead Municipal Code) "Residential Care Facility" means a family home, group care facility, residential care facility for the elderly, foster home, alcohol and/or drug recovery facility, intermediate care facility or similar facility, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Residential Care Facilities are permitted are permitted by-right in the R-1, R-2, R-3 zones and in the FCMU Overlay zone. In the GSP-R/C zone, Residential Care Facilities with six or fewer people are permitted by-right and with seven or more people are permitted upon the approval of a Conditional Use Permit (CUP).

Requests for Reasonable Accommodation

Under the Federal Fair Housing Act, the city is required to make reasonable accommodations in rules, policies, practices, and services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Such accommodations may include the relaxation of parking standards and structural modifications such as those listed in Section 3.C.

The Zoning Code (Title 17 of Rosemead Municipal Code) establishes regulations that are intended to provide a formal procedure for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the "Acts") to request reasonable accommodation in the application of the city's land use regulations and to establish relevant criteria to be used when considering such requests. The requests would be approved once staff has made determinations as to the qualifying status of the individual, the necessity of the accommodation, the financial or administrative burden on the city, and whether the accommodation requires a fundamental alteration to the city's development regulations and policies.

Definition of Family

The definition of "family" is also important to providing housing for persons with disabilities, as local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the zoning ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated. Per the Zoning Code (Title 17 of Rosemead Municipal Code), "Family" means any group of individuals living together as the functional equivalent of a family where the residents may

share living expenses, chores, eat meals together and are a close group with social, economic, and psychological commitments to each other. A family includes, for example, the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, nunneries, or boarding houses. The city's definition is not a constraint because it does not limit the number of or differentiate between related and unrelated individuals occupying a home.

4. HOUSING RESOURCES

In accordance with California Government Code §65583, the Housing Element is to provide “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Opportunities for residential development in the city fall into one of three categories: vacant land, sites where there is a potential to recycle or increase densities, and accessory dwelling units (ADUs). The development potential of these sites is calculated based on assumptions regarding the realistic density of new housing, which in turn are based on the existing densities of each of the city’s General Plan Land Use designations. For ADUs, the potential is based on past trends. This process is described in more detail below. Detailed maps showing the parcels that comprise the city’s inventory and tables documenting development potential are included in Appendix C.

A. Realistic Development Capacity

To determine the realistic development capacity of the city’s residential land, this analysis uses the typical, or expected, densities contained in the General Plan Land Use Element as shown in Table 43. These are the same densities used to project population growth under the General Plan’s land use policies. For those sites located in the Garvey Avenue Specific Plan and the Freeway Corridor Mixed Use Overlay, a realistic residential development capacity of 70 percent was assumed. For each residential and mixed use designation, these typical densities are derived from a survey of the existing housing.

Using a combination of GIS, assessor, and field data, the number of dwelling units in each land classification was counted, divided by the total acreage, and compared to the maximum density allowed by the existing zoning. This comparison of existing and allowed densities yielded a set of percentages that were then applied to the General Plan densities. The reasoning behind this method was that a combination of housing market conditions and the city’s land use controls could be expected to limit the intensity of actual residential development to a similar percentage of the allowed density under the new land use plan to that observed under the old one.

Using this methodology, the Low-Density Residential designation achieved 100 percent of the maximum density allowed, while Medium Density and High Density were significantly lower than the maximum at 71 percent and 66 percent, respectively.

For the mixed-use designations, expected densities are based on: a) the maximum density allowed under Rosemead Municipal Code (RMC) §17.74.050(C)2; and b) the ratio of residential to commercial land use specified by the same section. This has resulted in an expected density of 48 units per acre and a 75 percent residential land use ratio being applied to high-density mixed-use sites (40-60 du/ac), and a density of 30 units per acre and a 67 percent land use ratio being applied to ordinary mixed-use sites (25-30 du/ac). In the Garvey Avenue Specific Plan, this has resulted in an expected density of 16 units per acre and a 65 percent residential land use ratio being applied to incentivized mixed-use sites (0-25 du/ac), while the residential/commercial land use sites achieved 70 percent of maximum (0-7 du/ac). Moreover, the Garvey Avenue Specific Plan Incentivized Mixed-Use is the only mixed-use designation that allows 100 percent non-residential development. However, the likelihood that properties within this area would be developed exclusively with non-residential use is considered very low as building permit data shows that the three largest sites within this area have already been approved for mixed use development featuring at total of 528 residential units. These development projects are currently in plan check with permit issuance pending.

In instances where the Freeway Corridor Mixed-Use Overlay is applied to sites, this has resulted in an expected density of 42 units per acre and a 65 percent residential land use ratio being applied to high-density mixed-use sites (40-60 du/ac).

It should be noted that these densities represent the aggregated intensity of development across all land in a particular General Plan designation, and that individual parcels may be developed to a higher or lower density depending on their dimensions. Nonetheless, the typical densities should provide a reasonably accurate approximation of the development that is likely to occur on any given lot.

Table 43
Expected Densities of Residential Land

General Plan Designation	Maximum Density	Expected Density	Percent Residential	Percent of Potential
Low Density Residential	7 du/ac	7 du/ac	100%	100%
Medium Density Residential	12 du/ac	8.5 du/ac	100%	71%
High Density Residential	30 du/ac	19.8 du/ac	100%	66%
Mixed Use Residential/Commercial	25-30 du/ac (min/max)	30 du/ac	67%	67%
Mixed Use-High Residential/Commercial	40-60 du/ac (min/max)	48 du/ac	75%	75%

Source: City of Rosemead General Plan Land Use Element, 2010

du/ac = dwelling units per net acre

Mixed-Use Development Experience Since 2008

Since the introduction of mixed-use designations in the city's 2008 General Plan update (revised 2010) and the adoption of the Garvey Avenue Specific Plan in 2018, developers have filed applications for a total of 12 mixed-use projects within Rosemead. Of these proposed projects, detailed in Table 44, two have been constructed, two are under construction, one is in building plan check, two have submitted entitlements, two have submitted GASP site plan reviews, two have expired, and one has been withdrawn. The average density of the 12 proposed projects is approximately 55.33 units per acre. This average falls between the effective densities of 20 and 60 units per acre that would result, respectively, from the development of sites designated mixed-use and mixed-use high density in the General Plan at their maximum densities and required land use ratios. Thus, the realistic densities assumed for mixed-use sites are appropriate and reflect market trends.

Furthermore, the development standards for the Mixed-Use Development Overlay zone will help to ensure that projects achieve the densities assumed in the adequate sites inventory. The residential land use ratios used in the inventory (67 percent residential for sites designated Mixed Use Residential/Commercial; 75 percent residential for sites designated Mixed Use High Density Residential Commercial) are requirements of the zone. Additionally, the zone requires minimum densities of 25 units per acre for Mixed Use Residential/Commercial (MU1) projects, and 40 units per acre for Mixed Use High Density Residential/Commercial (MU2) projects. The City Council can approve minor deviations from these standards [RMC §17.74.050(C)(2)]. If the realistic densities assumed in the inventory are applied to only the residential portion of the site, the effective densities of MU1 and MU2 sites (total number of units divided by total site area) will be 20 and 45 units per acre, respectively.

Table 44
Mixed-Use Project Proposals: Rosemead

Location	Lot Size (acres)	Units	Affordable Units	Residential Density	Status
1. 9048 Garvey Ave	2.52	68	n/a	27 du/ac	Constructed - Received Certificate of Occupancy
2. 8479 Garvey Ave	0.73	28	7 low income	39 du/ac	Constructed - Received Certificate of Occupancy
3. 8449 Garvey Ave	0.85	35	6 low income (may eliminate)	41 du/ac	Under Construction (Modification Submitted)
4. 8408 Garvey Ave	1.15	46	7 low income	40 du/ac	Under Construction
5. 7801-7825 Garvey Ave	1.14	60	n/a	75 du/ac	In Building Plan Check
6. 3001 Walnut Grove Ave	1.06	42	7 low income	40 du/ac	Entitlements Approved
7. 8002 Garvey Ave	1.61	62	n/a	62 du/ac	Entitlements Submitted (Plans are being revised)
8. 7419-7459 Garvey Ave	3.68	378	n/a	70 du/ac	GASP Site Plan Review
9. 3035 San Gabriel Blvd	2.02	144	n/a	71 du/ac	GASP Site Plan Review
10. 3862 Rosemead Blvd and 9016 Guess St	1.04	38	3 moderate income	37 du/ac	Expired
11. 3212-3232 Del Mar Ave	1.28	36	4 moderate income	28 du/ac	Expired
12. 9400-9412 Valley Blvd	0.54	38	n/a	70 du/ac	Canceled (Applicant Withdrew Application)

Source: City of Rosemead General Plan Community Development Department

Anticipated Affordability of Units on Inventoried Sites

All sites in exclusively single-family and multi-family residential zones are considered suitable for moderate-income and above-moderate-income housing, as these sites are simply too small to support projects of 30 or more units that typically accommodate lower-income households, except through the addition of ADUs and JADUs as discussed in Section 4.D below. All lower-income units contained in the inventory, except those with a zoning designation of P-D Planned Development, are anticipated on sites designated for or zoned with an overlay for residential/commercial mixed-use development. The affordability of units on these sites has been calculated according to a ratio that assumes mixed-income development, as these sites are expected to attract market-rate as well as affordable housing developers. Zones accommodating each income category, which are determined based on allowed development densities, are listed below in Table 45.

Table 45 Income Categories and Assumed Density/Zone Ranges

Income Category Potential	Assumed Density and Zone Range
Above Moderate	R-1 (0 - 7 units per acre) R-2 (0 - 12 units per acre) GSP-MU (0 - 80 units per acre with community benefits) GSP-R/C (0 - 30 units per acre with community benefits) MU-R/C: RC-MUD Overlay (25 - 30 units per acre) MU High-R/C: RC-MUD Overlay (40 - 60 units per acre) FCMU Overlay (40 - 80 units per acre with community benefits)
Moderate	R-2 (0 - 12 units per acre) R-3 (0 - 30 units per acre) P-D (0 - 12 units per acre) GSP-MU (0 - 80 units per acre with community benefits) GSP-R/C (0 - 30 units per acre with community benefits) MU-R/C: RC-MUD Overlay (25 - 30 units per acre)
Low/Very Low	FCMU Overlay (40 - 80 units per acre with community benefits) MU High-R/C: RC-MUD Overlay (40 - 60 units per acre)

B. Active Development Projects

The City of Rosemead continues to experience new development in part due to its proactive creation of new residential and mixed-use development opportunities through adoption of new zoning tools and the Garvey Avenue Specific Plan. “Projects Under Construction” and “Projects Approved” represent sites and housing units that are counted toward 5th Cycle Housing Element goals. “Projects in the Pipeline” describes projects within the city’s entitlement or building plan check process but have not obtained a building permit as of July 1, 2021. Because these projects have development proposals being considered by the city, the potential units associated are considered likely to redevelop during the planning period and can be included within the sites inventory without additional justification. Additional details regarding pending development projects are included as Table C-1 in Appendix C.

Projects under Construction

1. Garvey Earle Plaza - 8449 Garvey Avenue
 - Four-story mixed-use development with 7,520 square feet of commercial development and 35 residential apartment units (modification to the number of proposed low-income units is under discussion).
 - Groundbreaking took place in January 2020.

Projects Approved

1. The Olson Company - 3133-3134 Willard Avenue
 - 31-unit residential townhome development. Units range in size from 1,232 square feet to 1,698 square feet with six floor plans.
 - Building permits issued in November of 2021. Project currently under construction.
2. Garvey Del Mar Plaza - 7801 Garvey Avenue
 - Four-story mixed-use development with 15,903 square feet of commercial development and 60 residential apartment units located in the Garvey Avenue Specific Plan.
 - Construction plans were approved in August of 2020; however, the applicant is proposing to revise the plans. is expected to begin construction in 2021.

Projects Underway

1. Rosemead Garden Villa - 3035 San Gabriel Boulevard
 - Six-story mixed-use development with 67,007 square feet of commercial development and 161 residential condominiums located in the Garvey Avenue Specific Plan.
 - Project is currently in GASP Site Plan Review.
2. Taiwan Center Mixed-Use Development – 3001 Walnut Grove Avenue
 - Four-story mixed-use development with 18,646 square feet of commercial development and 42 residential condominiums (7 proposed as low-income).
 - The developer is required to enter into an affordable housing agreement with the city. The developer will deed restrict seven units for low-income households for a minimum of 55 years.
 - Entitlement applications were approved in September of 2021. The project is expected to submit construction drawings for Building Plan Check in 2022.

-
3. Contai Mixed-Use Development - 8002 Garvey Avenue
 - Six-story mixed-use development with 63,786 square feet of commercial development and 116 residential condominiums located in the Garvey Avenue Specific Plan.
 - Project is currently in GASP Site Plan Review.
 4. Residential Condominium Project- 4316 Muscatel Ave.
 - Ten two-story residential condominiums. Each unit will total 1,200 square feet with two different floor plans.
 - Entitlement applications have been submitted and currently in review.

C. Vacant Land

As an older community, Rosemead is highly developed and the amount of vacant land is limited, consisting primarily of individual scattered lots and sites that were previously developed but are now vacant due to buildings and improvements being removed. Large tracts of vacant residentially zoned land do not exist in the city.

An aerial survey via Google Earth Pro and a review of current Los Angeles County Assessor data of existing land uses in residentially and mixed-use zoned areas of the city conducted in spring 2020 identified 54 vacant parcels, totaling 36.86 acres. Of these, 43 parcels (31.89 acres) are located in mixed-use zones that allow a residential component as part of a comprehensive commercial development. Appendix C includes Table C-1 that describes each site in terms of location, size, potential affordability, and land use designations. Assuming the realistic residential densities shown in Table 47, a total of 1,091 units could potentially be developed on the 54 vacant sites.

Non-Vacant Sites

Besides vacant land, another major component of this land resources inventory consists of a selection of properties that are most likely to be redeveloped at the various income levels over the 6th Cycle. For the purposes of identifying sites, this analysis considered existing residentially zoned, specific plan zoned, overlay zoned, or mixed-use zoned parcels that allowed for residential development based on the permitted densities within those zones.

The overlay zoned sites are zoned RC-MUDO or FCMU Overlay with underlying C-3 (Medium Commercial), C-4 (Regional Commercial), CBD (Central Business District), or P-D (Planned Development) zoning, and consist mainly of underdeveloped commercial and industrial properties with low-value or marginal uses, though some sites include older residential structures, as well. Appendix C provides parcel numbers, zoning and General Plan designations, information on existing and potential uses, and includes maps of all identified sites.

These sites were originally identified and analyzed in a spring 2020 aerial survey using Google Earth Pro and using current Los Angeles County Assessor data. All of the parcels and sites identified in Appendix C remain available to assist in meeting the city's 2021-2029 RHNA allocation.

In all, 332 sites have been identified, covering approximately 165.86 acres and having capacity for an estimated 5,404 units. Of these, 1,783 units are considered affordable to lower-income households, while the remaining 3,622 units are considered suitable for moderate-income and above-moderate-income housing. A precise breakdown of the number and affordability of potential units on each site and individual parcels may be found in Appendix C. These numbers have been derived by assuming a conservative 70 percent build-out potential based upon allowable density and for the lower-income sites,

reflects the fact that the zoning density capacity meets the metropolitan jurisdiction “default” density for lower-income housing suitability as defined by Government Code §65583.2(c)(3)(B)(iv), but can be expected to attract market-rate development, as well.

As the city relies on non-vacant sites to accommodate for more than 50 percent of its RHNA for lower-income households, the non-vacant site’s existing use is presumed to impede additional residential development. However, the sites selected for inclusion in the inventory have been chosen because they represent the best opportunities to add significant numbers of units to the city’s housing stock, possess the highest potential for becoming available for residential development over the 8-year planning period. Parcels were generally selected if they were developed with aging structures over 40 years old and/or occupied by marginal, low-value or low-intensity non-residential uses. Age of structure is a significant factor in determining suitability of nonvacant sites. Building deterioration, lack of adequate property maintenance issues, as well as other market-driven factors contribute to the likelihood that many existing non-residential uses being eliminated. The sites inventory analysis has identified approximately 115 sites that contain structures which are 40 years or older. These sites are anticipated to accommodate 1,278 units lower-income units. Moreover, as mentioned, a majority of the non-vacant sites are located in mixed use overlay zones or specific plan areas and consist mainly of underdeveloped commercial and industrial properties with low-value or marginal uses. As indicated by reported development trends described in the Background Information section of this Housing Element, existing non-residential developments consisting of single commercial or industrial uses continue to decline whereas development of mixed or blend developments are increasing, especially along major thoroughfares in the city. It is anticipated that development in mixed use overlay zones or specific plan areas will feature and integrate residential development where existing commercial and industrial uses are present, thus providing for additional housing capacity on sites that contain neighborhood-serving resources and jobs.

Additionally, parcels were considered for inclusion based on whether they can be consolidated with adjacent properties to form large, contiguous development sites. Many (though not all) properties were chosen because they exhibit one or more signs of physical blight under State Community Redevelopment Law. While redevelopment funds are no longer available to assist in site assembly and environmental remediation, the presence of blight may qualify these properties for financial assistance under other State and federal programs such as CDBG and HOME.

Physical blight conditions observed under Community Redevelopment Law (Health and Safety Code §33031(a)) include:

- Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violation, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.
- Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.
- Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project areas.
- The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

With the aforementioned efforts including new and existing policies and programs to facilitate development of non-vacant sites, the city does not consider site's existing uses as significant impediments to additional residential development during the period covered by the housing element.

All sites being extensively developed with residential, commercial, and industrial uses, as well as public facilities, are fully served by the city's road and utility networks. It is anticipated that minor street, water, sewer, and other improvements will be required to serve the sites when developed at higher intensities, but no need for major new infrastructure is anticipated.

Sites identified for lower income categories in Appendix C that are less than 0.5 acres in size are consolidated into clustered sites that comprise at least 0.5 acres. Challenges posed by smaller parcels are discussed below.

Small Sites and Lot Consolidation

Many of the non-vacant sites identified consist of multiple smaller parcels with different owners, and their development within the planning period will depend on whether they can be consolidated. Because of the lack of a sufficient number of large residential parcels under single ownership elsewhere in Rosemead, these sites represent the best development opportunities to accommodate the city's RHNA fair-share allocation within the planning period. The following list includes recently approved residential mixed-use projects which consist of consolidated sites comprising of smaller parcels. These projects are in various stages in the development process and serve to demonstrate the how prevalent lot consolidation is in the city, especially in areas identified as lacking in housing opportunities.

- 7419-7459 Garvey Avenue: Mixed-use development comprised of seven (7) parcels with 361 dwelling units and 17, 270 sq. ft. of commercial. Currently in plan check.
- 7539-7545 Garvey Avenue: Mixed-use development comprised of two (2) parcels with 75 dwelling units and 6,346 sq. ft. of commercial. Project currently in plan check.
- 7801-7825 Garvey Avenue, 3012 Del Mar Avenue, 3017 Brighton Avenue: Mixed-use development comprised of six (6) parcels with 92 dwelling units and 15,945 sq. ft. of commercial. Project currently in plan check.
- 7867-8001 Garvey Avenue, 7924 Virginia Street, 7938 Virginia Street, 3033 Denton Avenue: Mixed-use development comprised of ten (10) parcels with 219 dwelling units and 50,100 sq. ft. of commercial. Project currently in plan check.
- 8002-8026 Garvey Avenue, 2742-2746 Kelburn Avenue, 2743 Falling Leaf Avenue: Mixed-use development comprised of 11 parcels with 109 dwelling units and 11,542 sq. ft. of commercial. Project currently in plan check.
- 8408-8416 Garvey Avenue, 2736-2746 Delta Avenue: Mixed-use development comprised of five (5) parcels with 46 dwelling units and 11,860 sq. ft. of commercial. Project currently under construction.
- 8449 Garvey Avenue, 3014 Earle Avenue: Mixed-use development comprised of two (2) parcels with 26 dwelling units and 15,600 sq. ft. of commercial. Project currently under construction.

As part of the city's Garvey Avenue Specific Plan and the FCMU Overlay, lot consolidation incentives are provided to property owners that in turn allow for increased development potential. In addition, the

city is prepared to take further significant steps to ensure lot consolidation takes place as part of its larger efforts to monitor the adequate sites inventory and facilitate the buildout of the identified sites.

The city's efforts to facilitate lot consolidation will include the following actions:

- **Opportunity sites marketing and outreach:** The city will make a list of prime opportunity mixed-use sites through the city's website. The list will include information on parcel size, zoning, and existing uses, as well as highlighting opportunities for lot consolidation.
- **Technical assistance:** The city will provide technical assistance to expedite the site acquisition, plan review and entitlement process, in addition to facilitating negotiations between the property owner and interested buyers.
- **Expedited processing:** As part of the opportunity sites program, the city will establish expedited permitting procedures for lot consolidation.
- **Outreach to real estate community:** Finally, the city will establish an outreach program to local real estate brokers and the West San Gabriel Valley Association of Realtors to increase awareness of lot consolidation opportunities. More information about the Opportunity Sites program is available in Section 5.B, Housing Programs of the Housing Element.

Accessory Dwelling Units (ADUs)

Consistent with state law, accessory dwelling units are permitted in all residential and multi-family zones, and the city supports ADUs (including Junior Accessory Dwelling Units) to increase housing stock. To estimate the number of ADUs that can be counted toward the city's RHNA inventory, the city is using the HCD-sanctioned argument to use the last three years (January 1, 2018 to present) as the benchmark for future ADU production.

Thirty-eight ADUs were issued building permits in 2018, followed by 62 in 2019 and 44 in 2020. We can assume a projection of 48 ADUs each year through the 2021-2029 planning period, based on the average ADU production from 2018 to 2020. This equates to 384 ADUs. These ADUs are currently divided among each income category in accordance with the ADU Affordability Memo developed by SCAG, which provides affordability rates pre-certified by HCD, as shown on Table 46.

Table 46
ADU Affordability Methodology Applied to the City of Rosemead

	LA County	Rosemead ADUs
Extremely Low	15.0%	58
Very Low	8.5%	33
Low	44.6%	171
Moderate	2.1%	8
Above Moderate	29.8%	114

Source: SCAG and City of Rosemead

D. Potential Housing Growth

As previously discussed, the City of Rosemead is a highly urbanized community that has few vacant parcels. As such, most of the opportunities for affordable housing growth lie in supporting continued infill and ADU development, along with the recycling of currently underutilized properties at higher densities, in accordance with the city's new mixed use zoning regulations. In total, vacant sites and potentially recyclable sites, plus ADU projections, account for a maximum potential of 9,915 units at various income levels (with a realistic capacity of 6,879 units), which substantially exceeds the city's RHNA allocation of 4,612 units as shown in Table 47.

E. Potential Strategies

In addition to the sites included in the city's Sites Inventory summarized in Table 47 and detailed in Appendix C, the city has the option to pursue additional sites suitable for residential development through rezoning opportunities on City Identified Parcels as well as Congregational Sites, as follows:

- **City Identified Parcels.** The city identified a number of parcels that may provide opportunity to accommodate additional housing, if rezone efforts were undertaken. It was assumed that these parcels would fall under the Residential/Commercial-Mixed-Use, Design Overlay (RC-MUDO) at 30 dwelling units per acre (du/ac), or a new Mixed-Use Creative Industrial (MU-CI) zone with a maximum of 32 du/ac; the MU-CI would only apply to that portion of the city south of Garvey Avenue and west of Stingle Avenue. In addition, the Housing Development Subcommittee recommends exploring residential opportunities on commercial properties within major commercial corridors.
- **Congregational Sites.** Congregational sites were identified by the city and project stakeholders that have potential for accommodating very low- and low-income housing. Recent state law has provided flexibility for congregational sites to accommodate housing on their parking lots. Such parcels could have a minimum density of 16 du/ac and maximum of 32 du/ac.

Because the city already has a site inventory that provides opportunity for 149.2 percent of its RHNA allocation, the additional potential sites are not included in the city's inventory at the time of the 6th Cycle Update.

Table 47
Housing Projections, 6th Cycle Housing Element Update: Rosemead

Area #	Area Name/ Unit Type	Maximum Units	Realistic Capacity ⁴	Income - VL/L	Income - Mod	Income - Above	% of RHNA (at 70%)
Vacant							
	Vacant Sites	1,857	1,091	232	286	572	23.7%
Non-Vacant							
	Non-Vacant Sites	7,674	5,404	1,783	991	2,631	117.2%
Accessory Dwelling Units							
ADU	Accessory Dwelling Units ²	384	384	262	8	114	8.3%
Grand Totals³		9,915	6,879	2,277	1,285	3,317	149.2%

1 RHNA Required Sites (4,612) = Very Low/Low (1,792), Moderate (686), Above Moderate (2,134).

2 Assumed ADU production is 48 per year based on average from previous 3 years.

3 Nets out existing residential units located on properties per County Assessor Data Set; also includes rezoned sites.

4 For mixed-use, assumes 65% residential building per City Standards at 70% of max density, except for pending projects where actual proposed units are indicated.

F. Financial Resources

A variety of potential funding sources are available for housing activities in general. However, due to both the high costs of developing and preserving housing, and limitations on both the amount and uses of funds, additional funding sources may also be required.

The following describes in greater detail the primary funding sources currently used in Rosemead: CDBG, HOME, and LACDA's tenant-based assistance program, and key State funding sources. These funding sources can potentially be used to assist in the preservation, improvement, and development of affordable housing in Rosemead.

CDBG Funds: Through the CDBG Program, HUD provides funds to local governments for funding a wide range of community development activities. The city receives approximately \$738,492 annually in CDBG funds from HUD, which it utilizes to fund code enforcement, residential and commercial rehabilitation, economic development, infrastructure improvements, and social service programs.

HOME Funds: The city is a participating jurisdiction in the HOME Investment Partnership (HOME) Program administered by HUD. Presently, the city annually receives approximately \$337,512 in HOME funds from HUD. These funds can be used for a range of affordable housing activities including acquisition, rehabilitation, first-time homebuyer assistance and rental assistance. To date the city has allocated its HOME funds to assist with the rehabilitation of homes owned by low-income households, down payment assistance for first-time homebuyers, and the acquisition of homes through Community Housing Development Organizations (CHDOs).

LACDA Housing Assistance Division Program): The Los Angeles County Development Authority (LACDA) serves the City of Rosemead and provides Section 8 Rental Assistance Vouchers to residents. The program increases housing choices for very low-income households by enabling families to afford privately owned rental housing. The LACDA generally pays the landlord the difference between 30 percent of a household's income and the fair market rent for a unit. As of December 2020, according to LACDA, there are 333 households receiving tenant-based rental assistance in Rosemead.

Former Redevelopment Agency Housing Set-Aside: Until the dissolution of Community Redevelopment Agencies under AB X1 26, Redevelopment Housing Set-Aside funds were one of the primary sources of financing used for preserving, improving and developing affordable housing. As of 2013, Redevelopment Housing Set-Aside funds are no longer available for agency use, as all tax increment that previously went to the Agency is diverted to the underlying taxing entities under AB X1 26. A portion of this tax increment is deposited in the City of Rosemead's general fund. The former Redevelopment Agency's Operating and Assistance Agreement with RHDC for the two senior apartment complexes continues as part of the city's Recognized Obligation Payments Schedule (ROPS); this is the only portion of the Housing Set-Aside funds that remains dedicated to low- and moderate-income housing activities in the City of Rosemead.

Senate Bill (SB) 2/LEAP Grants: In 2017, Governor Jerry Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. To date, the city has been awarded \$160,000 under the SB 2 grant program and \$150,000 under the LEAP grant program. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate. SB 2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60% of AMI

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- Increase assistance to affordable owner-occupied workforce housing
 - Assist persons experiencing or at risk of homelessness
 - Facilitate housing affordability, particularly for lower and moderate-income households
 - Promote projects and programs to meet the local government’s unmet share of regional housing needs allocation

G. Energy Conservation

As residential energy costs continue to rise, increasing utility costs reduce the affordability of housing, thus aggravating the city’s current shortage of affordable units. The city has many opportunities to directly affect energy use within its jurisdiction. The city adopted the 2019 California Green Building Standards Code as amended by Title 31 Los Angeles County Green Building Standards Code (adopted November 26, 2019, by the Los Angeles County Board of Supervisors), together with their appendices. The California Green Building Standards Code—Part 11, Title 24, California Code of Regulations—known as CALGreen, is the first-in-the-nation mandatory green building standards code. The regulations address energy efficiency along with other measures designed to have a positive environmental impact and reduce greenhouse gas emissions. Green building standards applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structures, and also applies to most additions and alterations to existing buildings, including residential structures.

In addition to required compliance with the Building Code and Title 24, the city sets forth goals and policies that encourage the conservation of non-renewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency. In large part, energy savings and utility bill reductions can be realized through the use of various energy design standards, including glazing, landscaping, building design, cooling/heating systems, weatherization, efficient appliances, efficient lighting and load management.

Though Rosemead is predominantly developed, there is opportunity for energy savings in existing housing as most residential structures can be retrofitted with conservation measures that nearly provide the energy savings achieved with new construction. Many can also be retrofitted with passive design measures, such as the addition of solar units and south facing windows.

The city requires a site plan review of all multiple-family developments and subdivisions. Through this review process, the city promotes energy conservation methods of design and orientation of the housing units. It is a specific goal of the city that all developments of a public or private nature are conscious of the need to conserve energy in all forms through the use of good site planning techniques.

Energy conservation can also be promoted by locating residential developments in proximity to schools, employment centers, public transit, and services. The city’s Land Use Element and Housing Element make concerted efforts to distribute residential areas in ways that make them accessible to these various amenities and services and are thus more likely to reduce vehicular traffic. Due to the fact that the city strives for a balanced community, most services and amenities are located within a quarter mile of residential areas.

Conservation of energy is a goal expressed in the city’s Resource Management, Circulation, Land Use, and Air Quality Elements.

In addition, the SoCalGas Company which supplies natural gas to Rosemead households, offers assistance programs, rebates and incentives to increase energy efficiency and savings. More information on these

and other incentive programs is available from SoCalGas Company at <https://www.socalgas.com/save-money-and-energy>.

Southern California Edison (SCE) offers various energy conservation services, rebates, incentives and savings suggestions. For the latest programs, individuals should visit the SCE website at <https://www.sce.com/residential/rebates-savings>. SCE also offers bill assistance programs designed to help eligible low-income households.

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5. HOUSING PLAN

In accordance with State Housing Element law, this section presents a statement of goals, policies and priorities. The statement is intended to convey to the community at large Rosemead's plan to provide a variety of housing types for all economic segments of the community. In addition, the goals, policies and priorities also serve as a framework or foundation for the evolution, initiation and implementation of specific programs and actions to improve the existing housing stock, produce new housing, and provide financial assistance and to mitigate the adverse impacts of economic and market constraints.

In preparing this updated Housing Element, the city reexamined the goals and policies that gave direction to the city's housing programs, as well as the progress that has been made toward their attainment. The housing goals that were adopted by the City Council in 2014 are responsive to the State housing goals and continue to reflect the desires and aspirations of the community. Hence, through the adoption of this updated Housing Element, the City of Rosemead has reaffirmed its commitment to these goals, with modifications where needed to reflect new state laws and changing conditions. The updated Housing Element also includes additional supporting policies and an extensive section on Fair Housing.

In establishing its current objectives and programs, the city considered its experience over the past seven-year period. Based on this experience, certain programs contained in the prior Housing Element have been deleted, combined, or modified while some new programs have been added. Programs that were initiated and continue to be relevant to the city's overall housing goals and objectives, have been carried over and their implementation will be on-going during the current planning period. Finally, since the quantified objectives contained in this Housing Element are based on empirical data, they are considered to be realistic and attainable, and reflect the economic conditions and funding realities prevailing in southern California at the start of the current planning period. An accounting of the city's progress toward implementing programs and quantified objectives is provided in Appendix A.

A. Goals and Policies

Goal 1: Protect existing stable, single-family neighborhoods throughout the city.

Policy: Encourage the rehabilitation of existing substandard units to bring them up to code and extend their useful life.

Policy: Encourage the construction of new single-family attached and detached dwellings using zoning and other mechanisms.

Policy: Preserve existing residential areas by using design measures to buffer these sensitive land uses from adjacent dissimilar uses.

Policy: Existing single-family units that require demolition must be replaced with residential units that will be compatible in character to the surrounding neighborhood.

Policy: Conserve existing mobile home parks that are economically and physically sound, and implement relocation assistance guidelines for parks that are converted.

Policy: Promote the development of Accessory Dwelling Units and Junior Accessory Dwelling Units to provide needed housing and support Fair Housing goals.

Goal 2: Encourage the development of a range of housing types in a range of prices affordable to all Rosemead residents.

Policy: There shall be a variety of housing types and prices to accommodate a wide range of housing needs and tastes.

Policy: Encourage the maintenance of existing housing opportunities while promoting the development of new housing opportunities for the city's elderly.

Policy: Discourage the conversion of apartments to condominiums by requiring converted buildings to be brought into full compliance with the existing code.

Policy: Encourage housing opportunities within the mixed-use residential/commercial overlay districts to provide needed infill development opportunities.

Policy: Provide zoning regulations, permit streamlining, and other incentives to facilitate affordable housing and economic development goals.

Policy: Continue to foster partnerships with community organizations, religious institutions, non-profits, industry groups and other stakeholders to further opportunities for affordable housing.

Goal 3: Encourage the maintenance and upgrading of existing housing stock to ensure a decent, safe, and sanitary home for all Rosemead residents.

Policy: A range of housing opportunities shall be provided to existing and future residents of the City of Rosemead to help ensure that housing is available to all socio- economic segments and special need groups within the community.

Policy: Low and moderate-income housing shall be of equal design, construction, and maintenance as that of more expensive housing in the City of Rosemead.

Policy: Continue to enforce Municipal Code provisions relating to the use and development of property.

Goal 4: Support federal and state laws that prohibit discrimination of protected classes under State and federal fair housing laws.

Policy: Continue to cooperate with and support the efforts of the Southern California Housing Rights Center to provide information and counseling pertaining to fair housing and landlord-tenant issues.

Policy: The City of Rosemead will continue to support and assist in enforcing the provisions of the federal and State Fair Housing laws.

Policy: Affirmatively further fair housing by taking meaningful actions to combat discrimination, help overcome patterns of segregation, and foster inclusive communities.

B. Housing Programs

This section of the housing plan identifies the programs and actions the city will implement to achieve the goals and housing policies during the 2014-2021 planning period. The five housing program strategies defined for the City of Rosemead include:

- Preservation and Enhancement of Existing Housing Stock
- Production of Affordable Housing
- Rental Assistance
- Increased Homeownership Opportunities
- Equal Housing Opportunity and Prevention of Discrimination

Program Strategy: Preservation and Enhancement of Existing Housing Stock

1. *Owner Occupied Rehabilitation Program*

To aid in the maintenance and preservation of the city's existing affordable housing stock and to promote, increase, and maintain homeownership for low- and moderate-income households, the city provides a variety of programs through federal HUD CDBG and HOME funding.

Community Development Block Grant (CDBG) Programs

CDBG is an annual grant to cities to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-income. Programs and funds supporting housing rehabilitation include:

- Handyman Grant Program – up to \$15,000 (62 years and older; or handicapped/disable homeowner)
Grants are available to senior citizens 62 years or older and disabled citizens for up to \$15,000, at no cost to the homeowner, for repairs related to interior and exterior code deficiencies and general home improvements.
- Emergency Grant Program – up to \$2,000 (62 years and older)
Emergency grants are available to all eligible income-qualified applicants. The maximum emergency grant is \$2,000 for corrections to emergency code deficiencies that constitute an immediate health-safety issues.
- Lead Testing/Abatement (at no cost to the homeowner)
Persons eligible for the Handman or Emergency Grant program will also qualify for lead testing and abatement.

HOME Investment Partnership (HOME) Programs

HOME funds are awarded annually as formula grants to participating jurisdictions. The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement, rental assistance, or security deposits. HOME is designed to create affordable housing to low-income households.

Owner Occupied Rehabilitation Loan Program

The city provides low interest (0% to 3%) deferred payment loans to low- and moderate-income homeowners who own and occupy their homes and need financial assistance to make repairs and improvements. The loan is paid back through the sale, transfer of ownership, or refinancing of the home.

- Objective:** Preserve the City's existing affordable housing stock
- a) Continue to implement programs through federal funding.
 - b) Update the city's website periodically to address housing rehabilitation programs.
 - c) Handyman Grant and Emergency Grant Program are both subsets of the Grant Housing Rehabilitation Program with a combined target of ten (1) units to be rehabilitated. For the Owner Occupied Rehabilitation Loan Program has a target of five (5) units to be rehabilitated.
- Agency:** City of Rosemead
- Financing:** CDBG, HOME
- Time Frame:** Annually, throughout the 2021-2029 Housing Element planning period

2. Down Payment Assistance Program

Depending on the availability of funds, the city assists low-income residents with the purchase of their first home. The assistance is in the form of a second loan and is available to low-income families who have not owned a home within the previous three years. The amount of the loan will vary depending on the value of the house to be purchased to assist the homebuyer in achieving a 20 percent down payment. The maximum allowable loan is currently \$70,000, but the city anticipates increasing the maximum loan amount in the next fiscal year.

- Objective:** Provide new homebuyers with loans for down payment of homes with a target of eight (8) homeowners assisted over the 2021-2029 planning period.
- Agency:** City of Rosemead
- Financing:** HOME
- Time Frame:** Annually, throughout the 2021-2029 Housing Element planning period

Program Strategy: Production of Affordable Housing

3. Infill Housing Development and Site Recycling

Vacant Lot Development

This program would allow the replacement of an existing housing unit or the development of a new unit(s) on an existing vacant lot. The city will provide appropriate assistance and facilitate the development review and approval process to ensure that regulatory constraints to infill development are minimized.

Accessory Dwelling Units

The State legislature has identified that the California housing shortage is a significant statewide issue. The State believes that increasing the development of Accessory Dwelling Units (ADUs and JADUs) is one approach to address the housing crisis. Over the last couple of years, the State has amended ADU laws and on September 8, 2020, the city amended the ADU code to comply with State provisions in effect at the time. Changes to ADU laws effective January 1, 2021, further reduce barriers to accommodate the development of ADUs and junior accessory dwelling units (JADUs).

Mixed Use Development

Opportunities for residential development in the city fall into one of two categories: vacant land and sites where there is a potential to recycle or increase densities. Since the introduction of mixed-use designations in the city's 2008 General Plan update (revised 2010) and the adoption of the Garvey Avenue Specific Plan in 2018, developers have filed applications for a total of 12 mixed-use projects within Rosemead.

The City of Rosemead is now considering a Freeway Corridor Mixed-Use Overlay zone in targeted areas in and around Interstate 10.

- Objective:** Increase housing stock and encouraging development on underutilized sites
- a) Amend the Zoning Ordinance for consistency with state law requirements for ADUs within one year from adoption of the Housing Element.
 - b) Incentivize ADUs through providing information on State ADU law on the city's web page and providing technical assistance at the city's Zoning Counter by December 2022.
 - c) Provide technical assistance at the city's Zoning Counter to facilitate infill and affordable housing development.
 - d) Adopt the Freeway Corridor Mixed-Use Overlay Zone by December 2021.
- Agency:** City
- Financing:** For projects: CDBG, HOME, project-specific State and federal loans and grants, as necessary and appropriate. For code amendments and operational improvements: City General Fund
- Time Frame:**
- a) By January 2023
 - b) By December 2022 with updates as needed
 - c) Ongoing
 - d) By December 2021

4. Land Assemblage and Write-Down

Rosemead may use CDBG, HOME and/or other funds to write-down the cost of land for development of low and moderate-income housing. The intent of this program is to reduce the land costs so that it becomes economically feasible for a private developer to build units that are affordable to low- and moderate-income households. However, these funds will depend on the resources available to the city and allocation decisions will be made on a project-by-project basis.

The city will promote lot consolidation by highlighting those properties on its list of opportunity sites for housing development. The list will include two or more adjoining properties zoned for residential uses that are available for sale and are candidates for consolidation. The city will provide technical assistance to interested buyers/developers and expedite the permitting procedures for mixed-use projects and streamline the process for lot consolidation. Available funding sources to write-down land costs will be identified on the city's Opportunity Sites list. This list will be available at the Planning Division counter and on the city's website.

- Objective:**
- a) Provide funding for developments with at least 20 percent of the units for low- and moderate-income households
 - b) Prepare an Opportunity Sites list that includes available funding sources and make them available for public review at the Planning counter and on the city's website
- Agency:** City

-
- Financing:** CDBG, HOME, project-specific State and federal loans and grants as appropriate
- Time Frame:** a) Funding provided annually 2021-2029, as available
b) Annual updates of the Opportunity Sites list and funding information

5. *Community Housing Development Organization (CHDO) Construction Program*

A CHDO is a 501(c) nonprofit, community-based service organization whose primary purpose is to provide and develop decent, affordable housing for the community it serves. By law, each HOME-participating jurisdiction must set aside at least 15 percent of its HOME allocation for use by a CHDO for the development of affordable housing. The city will also help CHDO through CDBG funds, as needed and if funds are available. The city will help seek opportunities with CHDO to facilitate the development and improvement of low-income housing.

- Objective:** Increase affordable housing stock. Build 10 new housing units and facilitate the purchase of 20 homes from land acquired.
- Agency:** City, RHDC
- Financing:** HOME,
- Time Frame:** Annually, throughout the 2021-2029 Housing Element planning period

6. *Adequate Sites Inventory and Monitoring for No Net Loss*

Rosemead has been allocated a Regional Housing Needs Allocation (RHNA) of 4,612 units (1,154 very low, 638 low, 686 moderate, and 2,134 above moderate). Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, size, and prices of housing. The city's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development. Rosemead is almost entirely developed, and few vacant residentially zoned sites remain in the city. Recent and future residential development relies primarily on the redevelopment of nonvacant properties, particularly along the City's major corridors where mixed use development is permitted.

With units entitled and under review, as well as anticipated ADUs, the city has adequate capacity for its moderate and above moderate income RHNA, with a remaining lower income RHNA of 1,792 units. Vacant and underutilized sites, including three sites for potential rezoning, provide adequate capacity to satisfy the RHNA requirement of 1,792 sites while providing a buffer of 485 units for a total of 2,277 low/very low-income units. The city will rezone up to 2.29 acres within 3 years of the Housing Element adoption to provide up to 72 of the total units. The rezoned sites will meet the requirements of Government Code §65583.2, including but not limited to a minimum density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by-right in which at least 20 percent of the units are affordable to lower income households.

Table 48
Rezoning for RHNA

Current Zone	Proposed Zone	Acreage	Parcels	Potential Lower Income Capacity
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	0.33	1	0
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	0.16	1	0
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	1.08	1	0
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	3.53	1	0
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	0.61	1	19
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	1.17	1	37
C-3 Medium Commercial	C-3 Medium Commercial/FCMUO	0.47	1	0
GSP	GSP-MU	0.25	1	0
GSP	GSP-MU	0.70	1	0
M-1 Light Industrial	M-1 Light Industrial/RC-MUDO	0.51	1	16

To ensure that the net future housing capacity is maintained to accommodate the city's RHNA figures and remain in compliance with SB 166 (no net loss), the city will maintain an inventory of adequate housing sites for each income category. This inventory will detail the amount, type, size and location of vacant land, recyclable properties and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development.

If the inventory indicates a shortage of adequate sites to accommodate the remaining regional housing need by income level, the city will identify alternative sites so that there is "no net loss" of residential capacity pursuant to Government Code §65863.

- Objectives:**
- a) Provide adequate sites to accommodate the city's entire RHNA allocation.
 - b) Provide information on available sites and development incentives to interested developers and property owners on city website.
 - c) Develop a procedure to track:
 - Unit count and income/affordability assumed on parcels included in the sites inventory.
 - Actual units constructed and income/affordability when parcels are developed.
 - Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

In addition, the city will make no net loss findings at the time of project approval and require replacement units when required by state law.
 - d) If the housing programs and incentives are not successful in maintaining compliance with SB 166, the city will consider rezoning of religious institution sites or expand existing incentives or propose new incentives, such as providing for priority development processing, or reducing development fees for projects involving affordable housing within six months of the APR.
 - e) Development on non-vacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. The city will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site consistent with those requirements set forth in State Density Bonus Law.

-
- f) The city will implement the rezoning program as outlined in the table above to accommodate additional housing capacity.
- Agency:** City Manager, Community Development Department
- Financing:** General Fund
- Time Frame:**
- a) With Housing Element adoption
 - b) Upon Housing Element adoption with annual updates
 - c) By the end of 2022
 - d) Take corrective action within 6 months after APR reporting of noncompliance with SB 166
 - e) by January 2023
 - f) by January 2025

7. *Water and Sewer Master Plans*

The city's water, wastewater, and sewer capacity will remain adequate to accommodate the projected RHNA allocation. However, the city acknowledges that water and sewer services can be major infrastructure constraints to housing production. As a result, the City of Rosemead is committed to developing water and sewer master plans by the end of 2025 to ensure of adequate infrastructure capacity is available throughout the planning period. Master plans are anticipated to analyze existing capacity and maintenance factors as well as estimate future water, wastewater and recycled water facilities that will be necessary to provide adequate services to future residents and business based upon projected growth.

- Objectives:**
- a) Develop water and sewer master plans to ensure adequate service is available to accommodate future growth, including development of potential RHNA sites.
 - b) Monitor infrastructure capacity and update plans accordingly.

Agency: City

Financing: Grant funding, General Fund

- Time Frame:**
- a) By December 2025
 - b) Bi-annually

8. *Opportunity Sites Marketing and Outreach*

The city's Community Development Department will maintain a list of economic development opportunity sites within the city on the city's economic development website.

In an effort to promote lot consolidation and housing development, the city will highlight those sites on the opportunities list where two or more adjoining properties are available for sale and consolidation. The city will provide technical assistance to interested buyers/developers of those opportunity sites zoned for residential uses, as well as for mixed- use. Through adoption of the Garvey Avenue Specific Plan and the draft FCMU, the city has established a program that expedites the permitting process for mixed-use development projects and property acquisition process for lot consolidation. The city will continue to update the opportunity sites list as needed.

Additionally, the city will establish an outreach program to the various real estate brokers who do business in Rosemead, as well as the West San Gabriel Valley Association of Realtors, to encourage them to contact property owners concerning possible housing development opportunities that involve lot consolidation. As part of this program, the city is in the process of developing a GIS database of available properties that are suitable for development. This will assist further in making property owners aware of opportunities to sell their property for the purpose of a larger development.

- Objectives:**
- a) Continue maintaining an updated listing of opportunity sites, using GIS to visually catalogue and display information about each site and the surrounding properties. Coordinate listing with RHNA sites availability.
 - b) Initiate contact with the West SGV Association of Realtors regarding residential development opportunities involving lot consolidation.

Agency: City Manager, Community Development Department

Financing: General Fund

- Time Frame:**
- a) Opportunity Sites Program will be updated annually
 - b) Contact West SGV Association of Realtors annually

Program Strategy: Special Housing Needs and Zoning Amendments

9. *Special Housing Needs and Zoning*

Transitional and Supportive Housing

Recent state law (AB 2162, 2018) requires that supportive housing, meeting certain criteria, be allowed by-right in zones where multi-family and mixed uses are permitted. State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within one-half mile of a public transit stop. Currently, transitional and supportive housing are permitted in all residential zones and the R/C zone of the Garvey Specific Plan area. State law also includes provisions for low barrier navigation centers (LBNCs) to assist persons experiencing homelessness. LBNCs must be allowed by-right in mixed-use and nonresidential zones where multi-family uses are permitted.

Emergency Shelters

State law requires that the city address the emergency housing needs of persons experiencing homelessness, based on the point-in-time count as described in Section 2.F. Cities must provide a zone which permits emergency shelters by-right. Additionally, emergency shelters are subject only to the same development standards that apply to the other permitted uses in the zone and written objective standards unique to emergency shelters as set forth in §65583(a)(4) of the California Government Code. The city is currently processing an amendment to the Zoning Ordinance that will allow emergency shelters by-right to address current housing needs. The Zoning Ordinance amendment is anticipated to be adopted in January 2022.

Code Amendments and Incentives

Evaluate potential for additional code amendments to facilitate affordable housing. Flexible zoning regulations and streamlined permit processing can reduce costs and serve as incentives to development.

- Objectives:**
- a) Amend the Zoning Ordinance to address changes to state law including AB 101 (Low Barrier Navigation Center) and AB 139 (Emergency and Transitional Housing)
 - b) Amend the Zoning Ordinance to allow supportive housing by-right in the RC-MUDO and FCMUO zones. In addition, remove minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop per AB 2162 (Supportive Housing).
 - c) Amend the zoning code to be consistent with the latest State Density Bonus Law requirements.

-
- d) Monitor shelter capacity needs based on the Biannual Homeless Census (point-in-time) count, and report findings in Annual Progress Reports.
 - e) Amend the Zoning Code to facilitate affordable housing including reducing R-3 Zone parking standards for affordable housing.
 - f) Develop objective design standards for the MUDO and R-3 Zones to minimize time and cost associated with permit processing.
 - g) Amend the city's Land Use Map to include information on minimum densities in the mixed-use and high-density mixed-use designations.
 - h) Encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities.
 - i) Review the Zoning Ordinance for provisions for large group homes (7+ persons) and develop mitigating strategies to remove potential constraints and facilitate development of large group homes.
 - j) Amend the Zoning Code to allow housing for six or fewer employees, including farmworkers, to be treated as a regular residential use in compliance with the California Employee Housing Act.
 - k) Amend the Zoning Code to allow manufactured housing in the R-1 Zone by-right, in compliance with state law.
 - l) Adopt SB 35 (Streamlining Provisions) to allow streamlined ministerial approval for qualified residential developments with at least 10% affordability, in compliance with state law.
 - m) Share information on available incentives as a part of the development review process by the end of 2022.

Agency: City

Financing: General Fund

Time Frame: a), b) and c) By January 2023
 d) Every 2 years
 e), f) and g) By January 2024
 h) Ongoing
 i) Ongoing
 j), k), and l) By January 2024
 m) By December 2022

10. Development of Housing for Extremely Low-Income Households

Pursue grants and other funding opportunities that support the initiation, operation, and expansion of affordable housing programs. The city shall, on a case-by-case basis, assess the financial incentives needed to facilitate the development of affordable housing for Extremely Low Income (ELI) households. Financial assistance could include equity subsidies to new construction projects and/or purchase of covenants. Financial assistance could also take the form of funding a fee waiver program in which developments proposing to include a minimum percentage of ELI units are exempted from plan check fees.

The city will work with the appropriate agencies to ensure a dedicated source of funding for housing for ELI households in Rosemead. Funding possibilities for ELI include: 1) HOME funds for ELI housing development; and 2) pursuing HUD Section 202 funds, and other State and federal loans and grants, according to the specific nature of the project. The city will also provide regulatory incentives, such as implementing the density bonus program.

- Objectives:**
- a) Target funds from CDBG, HOME and other sources to assist in the development of ELI units as necessary
 - b) Implement priority processing procedure for ELI housing development projects
 - c) Monitor financial assistance programs administered by the California Department of Housing and Community Development and apply for funding as appropriate. Current program information is posted on the HCD website at: <https://www.hcd.ca.gov/grants-funding/index.shtml>.

Agency: City

Financing: CDBG, HOME, project-specific State and federal loans and grants, as necessary and appropriate

- Time Frame:**
- a) By January 2023
 - b) Ongoing implementation

11. By-Right Approval of Projects with 20 Percent Affordable Units on “Reuse” Housing Element Sites

Pursuant to Assembly Bill 1397 passed in 2017, the city will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent a “reuse” of sites previously identified in the 4th and 5th cycles Housing Element, as well as rezoned sites identified in the 6th cycle Housing Element.

Objectives: Amend Zoning Code to provide for by-right approval of projects meeting the 20 percent affordable requirements on Housing Element reuse sites.

Agency: City

Financing: City General Fund

Time Frame: By February 2025

Program Strategy: Rental Assistance

12. Section 8 Rental Assistance Payments/Housing Vouchers

This program, administered by the Los Angeles County Development Authority (LACDA), Housing Assistance Division extends rental subsidies (vouchers) to low-income families and elderly persons who spend more than 30 percent of their income on rent. The assistance represents the difference between the excess for 30 percent of the monthly income and the actual rent. Conduct outreach regarding availability of the voucher program and new source of income protection per SB 329 (2019). SB 329 outreach refers to sharing information that the term “source of income” was redefined in regard to housing discrimination laws to mean verifiable income paid directly to a tenant or paid to a housing owner or landlord on behalf of a tenant, including federal, State, or local public assistance and housing subsidies.

- Objectives:**
- a) Continue participating in the LACDA Section 8 Program
 - b) Post website materials regarding availability of the Section 8/Housing Choice Voucher Program and new source of income protection per SB 329 (2019).

Agency: County, HUD

Financing: Section 8

Time Frame: Annually, throughout the 2021-2029 Housing Element planning period

13. *Mobile Home Park Assistance Program (MPAP)*

This program is offered by the State Department of Housing and Community Development. It provides financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership. Loans are made to low-income mobile home park residents, or to organizations formed by the park residents, to own and/or operate their mobile home parks. Then the residents control their own housing costs. Loans are limited to 50-percent of the purchase price plus the conversion costs. They are awarded by the State on a competitive basis. Depending on the funding by the State and if the program is available, the city has the option to serve as co-applicant for any resident organizations applying to the State for funding. In addition, continue to implement the city's Mobile Home Park Ordinance. The Ordinance establishes the requirements to close or convert an existing mobile home park, including the submittal of a Conversion Impact Report and Relocation Plan. In addition, a public hearing would be required on the Conversion Impact Report at least 90 days prior to any evictions allowing the City Council ample time to review and comment on the document.

- Objectives:** a) Assist in the application process for loans to low-income mobile home park residents when State funding and MPAP program is available.
 b) Provide ordinance information to mobile home park owners.
- Agency:** City, HCD
- Financing:** State Funds and City General Funds
- Time Frame:** a) Annually, depending on funding availability
 b) Monitor funding availability and support applicants upon request. Provide information on an ongoing basis.

Program Strategy: Equal Opportunity Housing

14. *Fair Housing Program*

The city has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, and adopted an updated Five-Year Analysis of Impediments to Fair Housing Choice (AI) in January 2020. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified in the AI, and to additionally address other impediments that were discovered through the AB 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment is provided as Appendix D, and the resulting programs are identified as follows. All of the factors are High Priority contributing factors as they have direct and substantial impacts on fair housing.

Table 49
Fair Housing Program

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
Outreach and Enforcement		
Implementation of fair housing laws	Lack of public awareness of fair housing laws and affordability housing advocacy Lack of funding and knowledge about existing housing placement services, rental assistance, and rent deposit services/ programs.	Work with the Housing Rights Center (HRC) to expand its Fair Housing Program in Rosemead to: • develop a local outreach program about the positive impacts of affordable housing. • Begin educational programs that promote the positives of integrated income neighborhoods to change local attitudes about affordable housing. • Annually review and report on apartment rental advertisements released by private housing companies. Provide CDBG funding to the HRC to handle fair housing cases and education. Assist 10 households and conduct 5 tenant or landlord training sessions.
Segregation and Integration		
Housing Mobility	Increasing levels of segregation with high concentrations of Asian and/or Hispanic populations, but is likely the result of natural settlement patterns. All census tracts have a high concentration of minority residents.	Adopt an official affirmative marketing policy designed to attract renters and buyers of protected classes. Assign HRC, as a part of its Fair Housing Contract, to annually review and report on apartment rental advertisements released by private housing companies. When holding community meetings, proactively outreach to a wide range of community groups.
R/ECAP and Access to Opportunity		
City has a TCAC area of High Segregation and Poverty. City has no R/ECAPs, but is in a region with R/ECAPs	Low homeownership Difficulty in securing housing using Housing Choice Vouchers Enhance place-based investments Barriers to mobility Lack of opportunities for residents to obtain housing in higher opportunity areas	Provide more outreach and education to housing providers and potentially qualified residents regarding Housing Choice Voucher program Pursue community revitalization through development in the mixed-use overlay zones and the Garvey Avenue Specific Plan (GASP). Increase public investment to provide public services, “green” characteristics, public amenities and overall characteristics that foster positive economic, environmental and educational opportunities. Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code. Identify vacant residential properties for targeted rehabilitation. Stimulate economic growth by providing low interest loans to business owners using CDBG funds, including two business owners in TCAC areas. Support Infill, Site Recycling and ADU development per Program 3.

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
		See also Programs 6 and 8 regarding adequate sites and marketing economic development opportunity sites.
Safe and Green Neighborhoods	Land use planning and economic development decisions Limited amount of recreation and open play areas and public spaces	Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their effect on AFFH. See Program 3. Pursue funding to assist neighborhoods of concentrated poverty for investment in factors such as rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods.
Disproportionate Housing Needs and Displacement Risk		
Displacement in Vulnerable Communities	Lack of affordable housing in a range of sizes Land use and zoning laws High housing land, construction and labor costs High cost of repairs Displacement risk as higher-income households move into the community	Increase city efforts to enable and promote residential development through use of the mixed-use overlay zones, the Small Lot Ordinance and GASP. These initiatives provide new opportunities for a variety of residential development types and prices, and include areas where residential development was previously not allowed. Promote use of the State Density Bonus Law through website materials and counter assistance. Preserve the city's existing affordable housing stock for low- and moderate-income households (LMI) in the 0 to 80 percent of Area Median Income (AMI) category Acquire land for affordable housing using CDBG funding to assist 20 low-income families. Review ways to control rent and or housing sale costs for city rehabbed properties. To assist in the housing needs for persons with developmental disabilities, the city will implement programs to coordinate housing activities and outreach with the Eastern Los Angeles Regional Center (ELARC), encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities Provide low interest loans to five low- to moderate-income homeowners of single-family home and condominiums to make home repairs using HOME funds. Promote, increase, maintain homeownership for LMI households. See Programs 1 and 2 regarding rehabilitation and down payment assistance programs. Continue to monitor and preserve affordable senior housing units for lower income elderly households. Promote fair housing among all income categories.
	Access to services	Provide more outreach and education to extremely low-income households regarding Housing Choice Voucher and other supportive programs, as described in Program 12.

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
		Provide supportive services for non-homeless persons with special needs. • Provide nutritious meals to 50 seniors each week. • Provide employment opportunities for 15 high school-aged youth. • Coordinate housing activities and outreach with ELARC and pursue funding sources designated for persons with special needs and disabilities
	Rental housing conditions	Review the feasibility of establishing city-wide rental property inspection programs as a way to combat issues of blight and deterioration in rental housing. A local program could be created with other jurisdictions to share costs. Enforces routine rental inspection that encourage landlords make financial decisions to either reinvest or to sell.
	Aging housing stock	Continue and expand rehabilitation programs based on available funding, including CDBG funding to rehabilitate 10 units. Assist with energy efficient improvements. Develop innovative code enforcement methods to create a larger pool of decent housing options. Review the feasibility of establishing a city-wide rental property inspection program as a way to combat issues of blight and deterioration in rental housing. • A local program could be created with other jurisdictions to share costs. • Enforces routine rental inspection that encourage landlords make financial decisions to either reinvest or to sell. Create a revolving loan fund for homes with dire code violations so that properties could be available for purchase or rent.

Objectives: Provided individually as noted in table

Agency: City

Financing: State, federal and regional sources as available, General Fund

Time Frame: Provided individually for distinct actions as noted in table

C. Quantified Objectives

The Housing Element is required to provide quantified objectives for new construction, rehabilitation, and conservation. Housing needs in Rosemead far exceeded the resources available to the city. The quantified objectives, as permitted under state law, are established at levels that acknowledge the limited resources available.

Table 50
Quantified Objectives

Income Category	RHNA Targets for 2021-2029	Units that Could be Constructed by 2029	Units that Could be Rehabilitated	Units that Could be Conserved (At-Risk Housing)
Extremely Low ¹	577	683 ^{2,3}	15	–
Very Low	577	684 ^{2,3}	16	–
Low	638	910 ³	19	–
Moderate	686	1,285	–	–
Above Moderate	2,134	3,317	–	–
Total	4,612	6,879	50	0⁴

Notes:

1. State Housing Element law requires local jurisdictions establish quantified objectives to include also extremely low-income households. For projected RHNA housing needs, local jurisdictions can evenly split the very low income RHNA into extremely low and low income.
2. New construction objectives are estimated at about 25 percent of the extremely low/very low income RHNA and 25 percent of the low income RHNA.
3. The total of 2,277 lower-income units are allocated as follows: Low (40%), Very Low (30%), Extremely Low (30%).
4. The city has no at-risk housing but intends to monitor and conserve all 125 existing affordable housing units.

APPENDIX A – REVIEW OF ROSEMEAD 2014-2021 HOUSING ELEMENT

State Housing Element law requires that cities review their housing elements and evaluate the progress and achievements of their adopted housing programs. The City's 2014-2021 Housing Element was adopted in 2013 and set forth programs in the areas of new housing, including provision of adequate affordable housing; improvements and conservation of the existing housing stock; and meeting the financial assistance needs of the City's residents.

This review and evaluation includes housing programs that are identified in the 2014-2021 Housing Element. Key accomplishments include adoption of a Comprehensive Zoning Code update. The actions from the 2014-2021 Housing Element included in the Comprehensive Zoning Code update are as follows, with a notation on how the amendments helped address the needs of Special Needs groups:

- **Density Bonus:** Establish conditions and procedures for multi-family residential development projects to be granted a density bonus of 35 percent more units than permitted by code, in compliance with State law in effect at the time of adoption. This benefits all lower income groups including seniors, female-headed households, large households, and farmworkers.
- **Mobile and Manufactured Homes:** Eliminate the requirement that mobile and manufactured homes in single-family-zones obtain a determination of compatibility from the Planning Commission and City Council, and state that these housing types are to be considered normal single-family residential uses.
- **Transitional and Supportive Housing:** Revise the 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. This benefits persons experiencing homelessness.
- **Single-Room Occupancy (SRO):** Revise the current C-3, CBD, and M-1 zones to specifically permit SROs with a Conditional Use Permit, state that SROs are not subject to the Transient Occupancy Tax (TOT), and state that SROs are exempt from the extended-stay TOT in-lieu fee. This benefits extremely low income persons, including those experiencing homelessness.
- **Reasonable Accommodation Program:** Relax parking standards for units housing persons with disabilities and provide for reasonable accommodations according to State and federal law, including procedures for notifying applicants of their right to request accommodations and for accommodating requests in a fair and timely manner. This benefits persons with disabilities.
- **Residential Care Facilities:** Permit residential care facilities for six or fewer residents in single-family zones by right and permit such facilities with seven or more residents in multi-family zones with a conditional use permit. This benefits seniors and persons with disabilities.

- **Definition of “Family”:** Remove all distinctions between related and unrelated individuals from the City’s current definition of “family” and update the Code to adhere to the State’s definition of “family.” This benefits persons with disabilities.

The City Council conducted the first reading of the Comprehensive Zoning Code update on October 8, 2013 and the second reading took place on October 22, 2013.

Another significant accomplishment was the adoption of the Garvey Avenue Specific Plan adopted in 2018. Through the Specific Plan, the City pre-entitled the development of 892 residential units and approximately 1.1 million square feet of commercial development. As such, new developments are not required to go through a lengthy and time-consuming planning entitlement process and additional environmental studies such as Environmental Impact Report.

1. 2014-2021 Housing Element Goals and Objectives

1.1 Goals and Policies

Rosemead has continued to demonstrate a willingness to encourage housing development of all types. Rosemead has conducted code amendments and has tried to fast-track projects and process permits in a timely manner. The City maintained its current posture of openness and willingness to entertain new ideas and eliminate any regulatory barriers under its control in the provision of a variety of housing to meet the needs of all income groups. In addition, the City continued to work cooperatively within existing legislatively mandated constraints and worked to develop and/or encourage public policies that foster further affordable housing development and assistance.

The primary obstacle to meeting all the identified needs, including those identified as priorities is the lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. Housing and community development needs in the community far exceed the funding resources available. Seniors (especially frail elderly persons) and at-risk youth in need of supportive services, low-income households seeking decent and affordable housing, and low-income homeowners residing in deteriorating housing are among the City’s worst-case needs.

Special Needs

The City made progress in meeting the needs of Special Needs groups through the Zoning Code Update actions described above, and by contracting with the Southern California Housing Rights Center (HRC) to implement its Fair Housing Program to help ensure that protected classes are not discriminated against. HRC provided materials addressing disability, familial status, HRC services and protected individuals in multiple languages. In addition, housing, supportive services, and case management were provided to homeless persons through several of the City’s subrecipients such as Family Promise of San Gabriel Valley and Los Angeles Homeless Service Authority. Emergency, transitional, and permanent support was provided based on client need. Funding of nonprofit facilities that serve the homeless and other eligible recipients and neighborhoods align with the goals and strategies outlined in the Con Plan.

Another major accomplishment was the adoption of the Garvey Avenue Specific Plan. The Plan proposes to reinvigorate the 88-acre planned corridor into one that better serves the surrounding area and creates an attractive and convenient shopping and entertainment destination for local and subregional residents. Zoning changes are proposed that would feature residential uses carefully integrated into multi-story buildings with active ground-floor commercial frontages. Within the corridor 1.3 million square feet of nonresidential development, 892 new residential units creating new housing opportunities with associated new public spaces and parking. Zoning amendments for the Garvey Avenue Specific Plan were adopted

in February 2018, which increased building heights and density, as well as unit size and occupancy in the corridor to further fair housing and special needs housing opportunities.

Housing Rehabilitation

Given limited funding levels, the City focused its funding sources (primarily CDBG and HOME funds) on a few projects to achieve more sustainable impacts on the community. Over 78.5 percent of the housing stock in the City is at least 40 years old and requires rehabilitation. Therefore, the City has allocated a significant portion of the CDBG and HOME budgets for housing rehabilitation assistance. These programs are intended to make noticeable impacts on the housing and neighborhood conditions for low- and moderate-income households. In addition, the City seeks non-traditional ways to develop affordable housing units and meet community development needs; work to combine funding sources and leverage private funds to develop affordable housing; and to work with the federal government to ensure that sufficient funding continues in order to meet needs.

Affordable Housing Development

The City also uses CDBG funds and HOME funds for affordable housing development. The City has a HOME-funded development fund. As part of that, there may be additional opportunities to use the Low-Income Housing Tax Credit funds. To coordinate and assess the need of tax credits for the development of a housing project, the Housing Division staff worked with developers and nonprofit agency's pro forma, served as part of the team developing tax credit financing, and calculated the financing gap along with the maximum and minimum subsidies. This helped ensure that the City's HOME coordination meets HOME requirements for the LIHTC program.

The COVID-19 pandemic presented an immediate impact economically throughout the City of Rosemead. However, the City's established goals and policies designed to improve the local economy and reduce the level of poverty within the community remained.

A summary of the progress made in carrying out each of the programs contained in the 2014-2021 Housing Element is presented in Table A-1 below.

Table A-1 – Evaluation of the 2014-2021 Housing Element Programs

Housing Program	Program Objective	Accomplishment
Strategy: Preservation and Enhancement of Existing Housing Stock		
1. Owner Occupied Home Improvement	Households who own and occupy their home and are age and income qualified may be eligible. Funds are available to assist low- and moderate-income (0 to 80% of Maximum Federal Income) homeowners in making certain rehabilitation improvements and upgrades to their single-family residence. Preserve the City's existing affordable housing stock by providing a combined total of 80 qualified households between 2014-2021.	<u>Progress:</u> Promoted on the City's website under Housing; through AB 987 a database of affordable housing is provided on the website. The City has preserved the existing stock of 125 units listed on the database. The City's 2020-2025 Con Plan reported that major activities focused on preservation of the City's affordable housing stock through renovations performed on owner occupied housing. The improvements ranged from basic health and safety improvements to full scale renovation projects to eliminate blighted conditions. Additionally, the City's CAPERs identified the following households have been assisted for substantial rehabilitation efforts: • 2019: CDBG Assistance: 2 households, HOME Assistance: 2 households • 2018: CDBG Assistance: 4 households, HOME Assistance: N/A • 2017: CDBG Assistance: 2 households, HOME Assistance: N/A • 2016: CDBG Assistance: 3 households, HOME Assistance: 2 households • 2015: CDBG Assistance: 7 households, HOME Assistance: 4 households <u>Effectiveness:</u> The City should consider offering this program to residences beyond single-family. The City's website also states only one (1) emergency grant, deferred loan, and handyman grant are awarded. As the 2020-2025 Con Plan states, the availability of housing units does not fit the current housing needs for the City, with shortages of rental and homeownership units that are affordable to extremely low-, low-, middle-, and moderate-income households. Additionally, waitlists for elderly and/or accessible family units are 8+ years, further reflecting the lack and need for affordable housing. <u>Appropriateness:</u> Program implementation remains appropriate for the 2021-2029 Housing Element update, with modifications.
2. Down Payment Assistance	Provide 16 new homebuyers with loans for down payment of homes.	<u>Progress:</u> Promoted on the City's website under Housing. The 2020-2025 Con Plan states that providing homeownership opportunities for low-to moderate-income persons remains a priority program for the City. The City did not fund any applicants during the FY 2019-20. <u>Effectiveness:</u> The Con Plan reported that because of economic conditions, lack of adequate public funding, restricted access to mortgage credit, and high land prices, applications and completed projects have fluctuated and remained low for

Housing Program	Program Objective	Accomplishment
		the First Time Homebuyer program. The City will be re-evaluating this program during the 2020-2021 fiscal year. <u>Appropriateness:</u> Continue. Program implementation may fluctuate given available funding for the 2021-2029 Housing Element update
3. Design Assistance	To provide assistance in efforts to maintain and preserve the existing housing stock	<u>Progress:</u> Typically, design assistance is provided at the public counter during normal operating hours; no information is available on precise number of applicants assisted. Though difficult to quantify, the City aims to help applicants understand the applicable City regulations and approval process. For ADU design assistance, the City created an ADU handout. If the ADU meets setbacks and matches the SFD in terms of materials, colors, and architectural style it will be permitted. With respect to COVID-19, design assistance coordination has been limited to phone or email correspondence. <u>Effectiveness:</u> While difficult to measure, design assistance is generally a useful service that helps applicants to understand the City's regulations and approval process. <u>Appropriateness:</u> Delete. Public counter assistance is a routine function and not considered a Housing Element program. A separate program has been added for ADU under "Infill Development and Site Recycling."
4. Code Enforcement	Preserve health and safety through code enforcement standards up to 2,500 cases in the planning period	<u>Progress:</u> The City has a webpage dedicated to Code Enforcement frequently asked questions. The City of Rosemead's 2019 Consolidated Annual Performance Evaluation Report (CAPER) reported 1,306 code enforcement cases, when only 1,000 were expected. <u>Effectiveness:</u> Consider providing contact information for code enforcement questions/reports. <u>Appropriateness:</u> Delete. Code enforcement is a routine function and not considered a Housing Element program. Add a new Housing Element policy to address the topic.
5. Flood Hazard and Flood Management Information (Compliance with AB 162)	Internal consistency with other General Plan Elements	<u>Progress:</u> Compliance with AB 162 was completed in 2014. <u>Effectiveness:</u> Information on flood hazards is important in shaping future land use planning to protect future residents from risks to life and property. <u>Appropriateness:</u> Delete, as program was completed.

Housing Program	Program Objective	Accomplishment
Strategy: Production of Affordable Housing		
6. Infill Housing Development	Increase housing stock and encouraging development on underutilized sites	<u>Progress:</u> The City has targeted several infill sites through the Garvey Avenue Specific Plan (GASP) which will allow for new residential units as part of a mixed-use development. The City has also prepared a draft Freeway Corridor Mixed-Use Overlay zone. No residential units have been developed in the GASP infill sites to date. <u>Effectiveness:</u> As the City is largely built-out and the opportunity for larger-scale housing developments is limited, the City must continue to encourage infill development and the recycling of underutilized land. <u>Appropriateness:</u> Modify to expand the program beyond its current focus on vacant single-family lots.
7. New Residential Construction Programs	Encourage the development of a range of housing types in a range of prices affordable to all Rosemead residents	<u>Progress:</u> It is difficult to quantify the influence of City programs on private sector development activities. <u>Effectiveness:</u> Not a program. <u>Appropriateness:</u> Delete.
8. Land Assemblage and Write-Down	a) Provide funding for developments with at least 20 percent of the units for low- and moderate-income households b) Prepare an Opportunity Sites list that includes available funding sources and make them available for public review at the Planning counter and on the City's website	<u>Progress:</u> Update to Appendix C of the 2014-2021 Housing Element to reflect current development conditions and respond to AB 1397. <u>Effectiveness:</u> Financial resources for land assemblage and write-down have been severely curtailed as a result of redevelopment dissolution. No significant site assemblage has occurred, and Housing Set-Aside funds have not been available to assist in these activities. <u>Appropriateness:</u> Program implementation remains appropriate for the 2021-2029 Housing Element update
9. Adequate Sites Monitoring	a) Maintain an up-to-date inventory of adequate housing sites for each income category b) Evaluate identified capacity and identify additional sites as necessary c) Perform an annual evaluation on the status and progress in implementing Housing Element programs as part of the Annual Progress Report (APR) submitted to HCD, pursuant to Government Code §65400. The APR will evaluate whether or not the housing programs have been adopted and	<u>Progress:</u> will be updated as part of HEU to meet RHNA <u>Effectiveness:</u> ensure update complies with AB 1397 Adequate Housing Element Sites <u>Appropriateness:</u> The City will continue to maintain an updated adequate sites inventory with monitoring for no net loss. APR remains appropriate for the Housing Element update

Housing Program	Program Objective	Accomplishment
	implemented, and determine their effectiveness in the development of the sites identified in Appendix C of the Housing Element (non-vacant redevelopment sites and lot consolidation sites). If the housing programs and incentives are not successful, the City will implement programs at alternative sites identified in Appendix D of the Housing Element or expand existing incentives or propose new incentives, such as providing for priority development processing, streamlining the process for lot consolidation or parking standards, or reducing development fees for projects involving affordable housing within six months of the APR.	
10. Opportunity Sites Marketing and Outreach	a) Continue maintaining an updated listing of opportunity sites, using GIS to visually catalogue and display information about each site and the surrounding properties. b) Initiate contact with the West SGV Association of Realtors regarding residential development opportunities involving lot consolidation.	<u>Progress:</u> Completed and updated annually. <u>Effectiveness:</u> Helps the City meet its economic development and housing goals. <u>Appropriateness:</u> Continue with modifications to coordinate with the RHNA sites inventory.
Special Housing Needs		
11. Accessory Dwelling Units	Provide information on developing second units on the City's website and through material available at the planning counter.	<u>Progress:</u> The City has devoted a webpage to accessory dwelling units (ADU) to summarize standards and submittal requirements, as well as is available via phone or email to answer questions. City created an ADU handout. When reviewing ADUs if the ADU meets setbacks and matches the single-family home in terms of materials, colors, and architectural style, the permit is typically approved. <u>Effectiveness:</u> The City updated the ADU ordinance regularly to meet changing State law. <u>Appropriateness:</u> With modifications to address new State laws, program implementation remains appropriate for the 2021-2029 Housing Element update.

Housing Program	Program Objective	Accomplishment
12. Development of Housing for Extremely Low-Income Households	a) Target funds from CDBG, HOME and other sources to assist in the development of ELI units as necessary b) Implement priority processing procedure for ELI housing development projects	<u>Progress:</u> The City, as noted in the 2020-2025 Con Plan, anticipates providing funds for affordable housing to families using both CDBG and HOME funds. <u>Effectiveness:</u> The City estimates five (5) household per year will benefit. <u>Appropriateness:</u> Continue. Program implementation remains appropriate for the 2021-2029 Housing Element update.
13. Outreach for Persons with Developmental Disabilities	Develop an outreach program providing information on housing options for persons with developmental disabilities through a variety of traditional and electronic media, as well as through face-to-face interaction.	<u>Progress:</u> Completed (provided through an ongoing contract with the Southern California Housing Rights Center). <u>Effectiveness:</u> For the 2020-2021 Fiscal Year (ending June 30, 2021): 7 people were assisted. For the 2019-2020 Fiscal Year (ending June 30, 2020): 6 people were assisted. <u>Appropriateness:</u> Address ongoing implementation as a part of the City's Fair Housing Program.
Rental Assistance		
14. Section 8 Rental Assistance Payments/ Housing Vouchers	Continue participating in the LACDA (formerly HACoLA) Section 8 program	<u>Progress:</u> The City's 2020-2025 Con Plan reported that the Section 8 Housing Choice Vouchers have continued to be administered by the Los Angeles County Development Authority (LACDA) on behalf of the City of Rosemead, offering tenant assistance for those qualifying low- to moderate-income residents. The 2019 CAPER reports that 347 families received housing assistance. <u>Effectiveness:</u> The County's Section 8 program continues to be available to renters in Rosemead. <u>Appropriateness:</u> Continue. Program implementation remains appropriate for the 2021-2029 Housing Element update
15. Mobile Home Park Program	Provide Mobile Home Park Ordinance to park owners.	<u>Progress:</u> The City's Rental Assistance webpage does not indicate any programs specific to mobile home parks. No Mobile Home Parks have closed. <u>Effectiveness:</u> The ordinance has not come into effect due to the fact that no MHP owners have sought to close their parks. As noted in the staff report for the City Council hearing on the Analysis of Impediments (AI) to Fair Housing Choice, the City has no jurisdiction over mobile home parks as they are regulated by the California Department of Housing and Community Developments (HCD)'s Manufactured Housing Program. <u>Appropriateness:</u> Modify. Combine into a single program addressing mobile homes for the 2021-2029 Housing Element update

Housing Program	Program Objective	Accomplishment
16. Mobile Home Park Assistance Program (MPAP)	Provide loans to low-income mobile home park residents.	<u>Progress:</u> HCD funds and administers this program. <u>Effectiveness:</u> Continue to support the program for use as needed. <u>Appropriateness:</u> Modify to update the program description and combine with #15 above.
17. Single Family Mortgage Revenue Bonds	Market the availability of these funds to low- and moderate-income single-family residents by posting the information on the City's website.	<u>Progress:</u> This County program is no longer in effect. <u>Effectiveness:</u> N/A <u>Appropriateness:</u> Delete
Equal Opportunity Housing		
18. Fair Housing	Support and promote equal housing opportunity services for Rosemead residents throughout the planning period. Conduct seminars at least once annually.	<u>Progress:</u> The City has contracted the Southern California Housing Rights Center (HRC) to implement its Fair Housing Program and is promoted on the City's website. Housing, supportive services, and case management were provided to homeless persons through several of the City's subrecipients such as Family Promise of San Gabriel Valley and Los Angeles Homeless Service Authority. Emergency, transitional, and permanent support was provided based on client need. Funding of nonprofit facilities that serve the homeless and other eligible recipients and neighborhoods align with the goals and strategies outlined in the Con Plan. Additionally, the City's 2019 CAPER identified 577 persons assisted through CDBG funded fair housing services when 375 were expected. <u>Effectiveness:</u> The website hosts several resources, including links to the HRC's website, virtual clinics with translation services available, as well as lists of services offered and services for people with disabilities. The City continues to strategically collaborate with partner organizations to leverage limited available funds and expertise to provide resources to address ongoing affordable housing issues. <u>Appropriateness:</u> Modify. Program implementation remains appropriate for the 2021-2029 Housing Element update. The program will be expanded to address new AFFH requirements.

2. Progress Toward Quantified Objectives

Table A-2 presents the progress toward the quantified housing objectives established for the 2014-2021 planning period.

Table A-2 – Quantified Objectives (2014 to 2021)

	Progress Toward Quantified Objectives 2014-2021 ¹					
Program Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA New Construction						
Total Allocation	76	77	88	99	262	602
Units Permitted	20		21	51	207	299
Remaining	133		67	48	55	303
% Completed	13		23.9	51.5	79	49.7
Rehabilitation						
Total Objectives	18	18	39			76
Units Assisted						2
Conservation						
At Risk Units conserved						0 (125)

¹ Numbers show progress as of April 2020

² There were no at-risk units during this planning period. All 125 units were conserved.

APPENDIX B – PUBLIC PARTICIPATION

This update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers pursuant to Government Code §65583. In keeping with health and safety protocols during the COVID-19 pandemic, community outreach is being conducted using several virtual and digital engagement tools. Public participation efforts include the City website, stakeholder interviews, a City Council and Planning Commission joint study session, community workshop, online surveys/polls, and noticed public hearings. All project materials and notices are posted and advertised on the City's website and social media platforms, and hardcopies made available at public facilities including the City of Rosemead Community Development Department, The Rosemead Community Recreation Center, the Garvey Center, and the Rosemead Library to ensure broad access and exposure throughout the City. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as by direct mail to interested parties and posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website.

Public Comment Summary

The outreach efforts mentioned above generated a variety of comments and input from the public. Community input and feedback to help to guide preparation of the 2021-2029 Housing Element is summarized in Table B-1.

Housing Element Webpage

City staff developed a Housing Element webpage for public consumption available at <http://www.cityofrosemead.org/HEU>. The webpage provides relevant information about the update process, key features of the Housing Element, and upcoming outreach events. The webpage also provides access virtual outreach events, the Housing Needs Survey, and community workshop polls.



Stakeholder Interviews

On February 4, 2021, February 9, 2021, and February 10, 2021, the City's consultant team including Veronica Tam, with Veronica Tam & Associates, as well as Diane Bathgate and Rachel Raynor with RRM Design Group, conducted stakeholder interviews through a series of 10 Zoom virtual video calls. City staff reached out to a variety of stakeholders with known involvement in housing issues or development, commitment to serving special needs populations, or affiliation within organizations that provide a variety of services in the community and/or immediate Southeast Los Angeles County region. Approximately 12 stakeholders were interviewed, with a range of for-profit and non-profit developers, local/regional service providers, congregational organizations, and design professionals familiar with the City's development process and standards. The interviews generally focused on key issues and ideas of the various groups and representatives for the Housing Element Update. Common themes included:

- Consider modifications to development standards to make development more viable.
- Streamline process through communication, review authorities, and policy refinements.
- Encourage partnerships with service organizations and non-traditional organizations/entities to provide housing and/or housing related services/programs.
- Consider land use changes where appropriate to provide additional housing opportunities within the City.

Housing Needs Survey

On February 3, 2021, the City launched an online Housing Needs Survey in Chinese, English, Spanish, and Vietnamese on the Housing Element webpage. Hardcopies of the survey were also provided at public facilities including City of Rosemead Community Development Department, the Rosemead Library, and the Garvey Center, as well as the Angelus Senior Apartments and the Garvey Senior Apartments. The surveys were made available online until March 31, 2021, with a total of 172 responses (109 English, 43 Chinese, 9 Vietnamese, and 11 Spanish responses). Participants were asked to provide feedback on current housing conditions, concerns, and/or ideas for the Housing Element team to consider. In addition to housing related issues, questions addressed potential topics related to the focused Safety Element Update and environmental justice policies. Other questions included demographics, including age and connection to the City of Rosemead were also asked to better understand the range of participants responding. See attached survey results (Figure B-1) for the English, Chinese, Vietnamese, and Spanish surveys.

Housing Development Subcommittee

On February 23, 2021 RRM Design Group presented an update on the Housing Element process and overview of Housing Element requirements. The presentation included strategies and an example of a potential opportunity site to be included in the sites inventory analysis. Following the presentation, comments and questions from the representative Councilmembers and Planning Commissioners were shared, and primarily expressed ideas for potential sites in the City to be considered for housing opportunities and/or other strategies to meet the Regional Housing Needs Assessment (RHNA) for the City.

City Council and Planning Commission Joint Study Session

On March 9, 2021, the Rosemead City Council and Planning Commission held a virtual joint study session focused on the Housing Element Update. Staff and the Consulting Team made a brief presentation to the City Council and Planning Commission that provided an overview of the Housing Element update process, as well as the City's approach to the Regional Housing Needs Assessment (RHNA). There were no public

comments made at the conclusion of the study session. The study session was properly noticed, agendized, and advertised on the City’s webpage and social media platforms. Comments from the City Council and Planning Commission oriented around the sites inventory analysis, ranging from ideas on specific site locations for housing to broader level ideas to streamline and meet the housing allocation for the City.

Community Workshop

On June 10, 2021, City staff and consultants hosted a virtual community workshop to solicit public input on the 2021-2029 Housing Element. The workshop was advertised on the City’s webpage and social media platforms, as well as flyers posted at public facilities (Figure B-2). Invitations to participate were also sent directly to stakeholders via email. Staff and consultants made a presentation (Figure B-3) that provided an overview of the update process. Chinese, Spanish, and Vietnamese interpretation were also made available. Six (6) participants were able to share their ideas and concepts to address the City’s housing needs and trends via polls during the workshop.

Utilizing the Sli.do poll feature workshop participants were asked 11 questions framed around housing issues or concerns, ideas for providing new housing opportunities, and feedback related to complementary efforts underway, including environmental justice policies and focused updates to the City’s Safety Element. See attached (Figure B-4) Sli.do poll results from the English poll; no results were collected for the Chinese, Spanish, and Vietnamese polls. The Sli.do poll was translated into Chinese, Spanish, and Vietnamese after the workshop and the four Sli.do polls were posted to the City’s website and were made available for two weeks after the June 10 workshop.

Public Review Draft

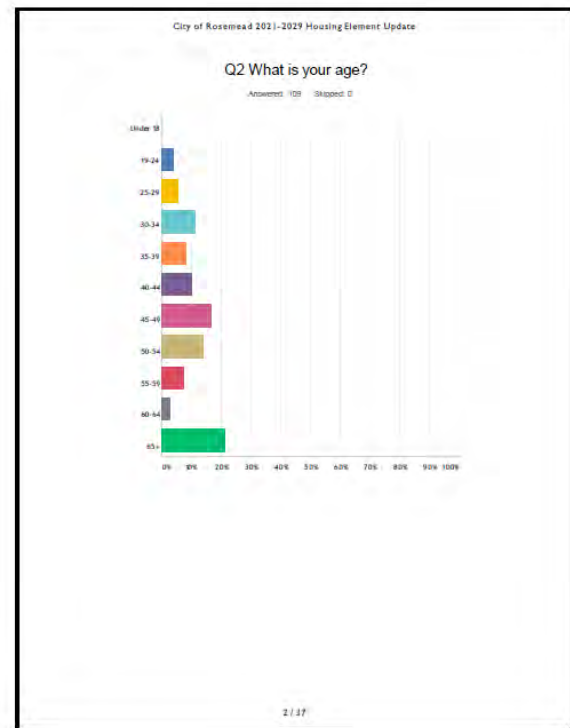
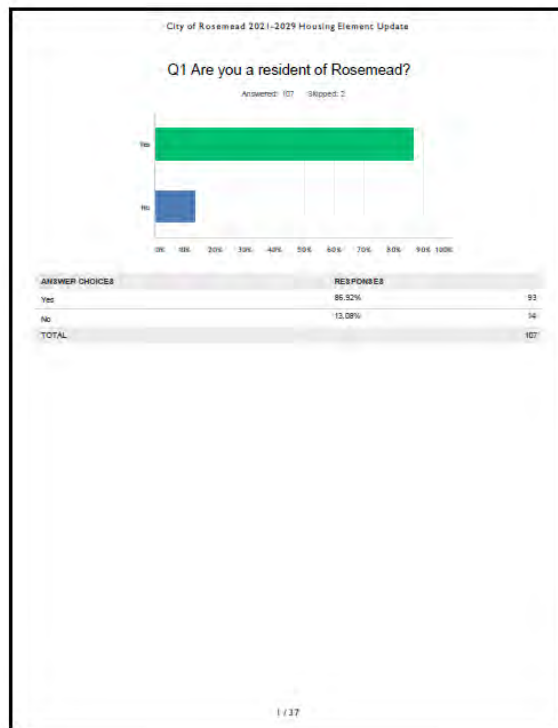
On September 3, 2021, the Public Review Draft was published online and hardcopies made available at City facilities including City of Rosemead Community Development Department, the Rosemead Community Recreation Center, the Rosemead Library, and the Garvey Center for 60 days. The Public Review Draft was distributed to local and regional stakeholders and organizations listed in Table B-2.

Table B-1 - Public Comment Summary

Community Input – Key Themes	Where Addressed in the 2021-2029 Housing Element
Evaluate parking, open space, lot size, and density standards to provide flexibility in housing development	• Constraints Analysis – Governmental Constraints • Housing Plan – Programs 3, 8, 9
Encourage partnerships with service and non-traditional organizations	• Needs Assessment –Special Needs Groups • Constraints Analysis – Governmental Constraints • Housing Plan – Programs 5, 8, 9, 10, 12, 14
Streamline housing development process through communication and policy refinements	• Constraints Analysis – Government Constraints • Housing Plan – Programs 6, 8, 9
Locate new housing opportunities in Downtown, along major corridors such as Garvey Avenue, Valley Boulevard, Rosemead Boulevard and underutilized commercial areas.	• Housing Resources – Availability of Sites for Housing • Housing Plan – Programs 3, 6, 8 • Appendix C - Sites Inventory
Resources for homeless persons should be identified	• Background Information - Needs Assessment, Special Needs Groups • Housing Resources – Financial Resources • Housing Plan – Programs 9, 10, 14
Continue to promote construction of ADUs	• Constraints Analysis – Government Constraints • Housing Resources – Availability of Sites for Housing

Community Input – Key Themes	Where Addressed in the 2021-2029 Housing Element
	Housing Plan – Program 3, 6, 8
Address housing discrimination by income, race, and immigration status	- Background Information – Housing Needs Assessment, Fair Housing - Housing Resources – Availability of Sites for Housing - Housing Plan – Programs 2, 6, 9, 14 - Appendix D – Fair Housing
Housing affordability (cost burden/overpayment) for both rental and ownership is a significant issue	- Backgrounds Information – Housing Needs Assessment, Demographic Profile, Employment, Household Characteristics - Housing Resources – Availability of Sites for Housing - Housing Plan – Programs 1, 2, 8, 9, 10 - Appendix C – Sites Inventory
Ease development regulations to allow Transitional or Supportive Housing, and Emergency Shelters for homeless persons	- Constraints on Housing Production – Governmental Constraints - Housing Plan – Programs 8, 9
Make education/information on financial resources for renters and first-time homebuyers easy to access	- Housing Resources – Financial Resources - Housing Plan – Programs 1, 2, 10, 12
Revitalize key corridors with mixed-use development opportunities with appropriate standards	- Constraints on Housing Productions – Governmental Constraints - Housing Plan – Programs 3, 6, 7, 8, 9, 14 - Appendix C – Sites Inventory
Focus rehabilitation efforts of existing housing stock; increase access to grants and loans for home improvement	- Background Information – Housing Stock Characteristics - Housing Resources – Financial Resources - Housing Plan – Programs 1, 2, 13
Further efforts to promote fair housing services	- Background Information – Fair Housing - Housing Resources – Availability of Sites for Housing - Housing Plan – Programs 8, 14 - Appendix D - Fair Housing

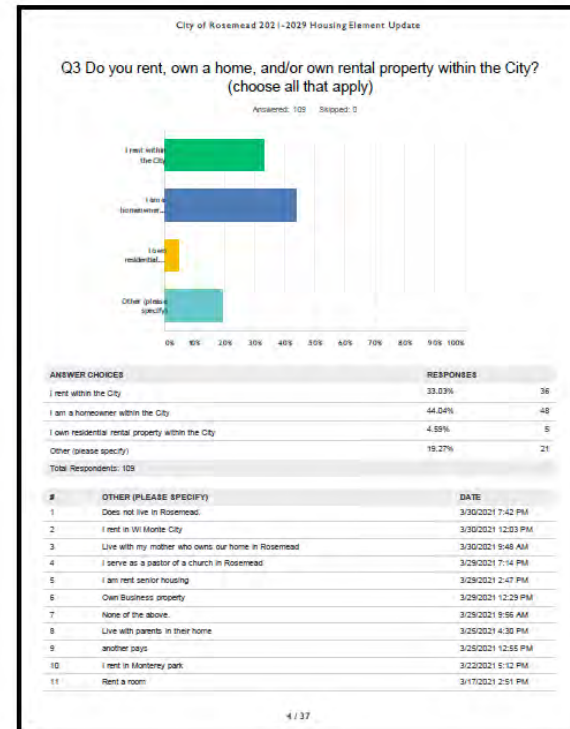
Figure B-1 Online Housing Needs Survey Results (English Responses)



City of Rosemead 2021-2029 Housing Element Update

ANSWER CHOICES	RESPONSES	
Under 18	0.02%	0
19-24	3.67%	4
25-29	5.50%	6
30-34	11.01%	12
35-39	8.26%	9
40-44	10.09%	11
45-49	16.51%	18
50-54	13.76%	15
55-59	7.34%	8
60-64	2.79%	3
65+	21.10%	23
TOTAL		109

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City of Rosemead 2021-2029 Housing Element Update

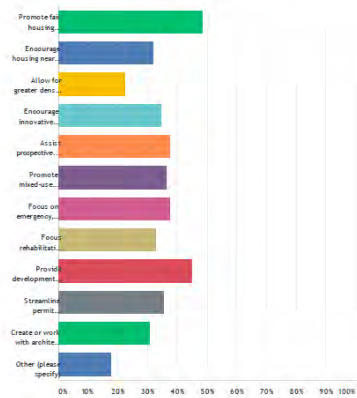
12	Live at home	3/15/2021 1:52 PM
13	I live in a home outside of Rosemead.	3/9/2021 11:11 AM
14	N/A	3/9/2021 9:47 AM
15	I live with a relative who owns the home	3/5/2021 1:31 PM
16	I own in San Gabriel	3/5/2021 10:43 AM
17	Developer	3/5/2021 1:26 AM
18	My parents own the home.	3/4/2021 11:36 PM
19	I am part of a household that resides in Rosemead	3/4/2021 8:09 PM
20	My dad owns the house, but I live in it. But also my family own rental property	2/12/2021 12:49 AM
21	Live with family who are homeowners in Rosemead	2/4/2021 3:47 PM

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City of Rosemead 2021-2029 Housing Element Update

Q4 What types of housing-related programs and/or activities do you believe the City should concentrate on over the next eight (8) years? (select all that apply)

Answered: 107 Skipped: 2



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City of Rosemead 2021-2029 Housing Element Update

ANSWER CHOICES	RESPONSES
Promote fair housing services to address fraud, displacement, or discrimination	48.60% 52
Encourage housing near bus stops or other transportation options	31.76% 34
Allow for greater density in existing and new housing developments (for existing developments, Accessory Dwelling Units or ADUs may increase current density)	22.43% 24
Encourage innovative design with emphasis on community and amenities within new large developments	34.56% 37
Assist prospective residents to find available housing	37.38% 40
Promote mixed-use development with both commercial and residential components	35.45% 39
Focus on emergency, transitional, or supportive housing (affordable and special housing needs linked to supportive services), particularly for persons experiencing homelessness or with disabilities	37.38% 40
Focus on rehabilitation efforts of existing housing	32.71% 35
Provide development incentives that include low-income or affordable units	44.86% 48
Streamline permit processes	35.51% 38
Create or work with architects to refine City-approved ADU (accessory/second units) prototypes	30.84% 33
Other (please specify)	17.76% 19
Total Respondents: 107	

#	OTHER (PLEASE SPECIFY)	DATE
1	LESS dense areas. Foreclose on slumlords. More parks, less housing.	3/30/2021 1:37 PM
2	allow residents to build permanent canopy at front of house to cool down the hot heat for parking in the sun.	3/26/2021 2:27 PM
3	Make it easier to approve building addition to accommodate housing demands.	3/26/2021 11:36 AM
4	Assist the in needs seniors to find housing.	3/26/2021 10:25 AM
5	Consistently enforce housing codes/ordinance	3/26/2021 1:20 PM
6	Ensure adequate parking as a component for multi-family, and look to increase parking-per-square-foot requirements for single family to ease/prevent parking overflow onto City streets.	3/25/2021 8:00 PM
7	New programs for homeowners	3/25/2021 6:33 PM
8	Adaptive-Reuse of existing buildings	3/25/2021 2:41 PM
9	provide safer communities for walking, reduce crime	3/25/2021 1:31 PM
10	ensure all races/ cultures are reflected in placement	3/25/2021 12:55 PM
11	Funding for new buyers in rosemead or assistance with funding for current residents who rent to purchase a home	3/25/2021 12:41 PM
12	Affordable low income senior housing for disabled senior.	3/22/2021 5:12 PM
13	More affordable single family residences are needed. And provide incentives for homeowners to update/upgrade their homes and properties.	3/9/2021 6:31 PM
14	Incentives for development using congressional lands	3/6/2021 9:47 AM
15	Access to low-income housing; laws to prevent unfair rent increase and restriction of Airbnb units	3/4/2021 8:06 PM
16	Mixed use in the Garvey corridor South of the 10 freeway. Lots of development opportunities in this under utilized area.	3/4/2021 6:35 PM

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City of Rosemead 2021-2029 Housing Element Update

17	The community is safety and the school is good.	3/4/2021 8:23 PM
18	Protect old homes, don't overcrowd.	2/4/2021 7:15 AM
19	Install community fiber optic systems	2/3/2021 9:17 PM

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City of Rosemead 2021-2029 Housing Element Update

Q5 Please write in below where new housing opportunities should be located in the City.

Answered: 72 Skipped: 37

#	RESPONSES	DATE
1	On San Gabriel Blvd and Valley. The previously used car sales lot, now vacant lot was a mobile home park, along Rosemead Blvd by 10 Hwy.	3/31/2021 11:49 PM
2	anywhere	3/30/2021 10:58 PM
3	nta	3/30/2021 10:25 PM
4	Near shopping areas	3/30/2021 5:39 PM
5	temple city blvd., and valley blvd. (big lot)	3/30/2021 2:56 PM
6	Rosemead is TOO DENSE, this question is N/A	3/30/2021 1:37 PM
7	We need more housing in the city of Los Angeles.	3/30/2021 12:51 PM
8	Vacant lots	3/30/2021 12:03 PM
9	-	3/30/2021 11:59 AM
10	Remove commercial buildings that are not used and build apartment units.	3/30/2021 11:55 AM
11	Walnut Grove	3/30/2021 11:29 AM
12	Rosemead	3/30/2021 11:21 AM
13	Temple city	3/30/2021 10:54 AM
14	I don't know	3/30/2021 9:41 AM
15	Create mixed use facilities in vacant commercial properties along Garvey Avenue	3/29/2021 7:14 PM
16	Rosemead	3/29/2021 3:34 PM
17	In areas that are less crowded	3/29/2021 2:54 PM
18	Intend for additional units on premises to accommodate more housing for renters.	3/29/2021 2:27 PM
19	Garvey Ave	3/29/2021 12:29 PM
20	anywhere here land space available	3/29/2021 11:36 AM
21	Auto Auction	3/29/2021 11:29 AM
22	Rosemead	3/29/2021 10:09 AM
23	Everywhere	3/29/2021 9:56 AM
24	West Rosemead, south of 10 Hwy towards So. San Gabriel.	3/29/2021 2:46 PM
25	None	3/29/2021 1:20 PM
26	I have no opinion on that.	3/25/2021 11:38 PM
27	I'm opposed to further developments within City especially if this means eminent domain against existing property owners. The city is already too dense with property rentals and multiple families living single dwellings.	3/25/2021 10:08 PM
28	Focus on the major corridors, especially under-utilized properties and long-vacant lots. Examples are 9117 and 9540 Valley Blvd.	3/25/2021 8:00 PM
29	Along major streets and commercial areas	3/25/2021 7:35 PM

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City of Rosemead 2021-2029 Housing Element Update

30	3803 Rosemead Blvd	3/25/2021 6:33 PM
31	Near transit corridors and opportunities to convert huge ranch lots into multiple unit homes	3/25/2021 4:30 PM
32	Vacant land acreage on Valley Boulevard between Temple City BLVD and Strang Ave on Northside. Convert/rezone areas that are industrial and commercial/retail that are no longer being used.	3/25/2021 2:41 PM
33	It is hard to say because the City is already congested enough as it is, streets are saturated with cars, parking is getting tough but I do think that something should be done about homelessness in the City. We see more and more homeless people staying in parks and streets especially Garvey or underpass many people not wearing masks. The City definitely should help homelessness in the City.	3/25/2021 2:08 PM
34	around Target store	3/25/2021 1:31 PM
35	Location of old auto auction on Garvey Ave	3/25/2021 12:55 PM
36	Near schools	3/25/2021 12:41 PM
37	Senior apt for disabled senior are best to close market and city bus stop.	3/22/2021 5:12 PM
38	Vacant lands or areas suitable for mixed use development	3/15/2021 1:52 PM
39	I feel the best opportunity should be close to the schools.	3/12/2021 1:23 PM
40	Residential areas, commercial, and major corridors	3/9/2021 6:31 PM
41	near walmart	3/9/2021 2:47 PM
42	There should be new housing opportunities created in every possible location.	3/9/2021 11:11 AM
43	Near parks or available spaces for developments projects	3/9/2021 6:13 AM
44	Along major streets	3/9/2021 5:20 PM
45	Where ever the taxpayer deems appropriate	3/9/2021 11:37 AM
46	on Ongatona Lands	3/9/2021 9:47 AM
47	Garvey Ave/N San Gabriel Blvd/Rosemead Blvd	3/9/2021 4:19 PM
48	South rosemead (south of the 10 freeway)	3/5/2021 1:18 PM
49	No new just REMODEL & PRESERVE.	3/5/2021 1:09 PM
50	Rosemead	3/5/2021 11:31 AM
51	Residential areas of the city so people who need to take the bus don't have to stand on a busy street	3/5/2021 10:19 AM
52	All around the City	3/5/2021 9:31 AM
53	Near busy transit modes and under utilized sites.	3/5/2021 1:26 AM
54	Along Garvey and areas bordering El Monte city limits.	3/4/2021 5:40 PM
55	Several undeveloped plots of land near Garvey Intermediate School (off Jackson Ave?)	3/4/2021 8:08 PM
56	?	3/4/2021 7:34 PM
57	Near Garvey, south of the 10 Freeway	3/4/2021 6:35 PM
58	Same address	3/4/2021 6:23 PM
59	Valley boulevard	3/4/2021 6:21 PM
60	Rosemead & San Gabriel	3/4/2021 6:14 PM
61	I don't know.	3/4/2021 4:19 PM
62	none	3/4/2021 3:47 PM
63	There's that large property on the corner of Walnut Grove and Mission where the church used to be. It's been vacant for so many years.	3/4/2021 3:41 PM

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City of Rosemead 2021-2029 Housing Element Update

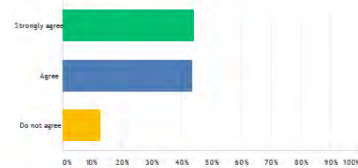
64	New housing opportunities should be located throughout Rosemead. There shouldn't be just a couple of areas that are re-developed, the whole city should be redeveloped. However, affordable housing and bridge housing should be placed in walking distance to public transit.	2/19/2021 11:29 AM
65	New housing opportunities should be located where people have easy access to public transit / grocery stores, and open/public spaces. It is important to consider if the new housing opportunities will displace CURRENT RESIDENTS. In addition, since Rosemead is majority an Asian population, it is important to recognize that many Asian live in multi generation households. So, I believe to make ADU permits, easier and more affordable for current residents/homeowners to obtain to build on their own property. Also, infilling empty land places for homes within Rosemead because I notice there is quite a few. But also work on building more multi family housing within single family housing zoning; like it could literally be 2 or 3 homes on a lot because some housing lots be really big. Creating mixed used spaces of apartment on top and businesses on street level would be great for creating more housing, businesses, and a more interactive city.	2/12/2021 12:48 AM
66	Anywhere available	2/8/2021 1:44 AM
67	Fair housing affordable for everyone	2/4/2021 9:24 PM
68	Wherever available and close by to retail stores	2/4/2021 3:47 PM
69	below the 10 Frey	2/4/2021 10:10 AM
70	Balance density, too many high density developments in south Rosemead	2/4/2021 7:15 AM
71	On Garvey	2/3/2021 9:45 PM
72	???	2/3/2021 9:17 PM

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City of Rosemead 2021-2029 Housing Element Update

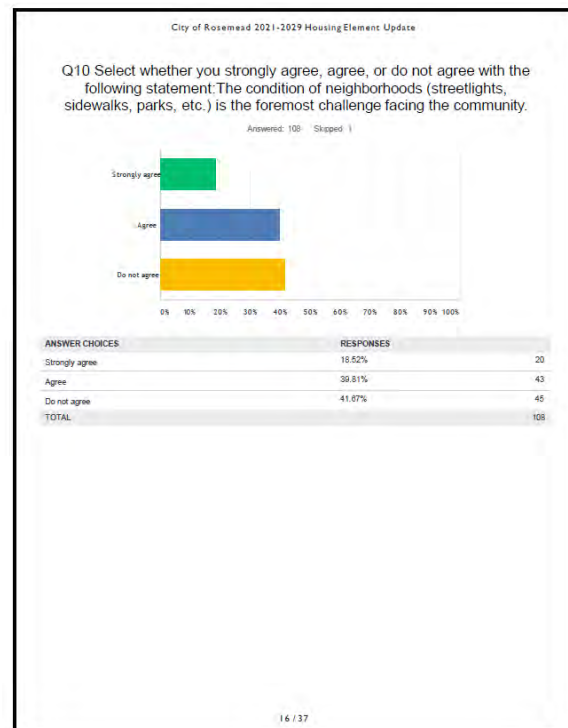
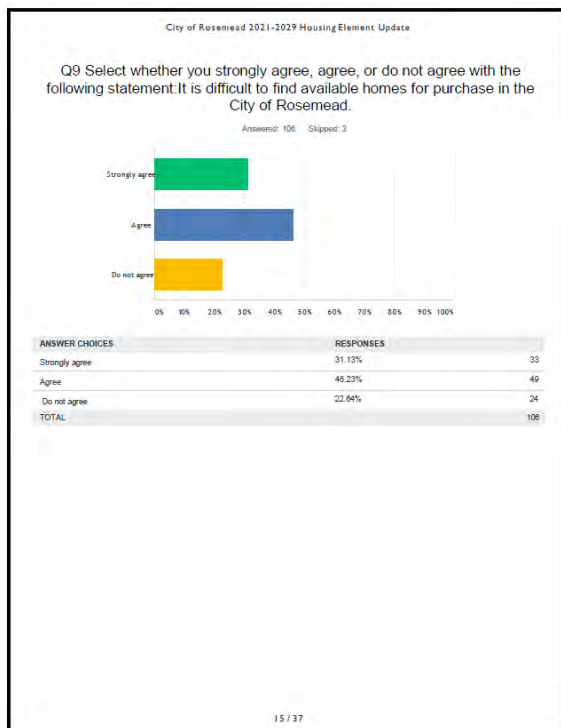
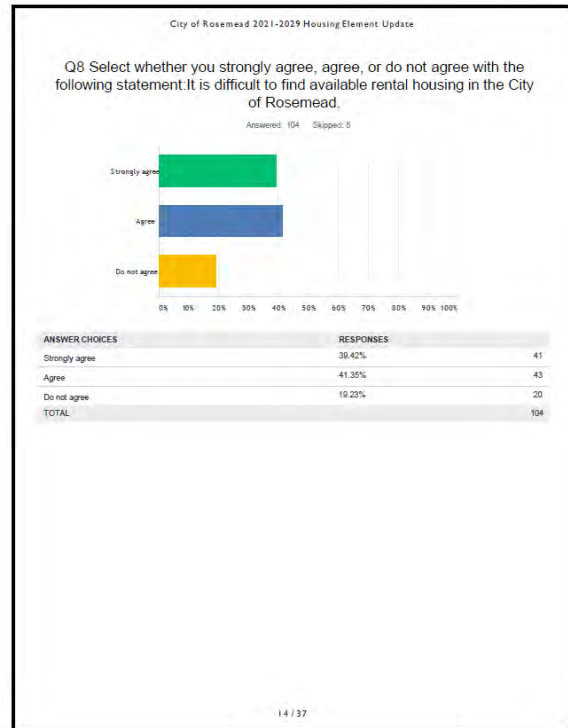
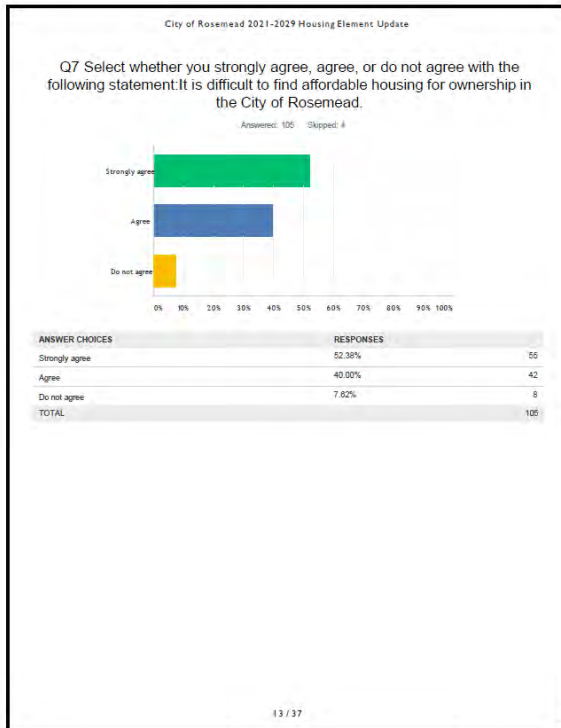
Q6 Select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find affordable rental housing in the City of Rosemead.

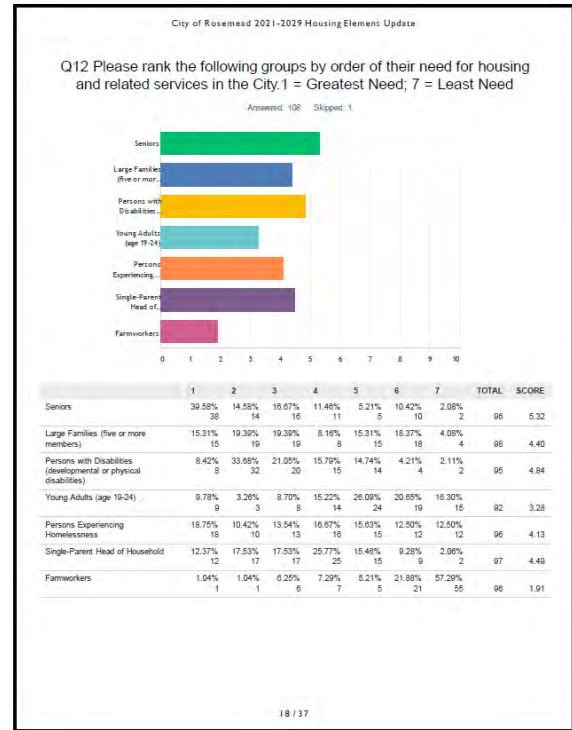
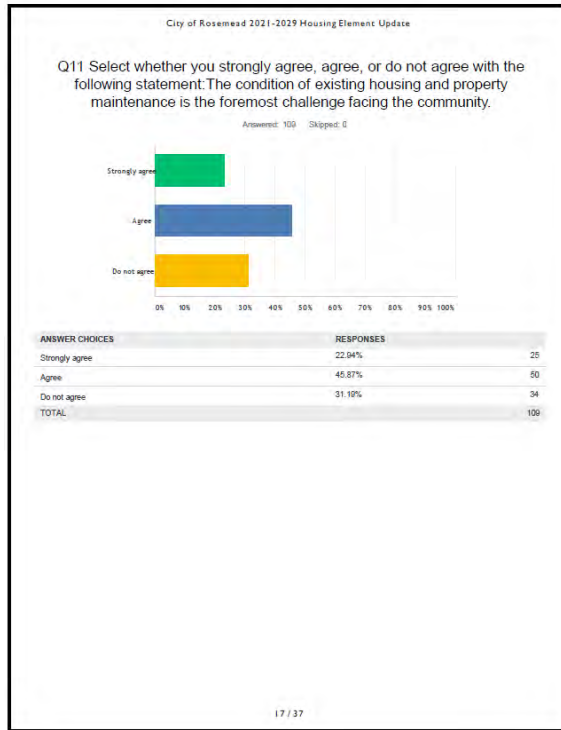
Answered: 104 Skipped: 5



ANSWER CHOICES	RESPONSES
Strongly agree	46
Agree	45
Do not agree	13
TOTAL	104

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City of Rosemead 2021-2029 Housing Element Update

Q13 If there is another housing need group that is not identified in question 12, please write-in the additional demographic category here.

Answered: 41 Skipped: 0

#	RESPONSES	DATE
1	Intergenerational living under one roof/households.	3/31/2021 11:49 PM
2	no	3/30/2021 10:58 PM
3	na	3/30/2021 10:25 PM
4	None	3/30/2021 9:36 PM
5	Older adults, 25-55	3/30/2021 11:37 PM
6	-	3/30/2021 11:56 AM
7	-	3/30/2021 11:55 AM
8	N/A	3/30/2021 9:49 AM
9	none	3/30/2021 9:41 AM
10	Community Living - residents live in separate units but with community amenities for all.	3/29/2021 2:27 PM
11	NA	3/29/2021 12:29 PM
12	Assistance for home repair - elderly.	3/29/2021 10:39 AM
13	na	3/29/2021 9:56 AM
14	VA	3/29/2021 7:33 AM
15	N/A	3/25/2021 11:38 PM
16	low income, families with at least one disability, families with dcls involved, foster families, families willing to rent a house together	3/25/2021 8:33 PM
17	Professionals under the age of 50 and first time homebuyers	3/25/2021 4:30 PM
18	N/A	3/25/2021 4:21 PM
19	College Students	3/25/2021 3:27 PM
20	There should be affordable housing opportunities for all constituents of the City to rent or buy. Adults over the age of 24 that are low income should also qualify or a head of household who is not a parent but are head of household living with elderly parents or younger siblings that are low income household should also have opportunities for affordable options.	3/25/2021 2:08 PM
21	new comers to this country	3/25/2021 1:31 PM
22	N/A	3/25/2021 12:41 PM
23	N/A	3/15/2021 1:52 PM
24	Low Income Families and People With SSI	3/10/2021 8:15 PM
25	na	3/6/2021 2:47 PM
26	Homeless + Sick people	3/6/2021 9:13 AM
27	Recent Immigrants	3/6/2021 5:20 PM
28	minorities and the undocumented	3/6/2021 9:47 AM
29	Na	3/5/2021 1:18 PM

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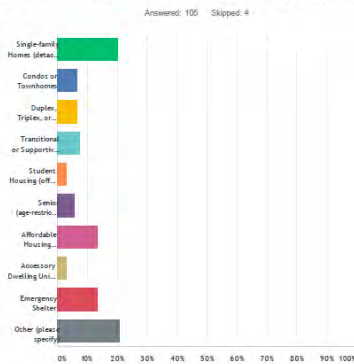
City of Rosemead 2021-2029 Housing Element Update

30	Promote self sufficiency	3/5/2021 1:09 PM
31	No	3/5/2021 10:19 AM
32	Low income	3/5/2021 9:31 AM
33	On the verge of becoming homeless	3/5/2021 1:26 AM
34		3/4/2021 7:34 PM
35	No	3/4/2021 6:23 PM
36	none	3/4/2021 6:21 PM
37	Unemployment head of households.	3/4/2021 6:14 PM
38	i	3/4/2021 3:47 PM
39	No	3/4/2021 3:45 PM
40	Immigrants are an important group; since over 50% of Rosemead residents are foreign born and they are most likely working class since they probably don't know English well. It is important to consider the intersectionality of these housing groups and how it is the reality of many households. Identify with more than one. So, affordable housing that would be affordable to just a large family, but it wouldn't be consider affordable for a large family with seniors members with disabilities.	2/12/2021 12:48 AM
41	No	2/4/2021 9:24 PM

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City of Rosemead 2021-2029 Housing Element Update

Q14 Which housing types, if any, are not adequately provided within the City of Rosemead? (if selecting more than one housing type, please select Other and list all your choices in the Other write-in section below)



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City of Rosemead 2021-2029 Housing Element Update

ANSWER CHOICES	RESPONSES
Single-family Homes (detached house)	20.00% 21
Condos or Townhomes	6.67% 7
Duplex, Triplex, or Fourplex Units	6.67% 7
Transitional or Supportive Housing (affordable and special needs housing linked to supportive services), particularly for persons experiencing homelessness or with disabilities	7.62% 8
Student Housing (off university campus housing for students)	2.86% 3
Senior (age-restricted)	5.71% 6
Affordable Housing (restricted by deed or special agreement)	13.33% 14
Accessory Dwelling Units (ADUs or "Granny Flats")	2.86% 3
Emergency Shelter	13.33% 14
Other (please specify)	20.95% 22
TOTAL	105

#	OTHER (PLEASE SPECIFY)	DATE
1	Condos or Townhomes, Duplex/Triplex/Fourplex units, Student Housing, Affordable Housing	4/1/2021 10:20 AM
2	Condos/Townhomes, Transitional or Supportive Housing, Affordable Housing, ADUs, Emergency Shelter, Student Housing	3/31/2021 11:49 PM
3	all are represented	3/30/2021 10:25 PM
4	Senior, Affordable Housing, Accessory Dwelling Units	3/30/2021 7:55 AM
5	D. Transitional or Supportive Housing, G. Affordable Housing	3/29/2021 2:47 PM
6	A. Single-Family Homes, E. Student Housing, F. Senior	3/29/2021 2:42 PM
7	G. Affordable Housing, H. Accessory Dwelling Unit	3/29/2021 2:27 PM
8	A. Single-Family Homes, B. Condos or Townhomes, F. Seniors, H. Accessory Dwelling Unit	3/29/2021 11:29 AM
9	A. Single-Family homes, B. Condos or Townhomes, D. Transitional or Supportive Housing, F. Senior	3/29/2021 10:53 AM
10	A. Single-Family Homes B. Condos or Townhomes	3/29/2021 10:36 AM
11	A. Single-family Housing F. Senior I. Emergency Shelter	3/29/2021 10:25 AM
12	Duplex, Triplex or Fourplex Units AND Student Housing	3/29/2021 10:09 AM
13	Senior and student housing	3/28/2021 11:20 PM
14	Single family, transitional, affordable	3/25/2021 11:38 PM
15	Transitional or Supportive Housing, Affordable Housing	3/25/2021 8:00 PM
16	SINGLE FAMILY HOMES, SENIOR, AFFORDABLE HOUSING, SHELTERS, SUPPORTIVE HOUSING, UNITS, CONDOS, STUDENT HOUSING	3/25/2021 6:33 PM
17	Accessory Dwelling Units, Condos or Townhomes, Duplex, Triplex, and Fourplex, Transitional or Supportive housing	3/25/2021 4:30 PM
18	Single Family Homes and ADUs	3/25/2021 3:27 PM
19	All of them	3/5/2021 1:59 PM
20	The 'select all that apply' option does not work. Rosemead does not have sufficient: affordable housing, emergency shelter, transitional/supportive housing, and senior housing	2/19/2021 11:29 AM

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City of Rosemead 2021-2029 Housing Element Update

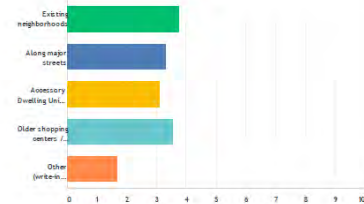
21	None	2/8/2021 5:49 PM
22	Don't know	2/3/2021 9:17 PM

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City of Rosemead 2021-2029 Housing Element Update

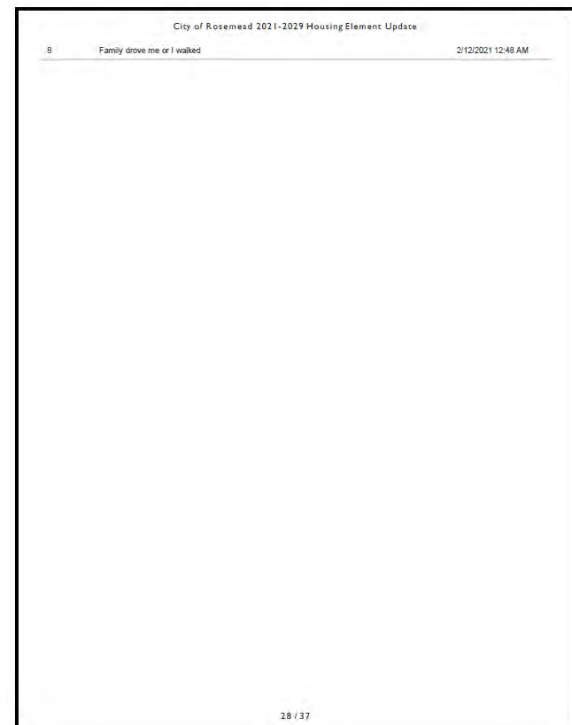
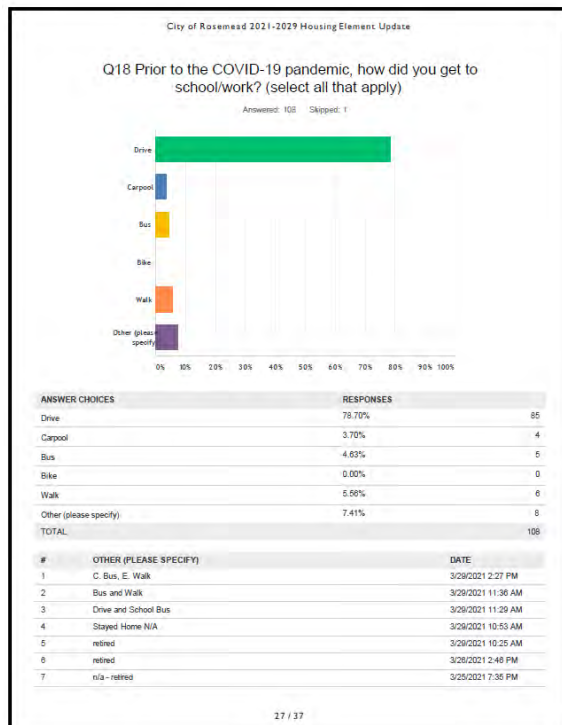
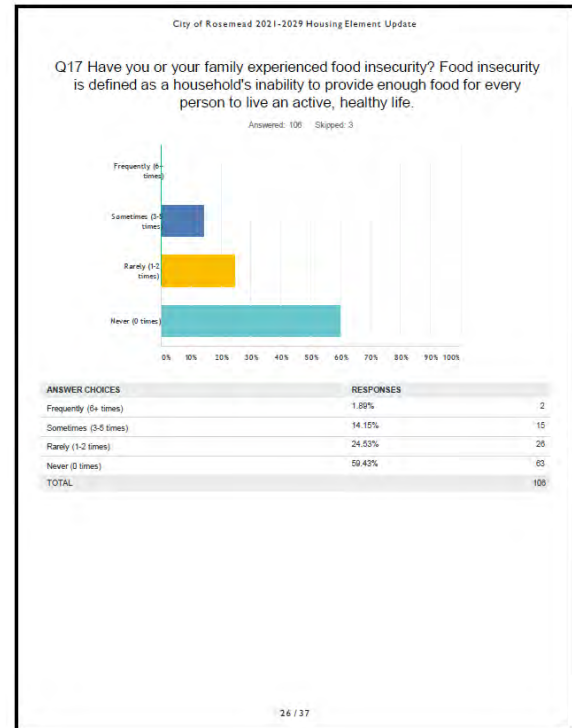
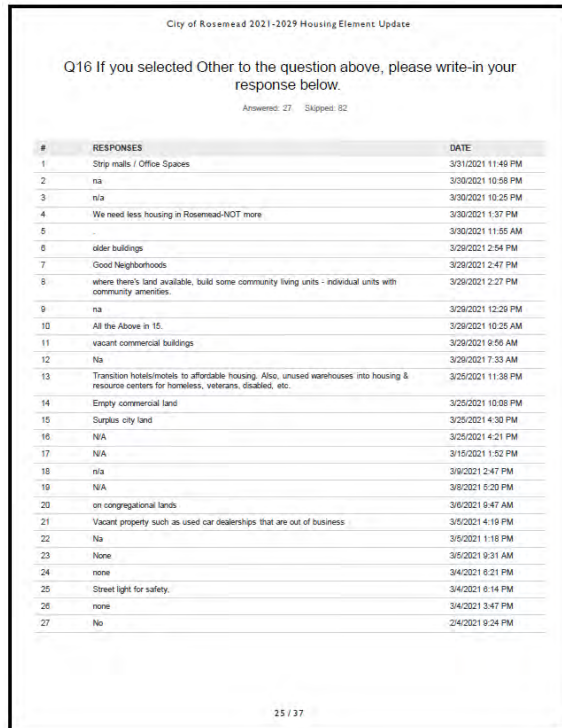
Q15 Please prioritize the opportunity areas where you would most like to see additional housing in Rosemead. 1 = Greatest Priority; 5 = Least Priority

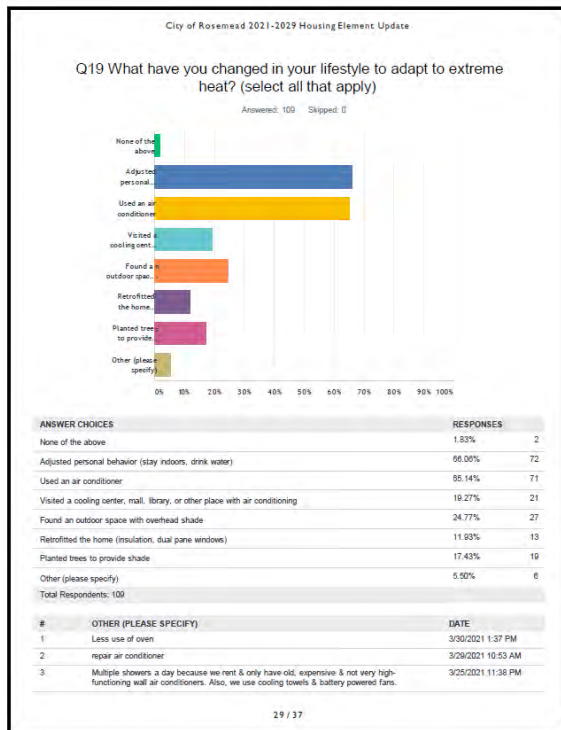
Answered: 80 Skipped: 11



	1	2	3	4	5	TOTAL	SCORE
Existing neighborhoods	37.50% 32	21.88% 18	23.03% 20	12.94% 11	4.71% 4	85	3.74
Along major streets	12.50% 10	37.50% 30	25.00% 20	18.75% 15	6.25% 5	80	3.31
Accessory Dwelling Units (ADUs)	22.50% 19	13.25% 11	20.48% 17	37.36% 31	6.02% 5	83	3.10
Older shopping centers / retail areas	34.38% 29	19.28% 16	21.09% 18	14.46% 12	9.64% 8	83	3.55
Other (write-in question below)	8.00% 3	8.00% 4	4.00% 2	12.00% 10	70.00% 35	80	1.68

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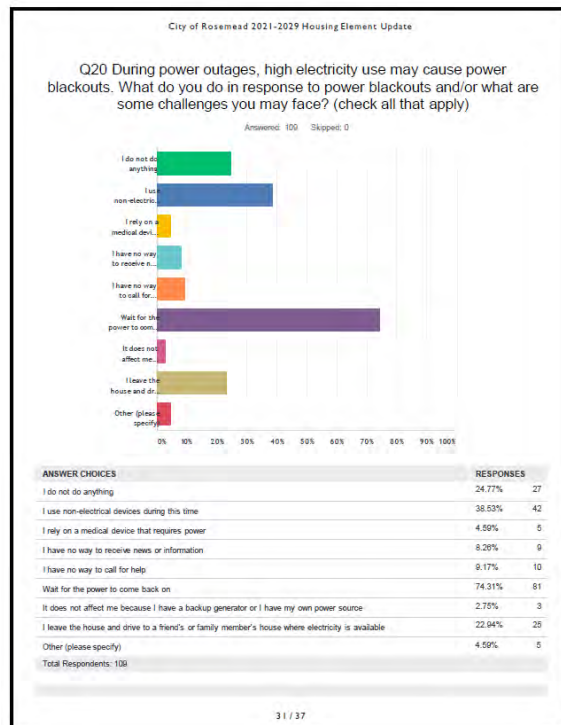




City of Rosemead 2021-2029 Housing Element Update

4	Used an overhead fan	3/25/2021 8:00 PM
5	RAN UP ELECTRIC BILL to be able to cool down DURING THE EXTREME HEAT	3/25/2021 6:33 PM
6	use fans indoors	3/9/2021 2:47 PM

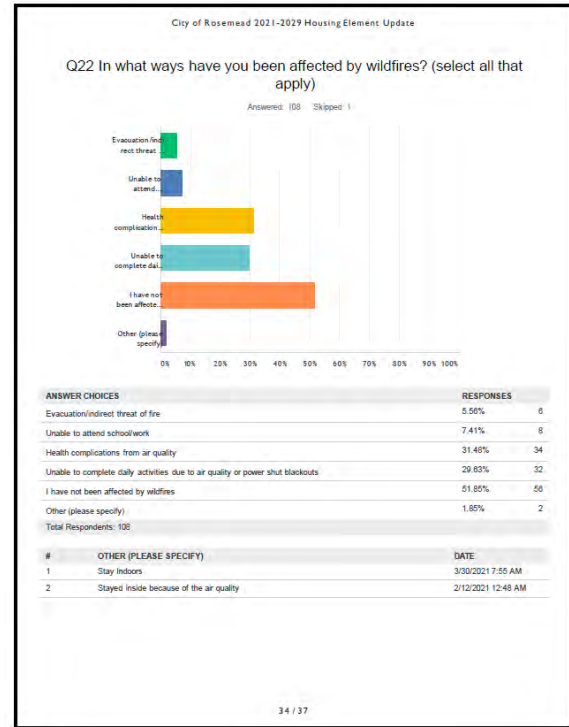
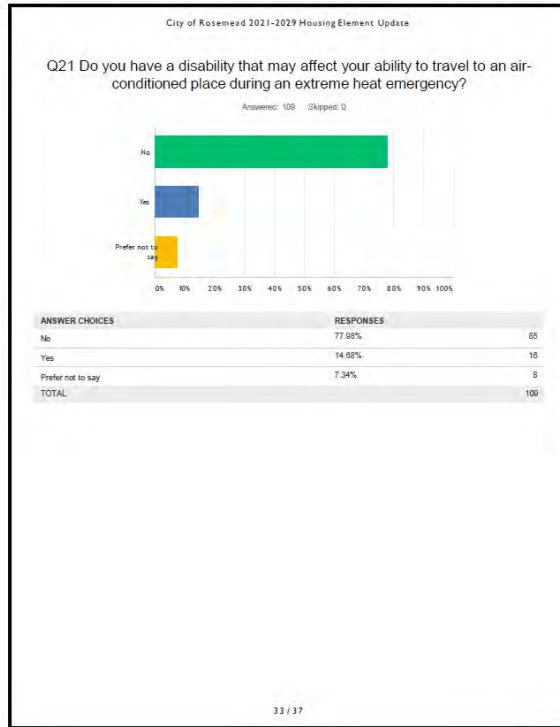
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City of Rosemead 2021-2029 Housing Element Update

#	OTHER (PLEASE SPECIFY)	DATE
1	use battery power lanterns	3/29/2021 10:36 AM
2	I stay home, try to keep cool, for as long as we can stand it, until power is restored. Problems may be refry food spoiling for long periods of no power, etc. Maybe, emergency calls if emergency situations calls for need of help, etc.	3/29/2021 2:46 PM
3	use of candles	3/25/2021 6:33 PM
4	Looking into solar panels with battery packs	3/4/2021 6:35 PM
5	I usual report it to Edison by using my phone and logging into my account.	3/4/2021 3:41 PM

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City of Rosemead 2021-2029 Housing Element Update

Q23 Is there anything else the City should consider as part of its Housing Element Update? (Please write-in your response)

Answers: 51 Skipped: 58

#	RESPONSES	DATE
1	Suggest the City of Rosemead to also collaborate with Real Estate Practitioners, developers, architect to improve Housing Element and Adopt The RHNA/Regional Housing Needs Assessment. Thank you.	3/31/2021 11:49 PM
2	na	3/30/2021 10:58 PM
3	n/a	3/30/2021 10:25 PM
4	Assistance for renters to be able to become homeowners as residents to the city	3/30/2021 5:39 PM
5	bike lanes,	3/30/2021 2:58 PM
6	Please reduce density. Also, for the love of GOD, make illegal ADUs.	9/30/2021 1:37 PM
7	More neighborhood watch more police patrolling our streets for safety	9/30/2021 11:29 AM
8	No	9/30/2021 9:48 AM
9	No	9/30/2021 9:41 AM
10	Ensure enough minimum off-street parking spaces for new housing/building units and for existing units with an expansion/renovation plan	3/29/2021 2:54 PM
11	responsibility management	3/29/2021 2:47 PM
12	The City can help to spray bugs with chemical to avoid swollen bug bites.	3/29/2021 2:27 PM
13	the City should consider spray bug mosquito chemical to avoid severe bug bites in summer.	9/29/2021 11:36 AM
14	What happened to Senior Home Repair Grant?	9/29/2021 10:36 AM
15	no	9/29/2021 9:56 AM
16	Emergency as disaster situation	3/29/2021 7:33 AM
17	Avoiding single properties with many rental units and inadequate parking and crowded living attract undesirable tenants and threaten community tranquility.	3/29/2021 2:48 PM
18	Nothing immediately comes to mind.	3/29/2021 11:38 PM
19	City should limit the development of new multi-story homes and concentrate on rehabilitation of existing homes. New homes are being developed only to look worse within 2-3 yrs compared to existing homes.	3/29/2021 10:08 PM
20	Find a way to limit ADUs. The laws provided for some flexibility for the cities, please find someone who knows there way around them and provide protections so the neighborhoods don't get flooded with them and hundreds more cars parked on the streets.	3/29/2021 8:00 PM
21	REMODEL THE APARTMENT BUILDINGS, INSPECT THE WAYS PEOPLE ARE LIVING, HOW MANY PEOPLE ARE LIVING, SAFETY HAZARDS INSIDE HOME SUCH AS NON WORKING OVENS AND ROACHES. IF SMALL CHILDREN ARE IN HOME, MAKE SURE HOMES ARE CHILD PROOFED, PROVIDE RENTERS THE ABILITY TO MAKE IMPROVEMENTS IF THEIR LANDLORD REFUSES WITHOUT BEING EVICTED FOR HEALTH/SAFETY CONCERNS	3/25/2021 8:33 PM
22	Don't give in to the NIMBY community members. Many of us who grew up here can't afford to buy homes in our own neighborhoods. We need to increase opportunities for first-time homebuyers and next-generation homebuyers so that we have a thriving community in the future.	3/25/2021 4:30 PM

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City of Rosemead 2021-2029 Housing Element Update

23	Provide monetary assistance to seniors to purchase STAR rated room/window air conditioners	3/25/2021 3:27 PM
24	There should be affordable housing opportunities for all constituents of the City to rent or buy. Adults over the age of 24 that are low income should also qualify or a head of household who is not a parent but are head of household living with elderly parents or younger siblings that are low income household should also have opportunities for affordable options. Also the City needs to realize that there is a congestion issue. Residential streets are flooded with cars. The City should concern themselves with the homelessness issue especially on Garvey those people need shelters so they are not living on our streets.	3/25/2021 2:08 PM
25	reduce crime to make neighborhoods safe	3/25/2021 1:31 PM
26	Underground power lines for all new and all existing Rosemead neighborhoods for safety in case of more natural disasters	3/25/2021 12:55 PM
27	More street light for safety (traffic safety, crime)	3/22/2021 6:12 PM
28	N/A	3/15/2021 1:52 PM
29	make housing affordable, charge residence if property is not maintained, offer assistance to low income families to update property	3/12/2021 1:23 PM
30	None	9/9/2021 6:31 PM
31	Continue to better service for Elderly people and communities for better living environment	9/9/2021 6:13 AM
32	Thanks	9/9/2021 5:20 PM
33	Not interfering with the taxpayers that pay their salary	9/9/2021 11:37 AM
34	City to allow zoning change for developments on congregational lands.	9/9/2021 9:47 AM
35	Stop the support of gentrification of existing neighborhoods and focus on needed housing units for seniors and low-income folks. Utilize abandoned properties on main streets throughout the city. Defund/halt the Olsen property project on Willard Ave.	3/9/2021 4:19 PM
36	Make it more affordable to upgrade Homes for growing families	3/5/2021 1:18 PM
37	Please allow people from different walks of life to maintain and sustain themselves in their native town.	3/5/2021 1:09 PM
38	So	9/9/2021 11:31 AM
39	Impact fees on non-affordable developed projects residential and commercial to start a affordable housing city fund	3/5/2021 1:29 AM
40	Establish aesthetics guidelines like other cities. Too many developments and remodels over the decades have made our city look hodgepodge and unattractive.	3/4/2021 8:40 PM
41	Emphasis: additional multi-unit housing within city accessible to low-income identifying individuals and families previously residing in Rosemead	3/4/2021 8:09 PM
42	There was a Garvey Corridor Masterplan completed, but I don't see any developments or improvements in that area.	3/4/2021 6:35 PM
43	7	3/4/2021 6:23 PM
44	none	3/4/2021 6:21 PM
45	Building a skate park for our teens near our local middle school Richard Garvey Intermediate school	3/4/2021 6:13 PM
46	San gabriel	3/4/2021 3:45 PM
47	We know that if cities do not enforce their Housing Elements and rezoning to meet RHNA numbers, then the state might 1) fine the city, 2) build themselves without city approval. Please take this issue urgently and seek out creative short-term and long-term solutions to address our housing and homelessness crisis.	2/19/2021 11:29 AM
48	I believe it is important when writing the housing element update WHO the housing is for and be specific and have an action plan that is realist, obtainable, and inclusive to the people within Rosemead looking for more affordable housing. Plus the important thing with housing is	2/12/2021 12:48 AM

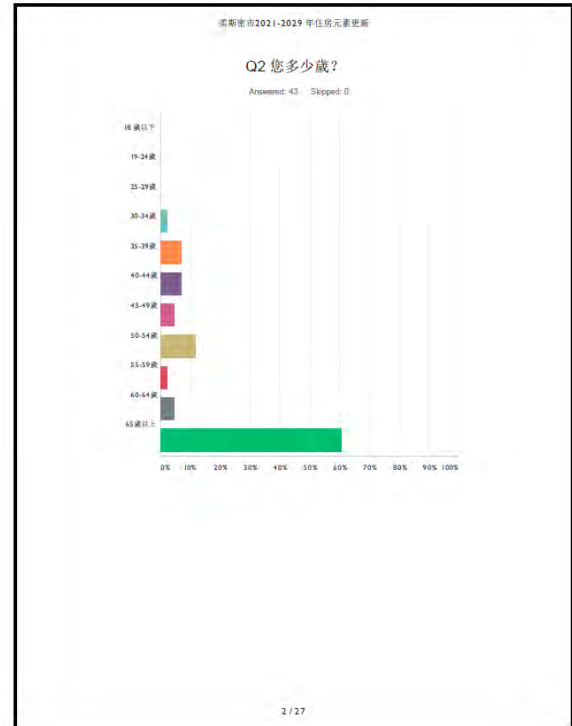
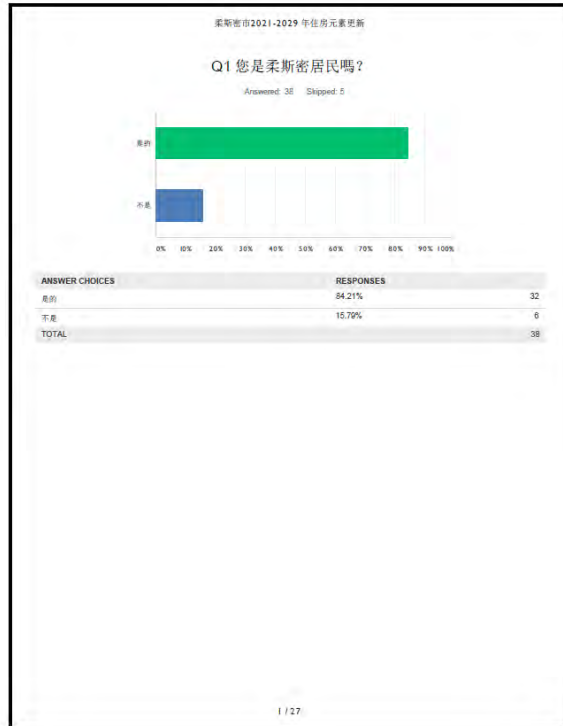
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City of Rosemead 2021-2029 Housing Element Update

to house the current residents of Rosemead with affordable, quality housing instead of trying to attract people to move here so y'all can get people with more money here, no people over profit. The city of Rosemead is a city of minorities, the working class, and immigrants. With over 80% being minorities, over 50% immigrants, and the median household income is around \$52,087 that is consider low-middle class and 16.7% of the population live below the poverty line. Then when you dig deeper into the city of Rosemead residents' income, you can see that south of Rosemead below the 10 freeway, residents there have even a lower income than the north. But this isn't a surprise when given the history of urban planning in Southern California was built on racism and using physical barrier of freeways to divide race and socioeconomic class, which you can still see the effects of it today still around. However, due to the location of being just in California and east of Downtown Los Angeles it has driven housing cost in Rosemead up rapidly over the last few decades, but the median household income is still consider low-middle class would not be able to afford a home with the median property value to be around \$534,200. It is important with housing that we are aiming to help the current residents in the community to get quality, affordable housing first. Whether that be providing new rental homes to current renters within Rosemead or providing opportunities for current renter the shot at buying new affordable housing first. It is important to keep in mind EVERYONE has different SITUATIONS that can either make housing affordable for one family but not for another family. I don't want Rosemead to be gentrified specially since in Los Angeles and California gentrification is a major issue and we see it making it ways east of Downtown LA. Gentrification isn't just about race, but also about socioeconomic class. Growing up in Rosemead, the 626, I have seen the increase in overseas developers and I can see the changes it brings the community, however they, the ones developing and planning, aren't fully apart or knows what the community needs. Like do we need another hotel when people who are lower-middle class can't afford quality homes, no we don't. So it is important to put the residents, the community, the PEOPLE OVER PROFIT when deciding grants or projects within Rosemead. Because why is new townhomes that are made to help with the housing crisis still more expensive than buying an older house that needs updates when you get less space and the builder are buying and building in bulk. Wanting to increase the numbers of property values and have residents have their property look nice don't matter when people within your community is struggling to find affordable housing or can barely keep up with their own house maintenance when they are working class trying to keep up with their mortgage and property tax while still trying to live. Also, the importance of property value in the United States was created and enforced by racism which is then correlated with being of low socioeconomic status. So think about that when you create housing elements that y'all aren't enforcing ideals that were founded on racism without providing outreach to those within the community to those who need it. You can learn more about how racism affected urban planning within Los Angeles. If 2020 has taught y'all anything, people over profit, affordable and quality housing is a human right, cities need to focus on community building, and communities with the most resources thrive not the communities with the most police present. Also, y'all should work toward getting some of that law enforcement city budget of 2021 of \$9.3 million and put that toward housing within the city. The short term solution of policing homelessness and low income residents are not solution to long term problems, well end up costing the city more money if y'all don't start INVESTING in your community, the people and it starts with providing affordable, quality housing. Out of sight out of mind does not work when you are running a city with people lives at risk, and the cycle. As developing and implementing the housing element, y'all can do so much more and so much quicker than what the state of California is doing with housing since they are looking at a whole state but y'all are just looking at a single city. Y'all just need to want to help the people, the community within Rosemead actually want to do well. Empathy is important for the people and to unlearn the implicit biases that has been ingrain into us by society and others about the homeless, the poor, people of different ethnicities and races, etc. so we can do better for the future of our city.

49	residents that rent out rooms, causes limited parking. In neighborhood.	2/4/2021 4:19 PM
50	The environmental impact of any housing development proposed. The impact of increased traffic and population to the areas where new housing is proposed.	2/4/2021 10:10 AM
51	Install community fiber optic network	2/3/2021 9:17 PM

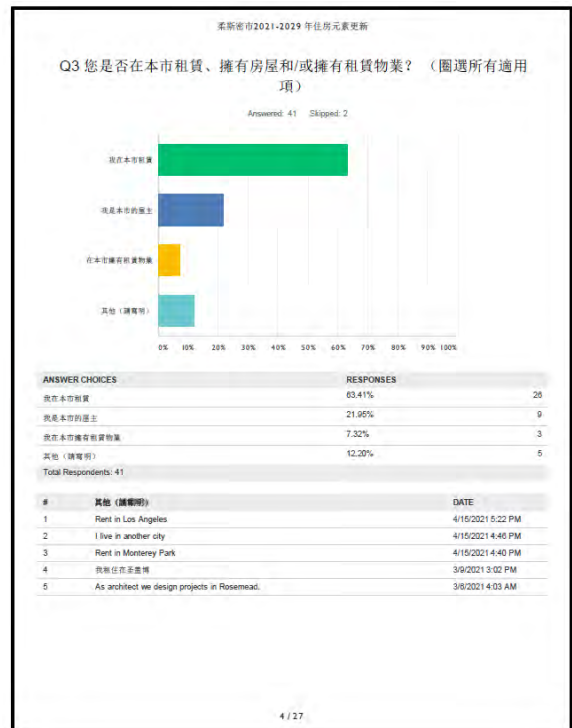
Figure B-1 Online Housing Needs Survey Results (Chinese Responses)

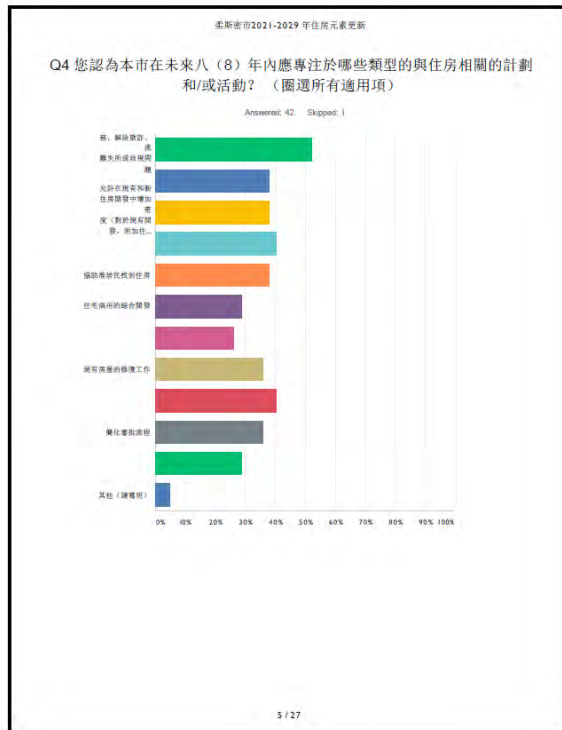


柔佛密市2021-2029 年住房元素更新

ANSWER CHOICES	RESPONSES	
18歲以下	0.00%	0
19-24歲	0.00%	0
25-29歲	0.00%	0
30-34歲	2.33%	1
35-39歲	6.98%	3
40-44歲	6.98%	3
45-49歲	4.65%	2
50-54歲	11.63%	5
55-59歲	2.33%	1
60-64歲	4.65%	2
65歲以上	60.47%	26
TOTAL		43

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柔斯密市2021-2029 年住房元素更新

ANSWER CHOICES	RESPONSES
促進公平住房服務、解決教育、通勤和市政服務問題	52.38% 22
鼓勵市公共交通系統附近或其他交通方式附近居住	38.10% 16
允許在現有和新建開發中增加密度（對於現有開發，則加上安居元（ADU）可能會增加密度）	38.10% 16
協助開發民衆和提供設施的創新設計	40.48% 17
協助開發民衆對住房	38.10% 16
促進廉價和住宅服務的综合開發	25.57% 12
重新開發舊址、過渡或支持性住房（與支持服務相關的可負擔住房和特殊生活需求），特別是針對無家可歸或殘障人士	25.19% 11
注重現有房屋的修復工作	35.71% 15
提供包括低收入或免稅房產的單位市內的發展機會	40.48% 17
變化現有住房	35.71% 15
創建或與建築師合作開發經過市政府批准ADU（附加/第二單位）類型	25.57% 12
其他（請寫明）	4.76% 2

Total Respondents: 42

#	其他（請寫明）	DATE
1	協助本市居民交換居住在房或老人公寓	4/22/2021 10:43 AM
2	Please change the senior apartment carpets	4/15/2021 5:20 PM

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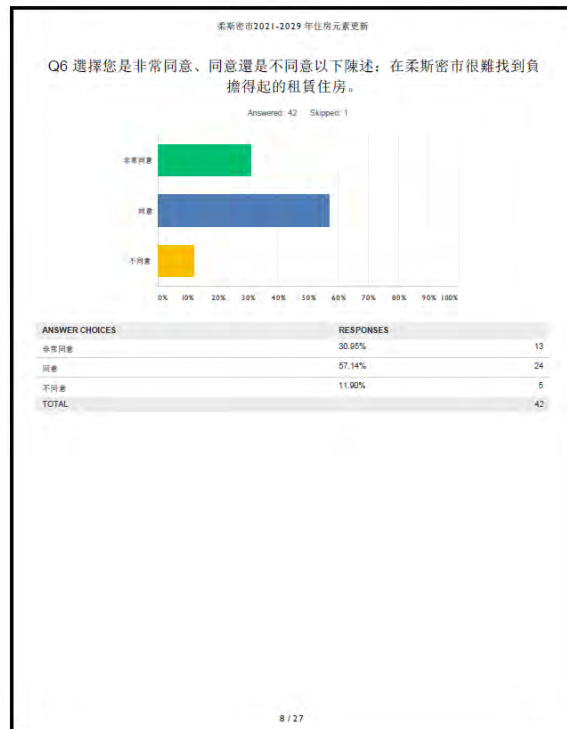
柔斯密市2021-2029 年住房元素更新

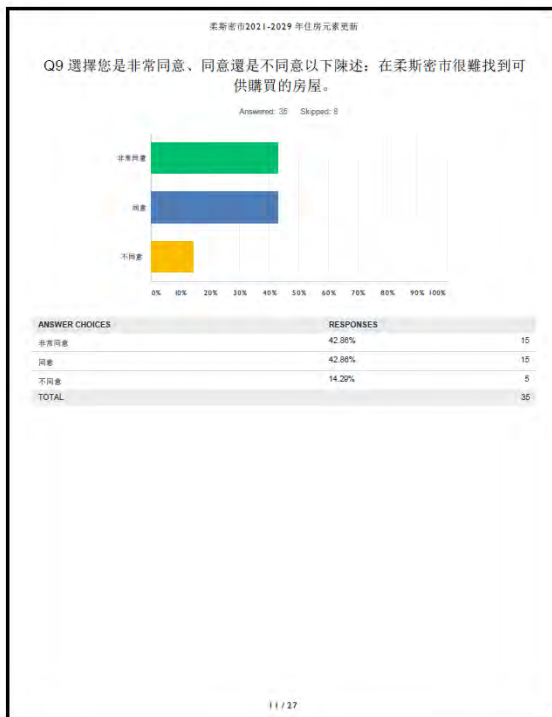
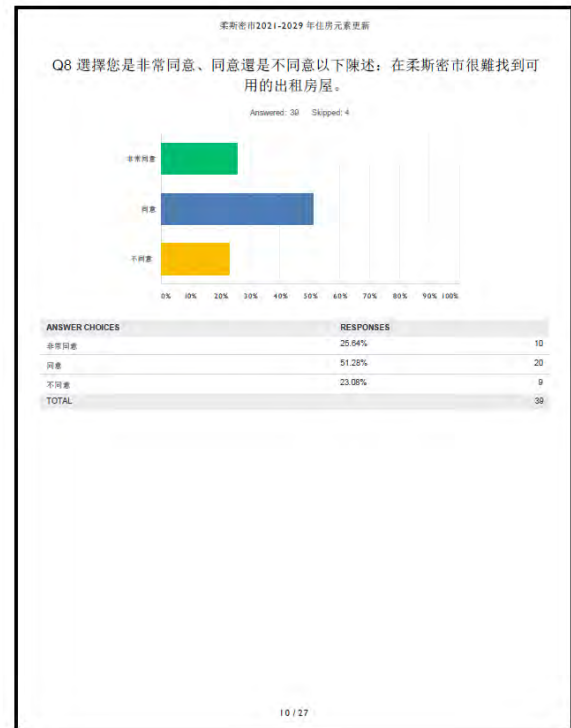
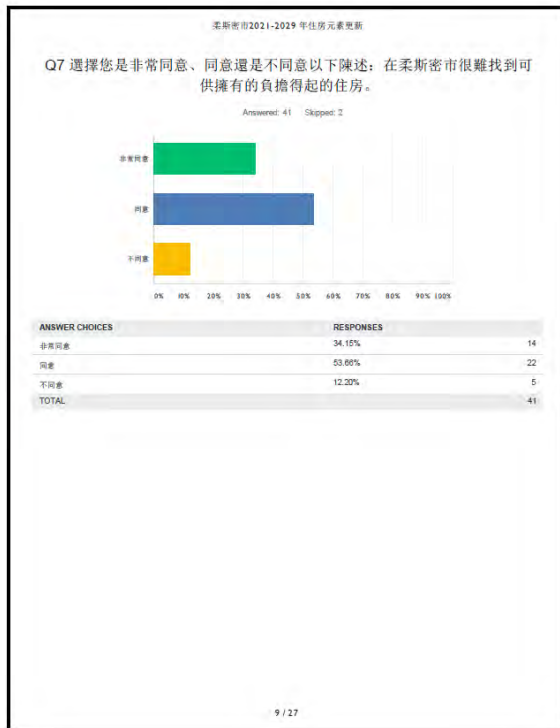
Q5 請在下面寫明應在本市哪個位置建造新住房。（請寫明）

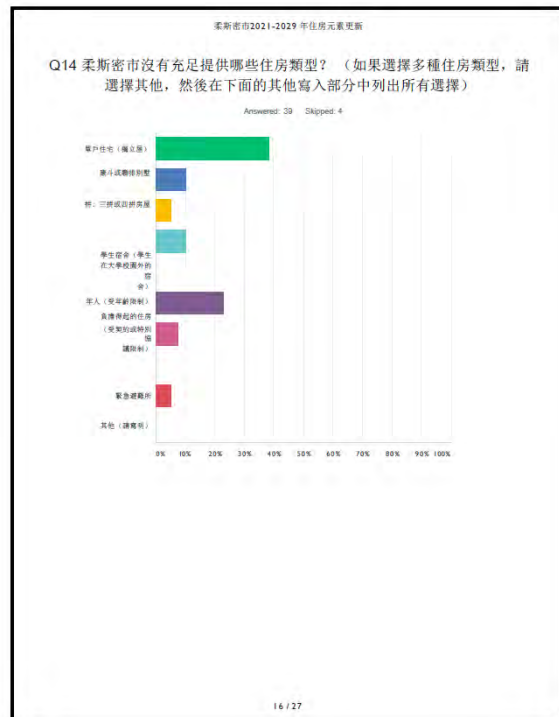
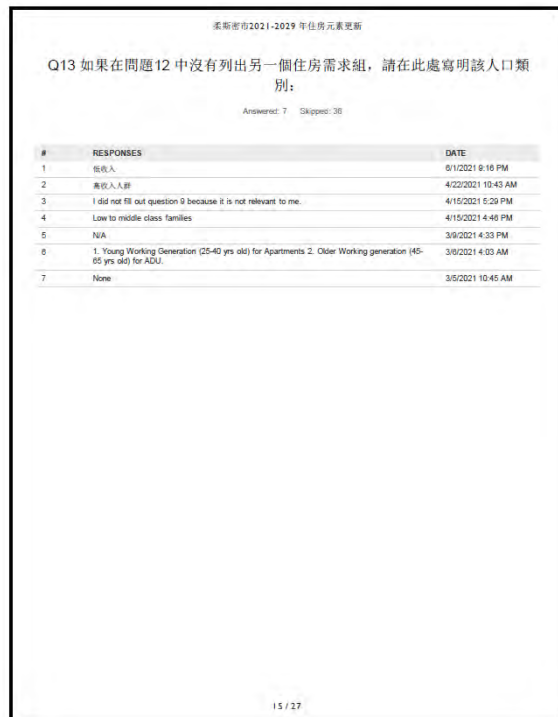
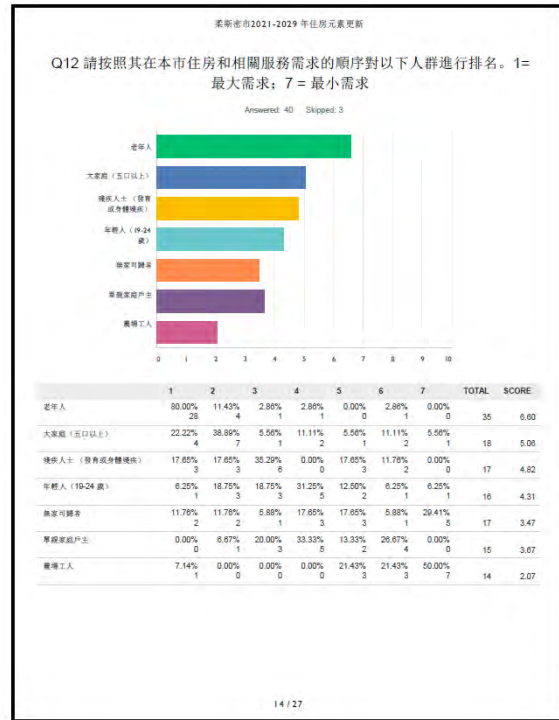
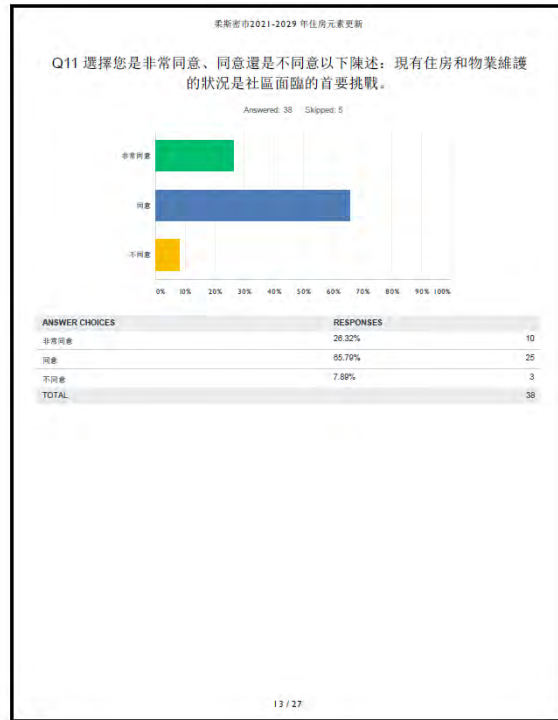
Answered: 8 Skipped: 35

#	RESPONSES	DATE
1	Please build housing near Delta and Garvey Ave, Garvey and San Gabriel Ave, Kiburn and Garvey Ave. Angelus Senior Apartments is not a convenient location because I have no car.	4/15/2021 5:29 PM
2	Near transit stops	4/15/2021 5:17 PM
3	Rosemead	3/30/2021 2:02 PM
4	N/A	3/9/2021 4:33 PM
5	I don't know	3/9/2021 3:02 PM
6	Wells street	3/9/2021 11:20 AM
7	1. Valley Blvd 2. Garvey Ave 3. Del Mar Ave 4. San Gabriel Blvd 5. Rosemead Blvd	3/9/2021 4:03 AM
8	None	3/5/2021 10:45 AM

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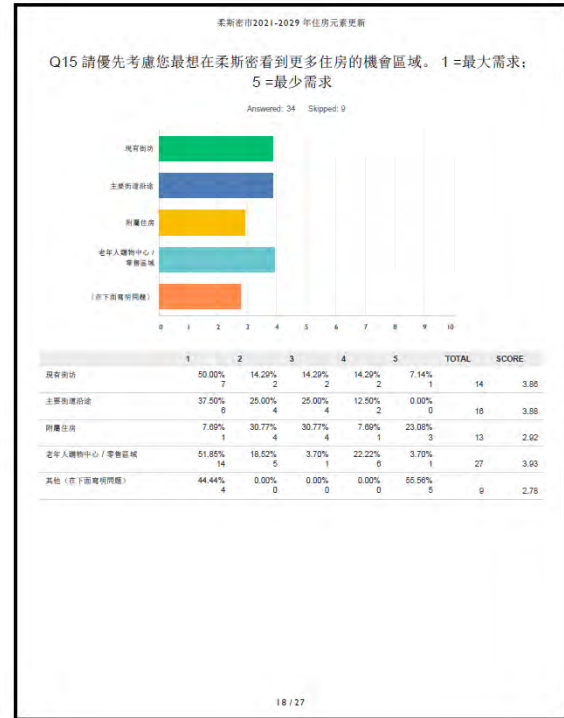


柔斯密市2021-2029年住房元素更新

ANSWER CHOICES	RESPONSES
單戶住宅 (獨立屋)	38.40% 15
聯戶或聯排別墅	10.26% 4
雙拼、三拼或四拼房屋	5.13% 2
過渡性支持性住房 (與支持服務相關的負擔得起的臨時性需求住房)，尤其適用於無家可歸或殘障人士	10.26% 4
學生宿舍 (專治本大學校園外的宿舍)	0.00% 0
老年人 (受年齡限制)	23.08% 9
負擔得起的住房 (受契約或特別協議限制)	7.69% 3
附屬住房 (ADU 或類似公寓)	0.00% 0
緊急避難所	5.13% 2
其他 (請寫明)	0.00% 0
TOTAL	39

#	其他 (請寫明)	DATE
There are no responses.		

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柔斯密市2021-2029年住房元素更新

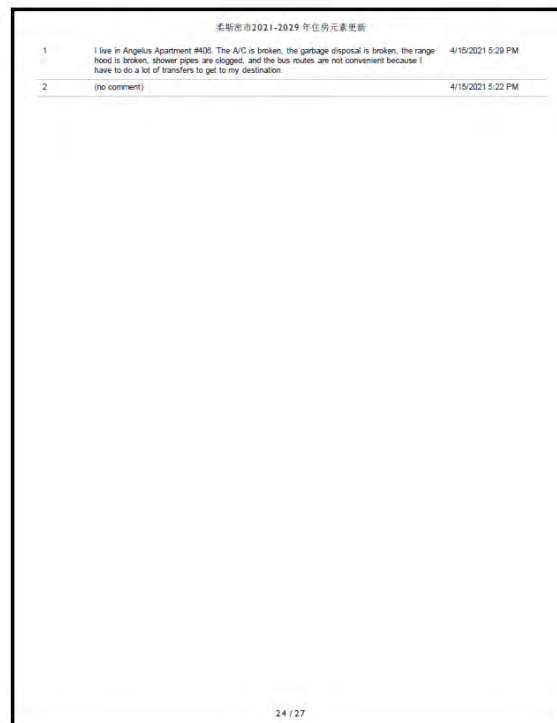
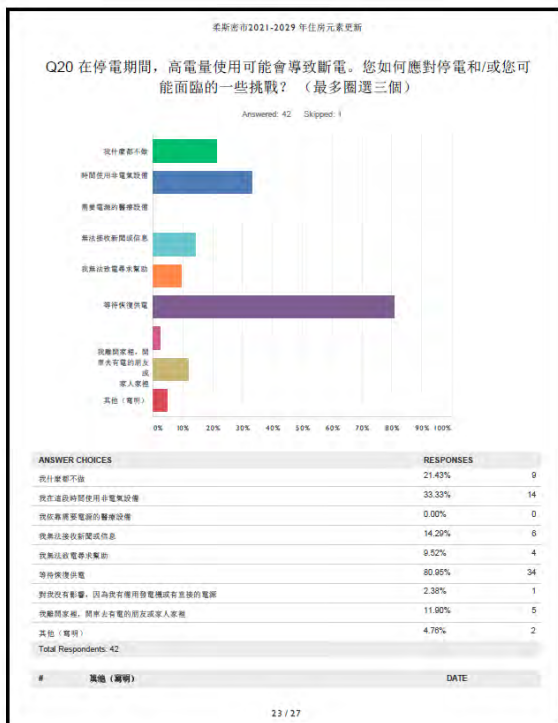
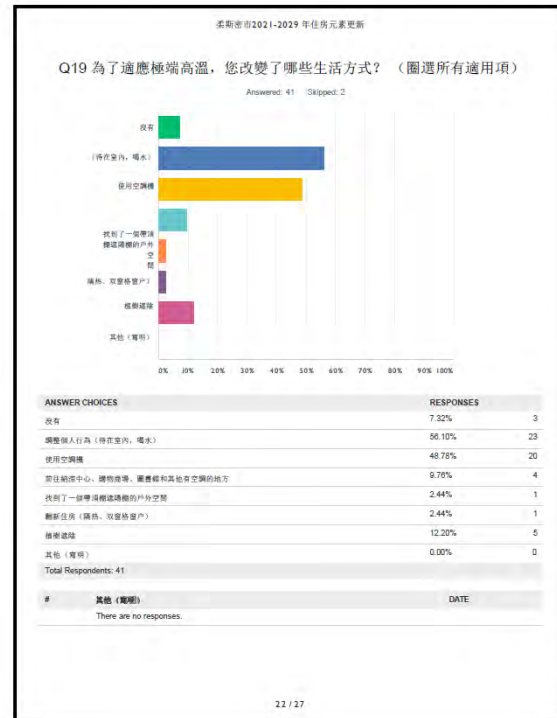
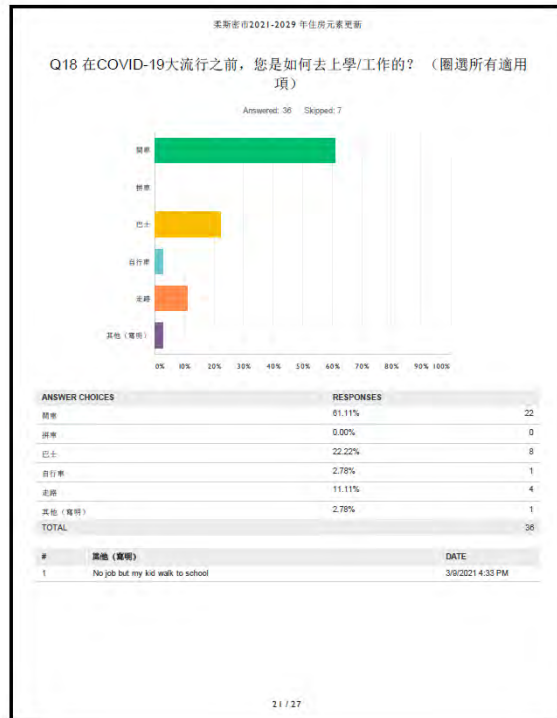
Q16 如果您選擇上述問題的“其他”，請在此處寫您的答复。

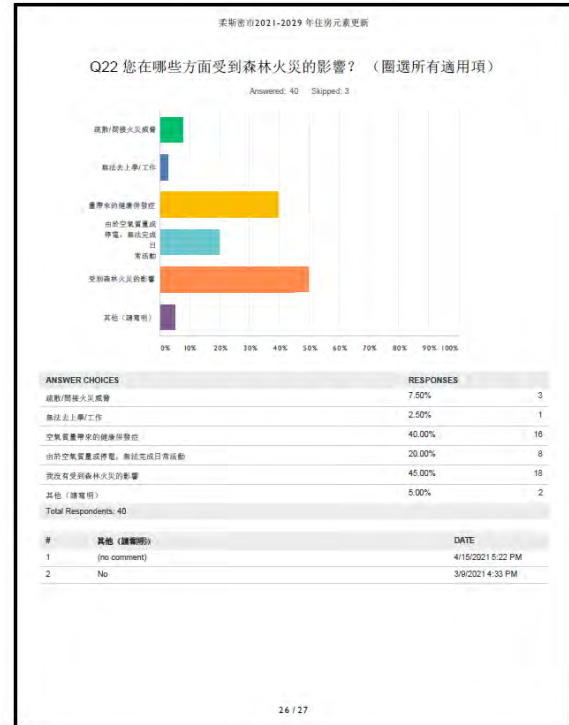
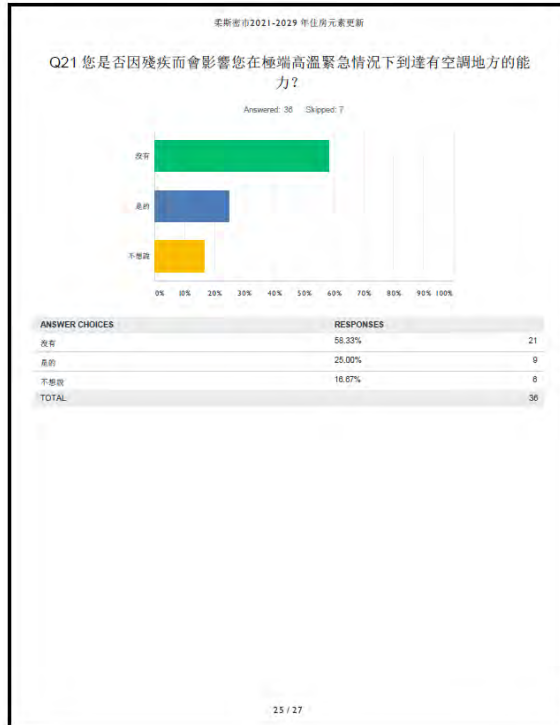
Answered: 5 Skipped: 38

#	RESPONSES	DATE
1	空房	4/22/2021 10:43 AM
2	I want to live in a place where it is convenient for me to go shopping because I have no car.	4/15/2021 5:29 PM
3	Low to middle class families	4/15/2021 4:48 PM
4	N/A	3/6/2021 4:33 PM
5	Condo	3/6/2021 11:20 AM

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柔佛市2021-2029 年住房元素更新

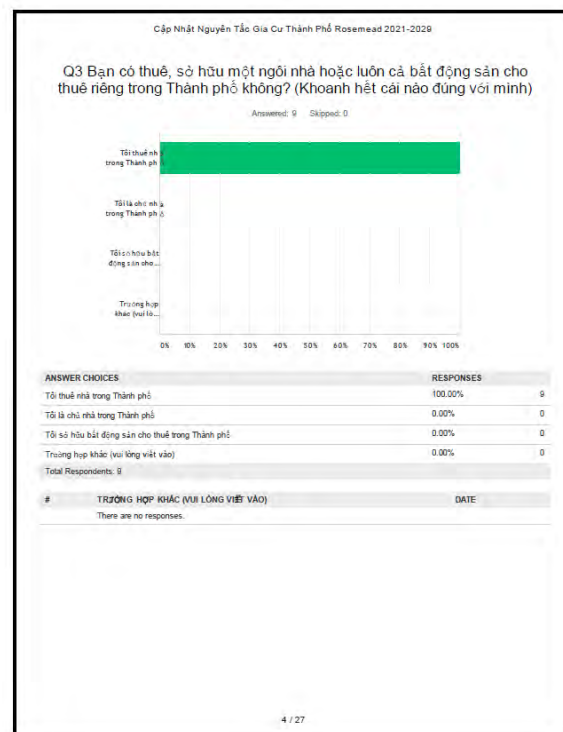
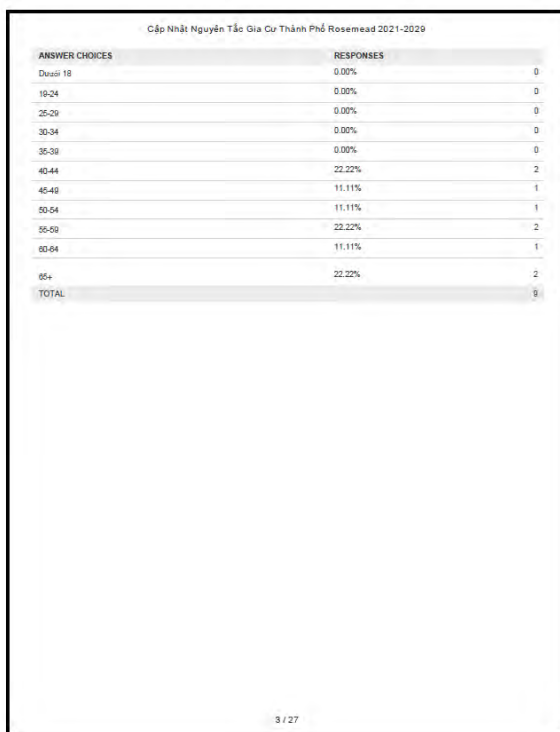
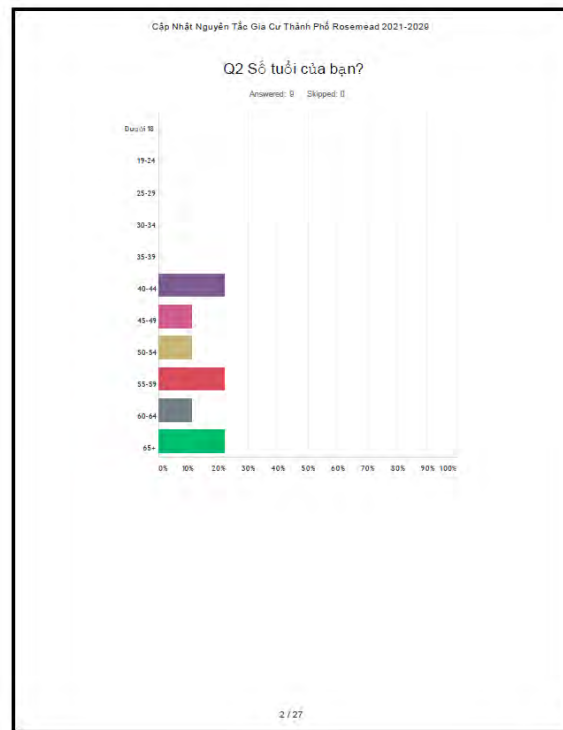
Q23 本市在“住房元素更新”中還應考慮什麼? (請寫下您的答案)

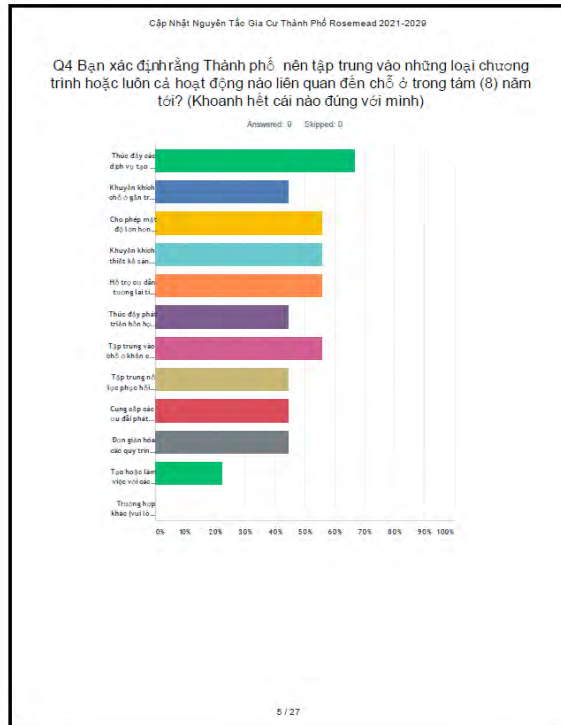
Answered: 16 Skipped: 27

#	RESPONSES	DATE
1	建議提供更多家庭住宅的可居住性 (2人至4人)	4/22/2021 10:43 AM
2	The balcony door does not have a mesh screen so bugs come inside. The metal frame makes it hard for me to stick my own mesh. The windows are difficult to open. Once it is open it is hard to close. A/C is broken. The bus operates M-F 8:17pm, S-Sun 4pm. The carpet is old, cannot vacuum clean. Some of the tenants have their electricity included in their rent but I have to pay separately. I want to see to get a rebate but they did not help me due to COVID-19. There are cockroaches in my apartment. Thank you City Hall.	4/15/2021 5:29 PM
3	Please change the senior apartment carpets	4/15/2021 5:20 PM
4	Please change the senior apartment carpets because they are old.	4/15/2021 5:19 PM
5	Construct Affordable Housing For Low Income Families	4/15/2021 4:51 PM
6	Nothing	4/15/2021 4:49 PM
7	Pay more attention to low to middle class families	4/15/2021 4:46 PM
8	Would like the city to open more retail stores/grocery stores so it's convenient for seniors to shop	4/15/2021 4:44 PM
9	Would like the city to open more retail stores/grocery stores to make it convenient for seniors to shop	4/15/2021 4:42 PM
10	Economic strength	4/15/2021 4:38 PM
11	N/A	3/9/2021 4:33 PM
12	安全	3/9/2021 3:02 PM
13	ADU	3/8/2021 11:20 AM
14	Considering to provide financial assistance for ADU design, permit and construction.	3/8/2021 4:03 AM
15	None	3/5/2021 10:45 AM
16	price- education	3/4/2021 9:55 PM

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Figure B-2 Online Housing Needs Survey Results (Vietnamese Responses)





Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

ANSWER CHOICES	RESPONSES
Thúc đẩy các dịch vụ tư vấn cộng đồng để giải quyết gian lận, dịch chuyển hoặc phân biệt đối xử	66.67% 6
Khuyến khích chỗ ở gần trạm xe buýt hoặc các lựa chọn giao thông khác	44.44% 4
Cho phép mật độ lớn hơn trong các dự án phát triển chỗ ở hiện có và mới (đối với các dự án phát triển hiện có, đơn vị nhà có sẵn hoặc ADU được phép tăng mật độ hiện tại)	55.56% 5
Khuyến khích thiết kế sáng tạo với trung tâm là cộng đồng và những tiện nghi	55.56% 5
Hỗ trợ cư dân tương tác tìm chỗ ở bằng	55.56% 5
Thúc đẩy phát triển hỗn hợp với cả hai lĩnh vực thương mại và dân cư	44.44% 4
Tập trung vào chỗ ở khẩn cấp, chuyển tiếp hoặc hỗ trợ (như câu chủ ở giá cả phải chăng và đặc biệt được miễn kết với các dịch vụ hỗ trợ), nhất là đối với những người vô gia cư hoặc khuyết tật	55.56% 5
Tập trung nỗ lực phục hồi chỗ ở hiện có	44.44% 4
Cung cấp các cơ sở phát triển bao gồm số đơn vị nhà dành cho người có thu nhập thấp hoặc giá cả phải chăng	44.44% 4
Đơn giản hóa các quy trình cấp phép	44.44% 4
Tạo hoặc làm việc với các kiến trúc sư để tính toán đưa ra các nguyên mẫu ADU (xây thêm đơn vị, thứ hai) được Thành phố phê duyệt	22.22% 2
Trưng hợp khác (vui lòng viết vào)	0.00% 0
Total Respondents: 9	

TRƯNG HỢP KHÁC (VUI LÒNG VIẾT VÀO) DATE

There are no responses.

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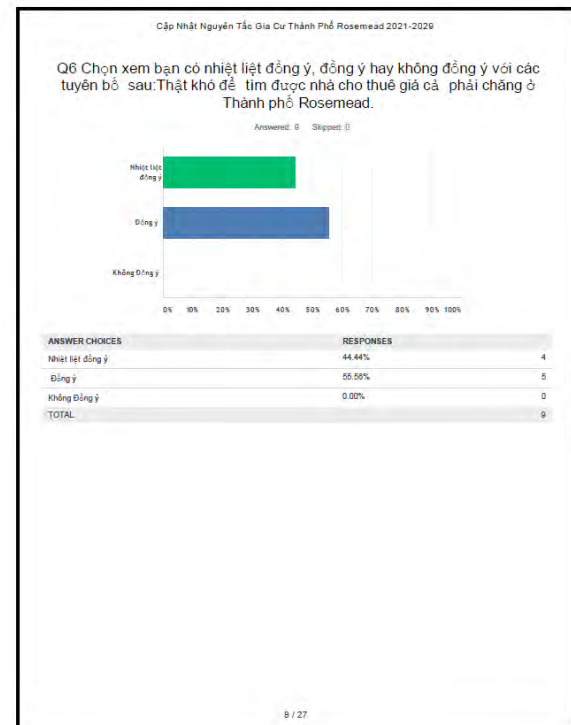
Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

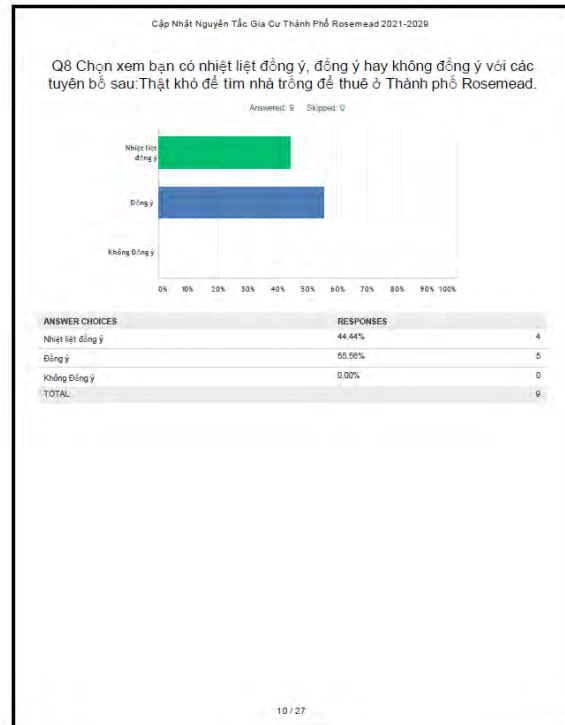
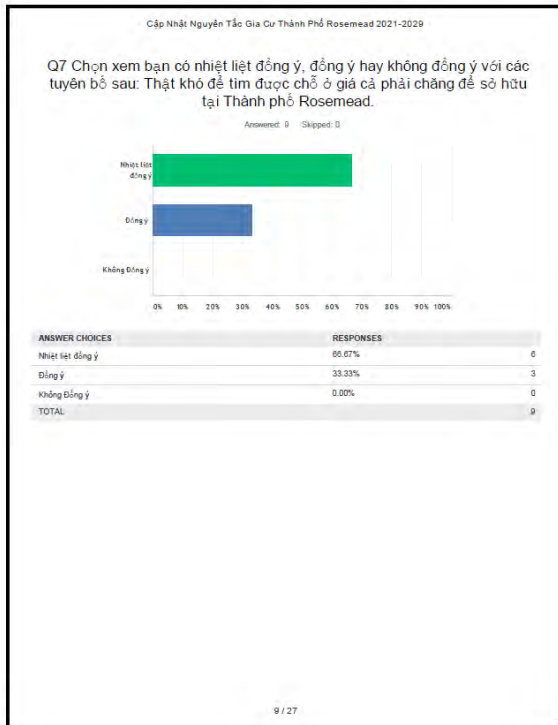
Q5 Vui lòng viết vào dưới đây nơi các cơ hội chỗ ở mới nên được đặt trong Thành phố. (vui lòng viết vào):

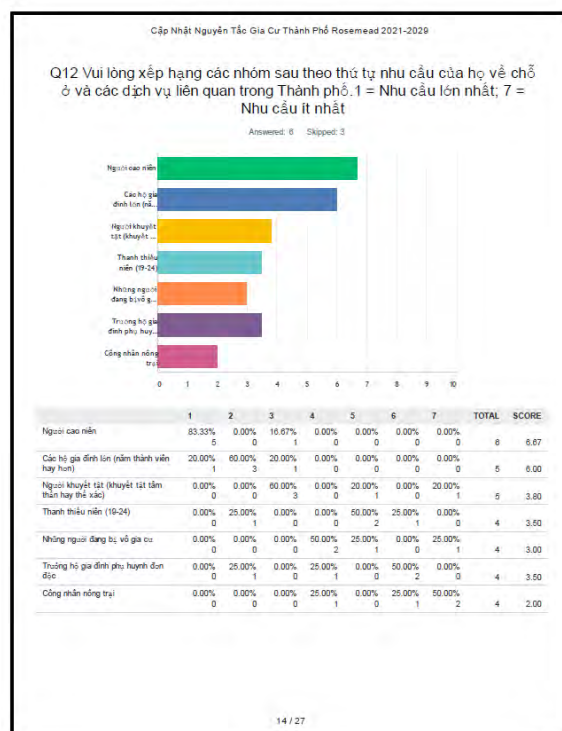
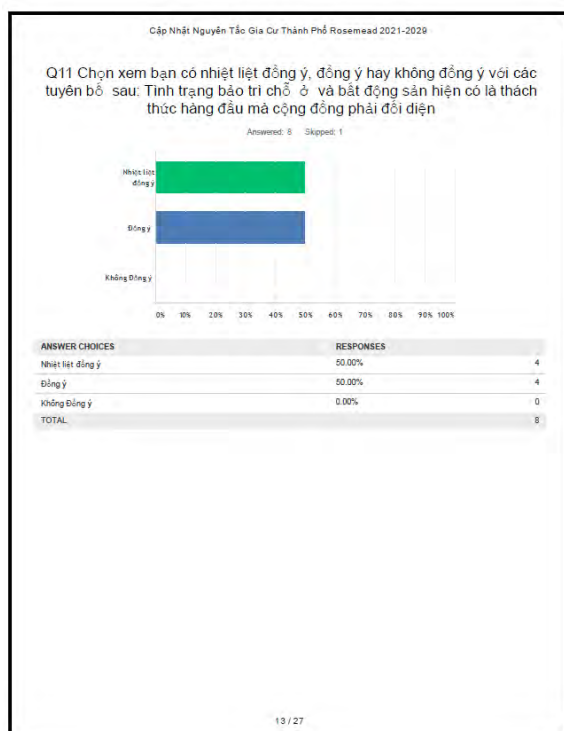
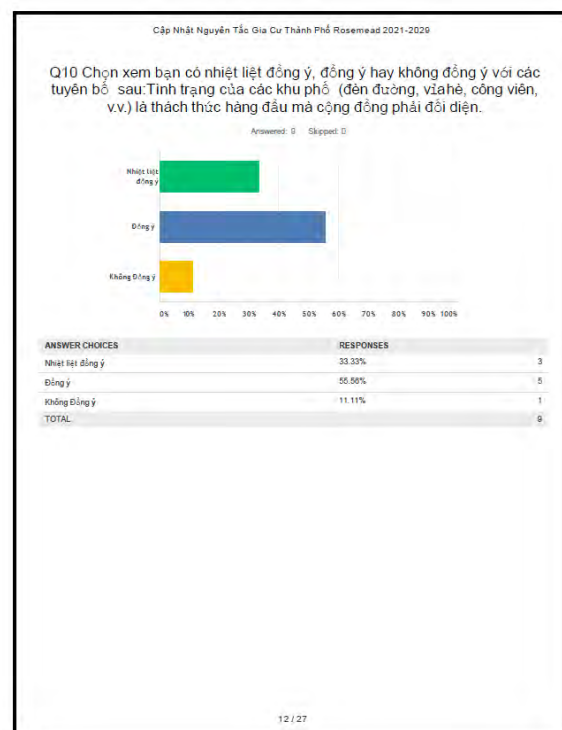
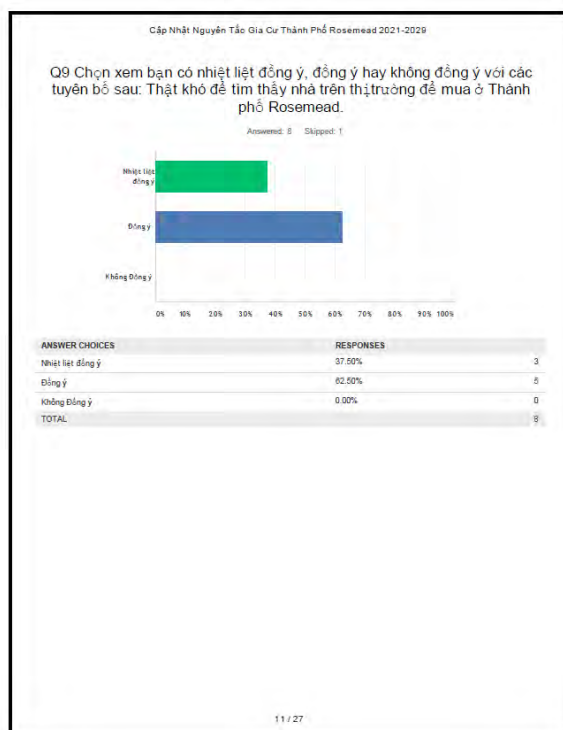
Answered: 1 Skipped: 8

#	RESPONSES	DATE
1	Tại không biết về thông tin này	3/4/2021 3:43 PM

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q13 Nếu có một nhóm nhu cầu chỗ ở khác không được xác định trong câu hỏi 12, vui lòng viết trong danh mục nhân khẩu bổ sung dưới đây:

Answered: 0 Skipped: 9

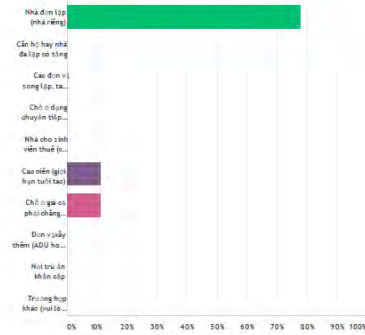
#	RESPONSES	DATE
	There are no responses.	

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q14 Loại chỗ ở nào, nếu có, chưa được cung cấp đầy đủ trong Thành phố Rosemead? (nếu chọn nhiều loại nhà ở, vui lòng chọn Khác và liệt kê tất cả các lựa chọn của bạn trong phần Ghi lại khác bên dưới)

Answered: 9 Skipped: 0



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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

ANSWER CHOICES	RESPONSES
Nhà đơn lập (nhà riêng)	77.78% 7
Cán hộ hay nhà đa lập có tầng	0.00% 0
Các đơn vị song lập, tam lập, hay tứ lập	0.00% 0
Chỗ ở được chuyển tiếp hoặc hỗ trợ (nhu cầu chỗ ở giá rẻ phải chứng và đặc biệt được nối kết với các dịch vụ hỗ trợ), nhất là đối với những người vô gia cư hoặc khuyết tật	0.00% 0
Nhà cho sinh viên thuê (chỗ ở ngoài khuôn viên trường đại học cho sinh viên)	0.00% 0
Cao niên (già hơn tuổi tác)	11.11% 1
Chỗ ở giá rẻ phải chứng (già hơn bởi bằng khoán hay thuê thuận đặc biệt)	11.11% 1
Đơn vị xây thêm (ADU hoặc "gian dành cho người")	0.00% 0
Nơi trú ẩn khẩn cấp	0.00% 0
Trung hợp khác (vui lòng viết vào)	0.00% 0
TOTAL	9

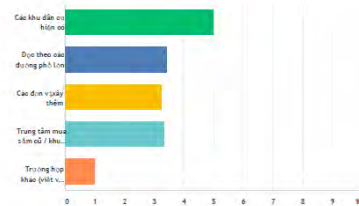
#	TRƯỜNG HỢP KHÁC (VUI LÒNG VIẾT VÀO)	DATE
	There are no responses.	

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q15 Vui lòng xếp hạng ưu tiên các loại khu vực cơ hội mà bạn muốn thấy có thêm chỗ ở tại Rosemead. 1= Nhu cầu lớn nhất; 5 = Nhu cầu ít nhất

Answered: 7 Skipped: 2



	1	2	3	4	5	TOTAL	SCORE
Các khu dân cư hiện có	100.00% 5	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5	5.00
Dự án các đường phố lớn	0.00% 0	60.00% 3	20.00% 1	20.00% 1	0.00% 0	5	3.40
Các đơn vị xây thêm	0.00% 0	60.00% 3	25.00% 1	25.00% 1	0.00% 0	4	3.25
Trung tâm mua sắm cũ / khu vực bán lẻ	33.33% 2	0.00% 0	33.33% 2	33.33% 2	0.00% 0	6	3.33
Trung hợp khác (viết vào câu hỏi ở dưới đây)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4	1.00

18 / 27

Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q16 Nếu bạn đã chọn Trường Hợp Khác với câu hỏi ở trên, vui lòng viết vào câu trả lời của bạn ở đây:

Answered: 0 Skipped: 9

#	RESPONSES	DATE
	There are no responses.	

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q17 Bạn hoặc gia đình bạn đã trải qua tình trạng mất ổn định lương thực chưa? Mất ổn định lương thực được định nghĩa là một hộ gia đình không có khả năng cung cấp đủ thực phẩm cho mỗi người để sống một cuộc sống năng động, khỏe mạnh.

Answered: 8 Skipped: 1

ANSWER CHOICES	RESPONSES	
Thường xuyên (8+ lần)	0.00%	0
Đôi khi (3-5 lần)	25.00%	2
Hiếm khi (1-2 lần)	12.50%	1
Chưa bao giờ (0 lần)	62.50%	5
TOTAL		8

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q18 Trước đại dịch COVID-19, bạn đến trường/chỗ làm việc bằng cách nào? (Khoanh hết cái nào đúng với mình)

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
Lái xe	77.78%	7
Đi chung xe	11.11%	1
Xe buýt	11.11%	1
Xe đạp	0.00%	0
Đi bộ	0.00%	0
Phương tiện khác (ghi vào)	0.00%	0
TOTAL		9

#	PHƯƠNG TIỆN KHÁC (GHI VÀO)	DATE
	There are no responses.	

21 / 27

Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

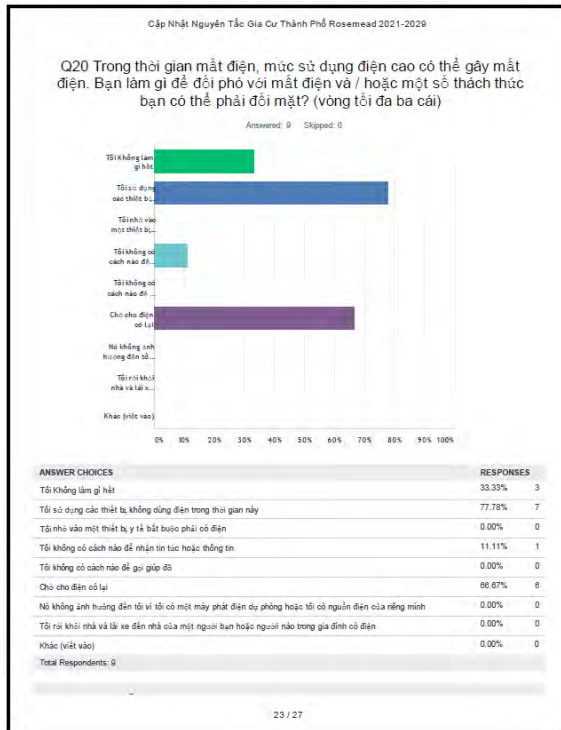
Q19 Bạn đã thay đổi gì trong lối sống của mình để thích nghi với cái nóng cực độ? (Khoanh hết cái nào đúng với mình)

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
Không có	0.00%	0
Điều chỉnh hành vi cá nhân (ở trong nhà, uống nước)	66.67%	6
Sử dụng điều hòa không khí	33.33%	3
Ghế đệm mát trung tâm là...	44.44%	4
Tìm một không gian ngoài trời với bóng râm trên cao	33.33%	3
Trang bị thêm cho ngôi nhà (cách nhiệt, cửa sổ ngăn nhiệt)	22.22%	2
Trồng cây để cung cấp bóng râm	33.33%	3
Khác (viết vào)	0.00%	0
Total Respondents: 9		

#	KHÁC (VIẾT VÀO)	DATE
	There are no responses.	

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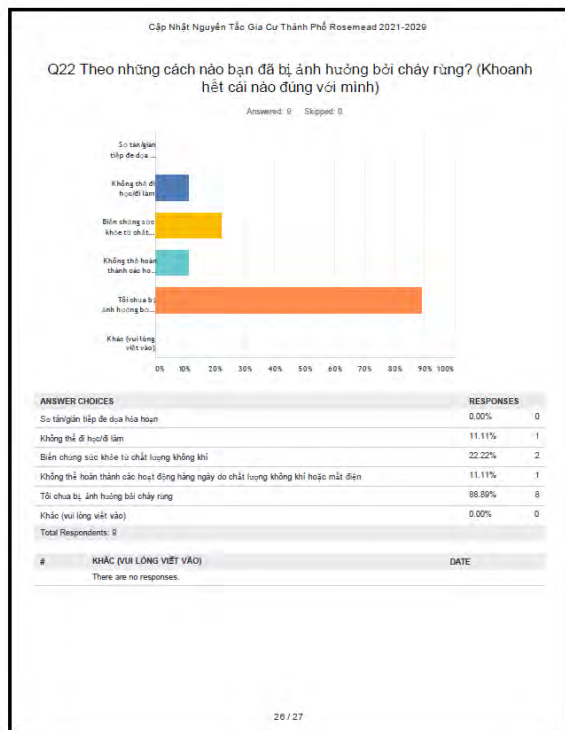
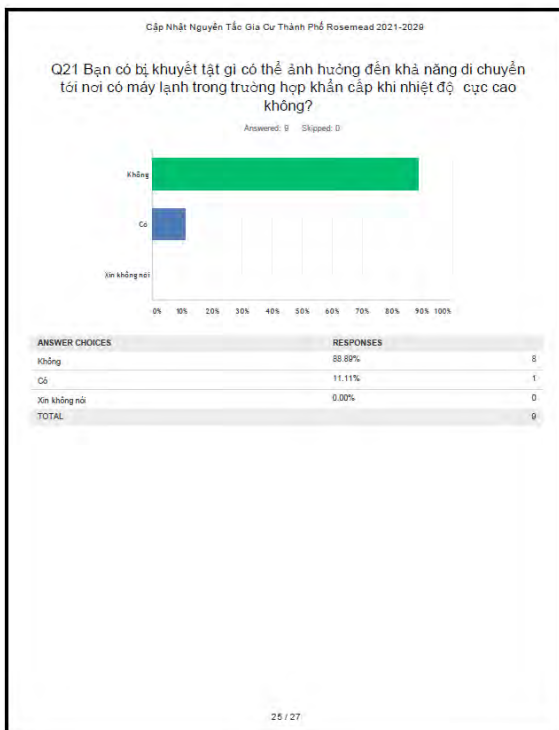


Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

KHÁC (VIẾT VÀO) DATE

There are no responses.

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Cấp Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

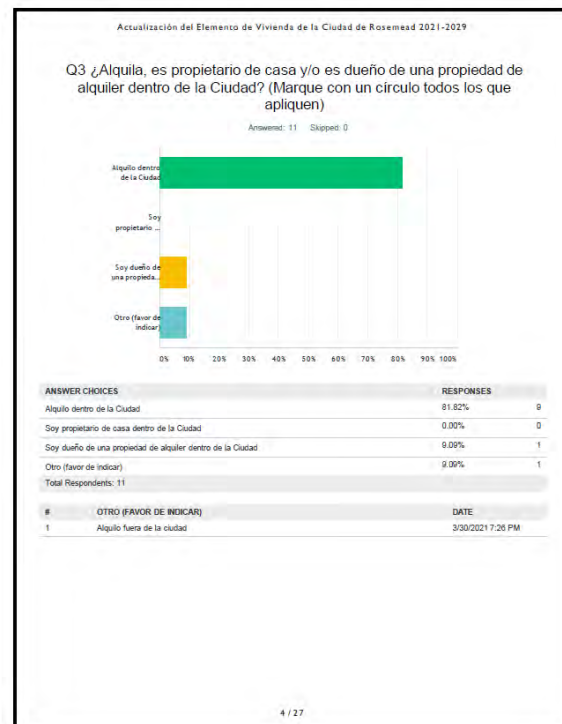
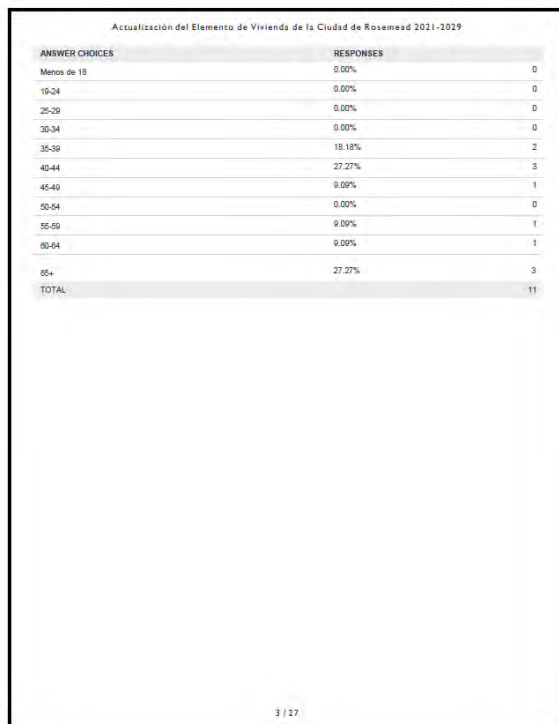
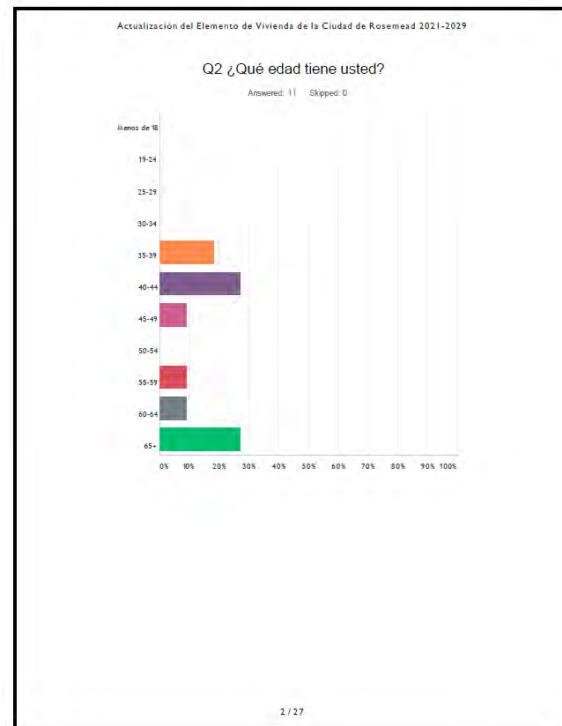
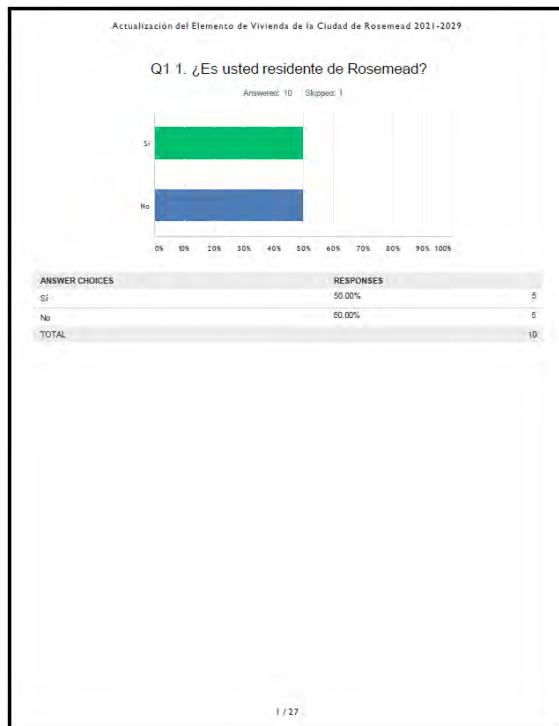
Q23 Thành phố có nên xem xét bất cứ điều gì khác như một phần của Bản Cập Nhật Nguyên tắc gia cư không? (Vui lòng viết vào phản hồi của bạn)

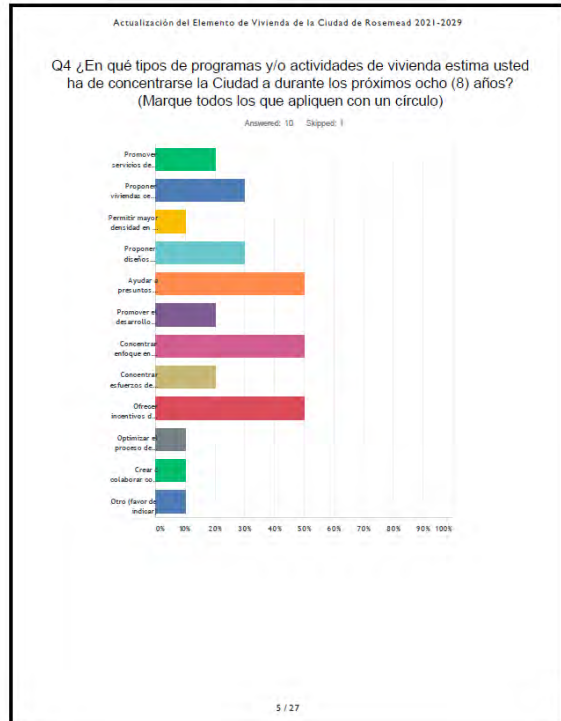
Answered: 1 Skipped: 8

#	RESPONSES	DATE
1	Thiết lập cho người dân mua nhà lần đầu.Thi. tục đơn giản, thuận tiện down thấp, khuyến khích mua nhà ở	3/5/2021 8:12 AM

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Figure B-1 Online Housing Needs Survey Results (Spanish Responses)





Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

ANSWER CHOICES	RESPONSES
Promover servicios de vivienda equitativa para abordar índices de fraude, desplazamiento o discriminación	20.00% 2
Promover viviendas cerca de paradas de autobuses u otras opciones de transporte	20.00% 3
Permitir mayor densidad en el desarrollo de viviendas, tanto los ya existentes como los nuevos (en cuanto al desarrollo actual, las unidades de vivienda accesoria, llamadas ADU por sus siglas en inglés, podrían aumentar la densidad actual)	10.00% 1
Promover diseños innovadores con énfasis en la comunidad y servicios	10.00% 3
Ayudar a presuntos residentes encontrar viviendas disponibles	50.00% 5
Promover el desarrollo inmobiliario de uso mixto con componentes ambos comerciales y residenciales	20.00% 2
Concentrar enfoque en viviendas de emergencia, transitorias y de apoyo (necesidades especiales de vivienda y viviendas asequibles vinculadas a servicios de apoyo), particularmente para personas discapacitadas o desamparadas	50.00% 5
Concentrar esfuerzos de rehabilitación en viviendas existentes	20.00% 2
Ofrecer incentivos de desarrollo que incluyan unidades asequibles o para individuos de bajos recursos	50.00% 5
Optimizar el proceso de obtener permisos	10.00% 1
Crear o colaborar con arquitectos para perfeccionar los prototipos de unidades secundarias/de vivienda accesoria (ADU) aprobadas por la Ciudad	10.00% 1
Otro (favor de indicar)	10.00% 1
Total Respondents: 10	

#	OTRO (FAVOR DE INDICAR)	DATE
1	To celebrate birthdays together, play games in the living room and eat dinner in the living room.	4/15/2021 5:34 PM

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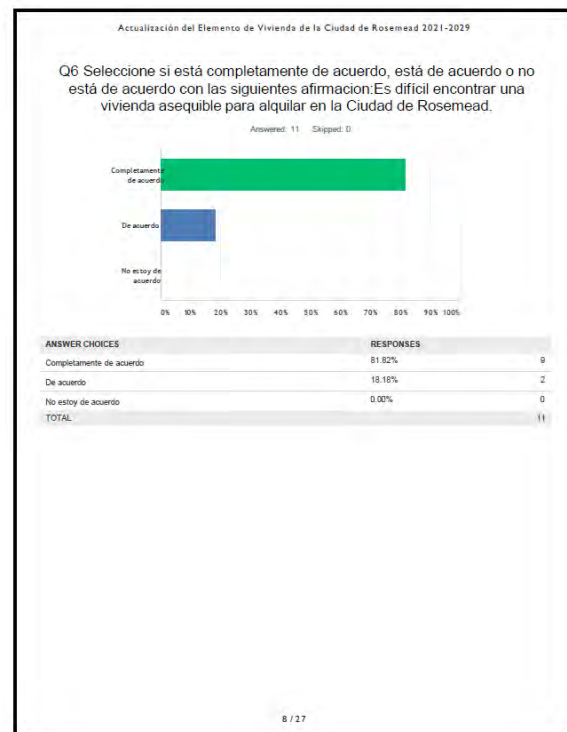
Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q5 Favor de indicar a continuación dónde han de ubicarse nuevas oportunidades de vivienda en la Ciudad. (Favor de indicar)

Answered: 3 Skipped: 0

#	RESPONSES	DATE
1	N/A	4/15/2021 6:34 PM
2	Donde la ciudad tenga espacio	3/30/2021 7:28 PM
3	Rosemead ca 91770	3/30/2021 10:55 AM

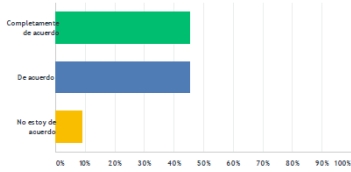
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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q7 Seleccione si está completamente de acuerdo, está de acuerdo o no está de acuerdo con las siguientes afirmación: Es difícil encontrar una vivienda asequible para comprar en la Ciudad de Rosemead.

Answered: 11 Skipped: 0



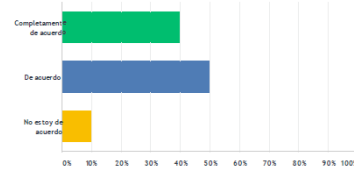
ANSWER CHOICES	RESPONSES
Completamente de acuerdo	45.45%
De acuerdo	45.45%
No estoy de acuerdo	9.09%
TOTAL	11

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q8 Seleccione si está completamente de acuerdo, está de acuerdo o no está de acuerdo con las siguientes afirmación: Es difícil encontrar una vivienda disponible para alquilar en la Ciudad de Rosemead.

Answered: 10 Skipped: 1



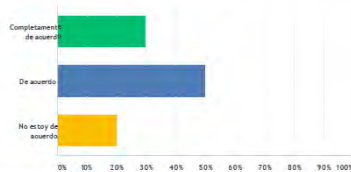
ANSWER CHOICES	RESPONSES
Completamente de acuerdo	40.00%
De acuerdo	50.00%
No estoy de acuerdo	10.00%
TOTAL	10

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q9 Seleccione si está completamente de acuerdo, está de acuerdo o no está de acuerdo con las siguientes afirmación: Es difícil encontrar una casa disponibles para comprar en la Ciudad de Rosemead.

Answered: 10 Skipped: 1



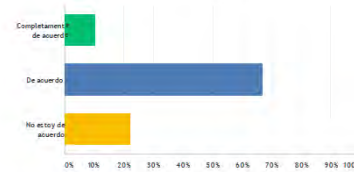
ANSWER CHOICES	RESPONSES
Completamente de acuerdo	30.00%
De acuerdo	50.00%
No estoy de acuerdo	20.00%
TOTAL	10

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

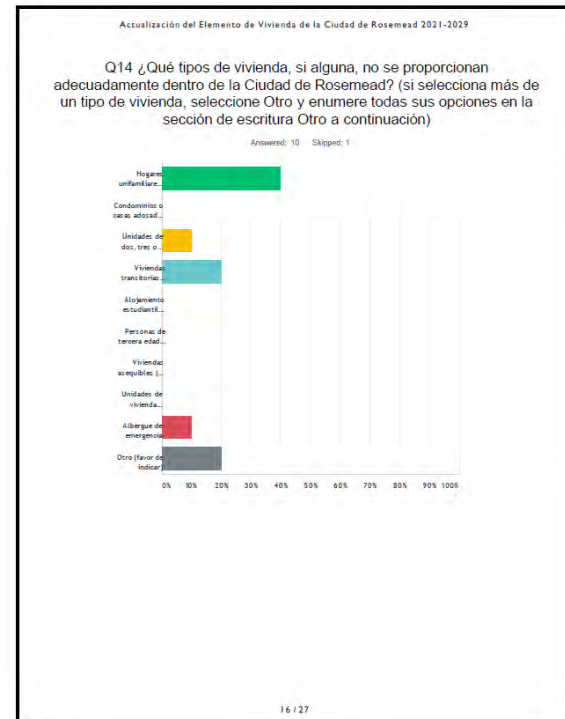
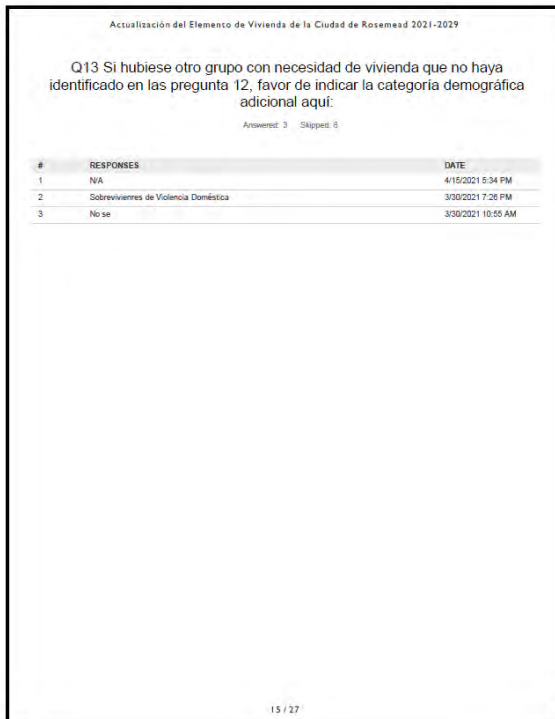
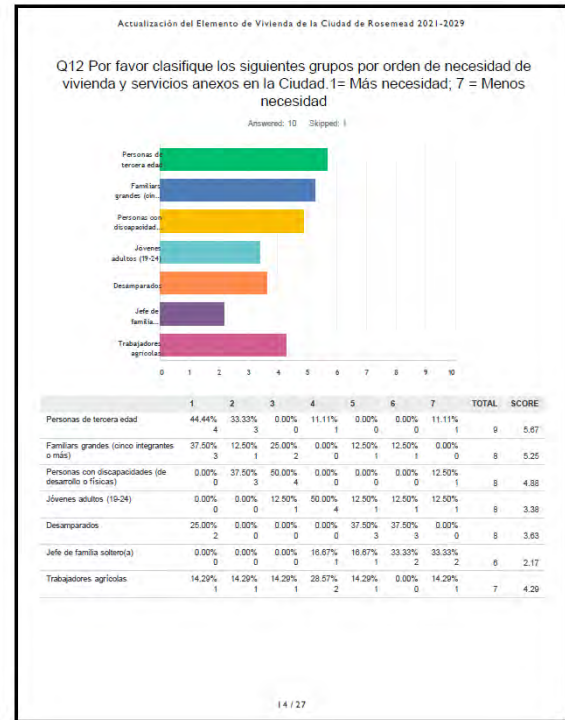
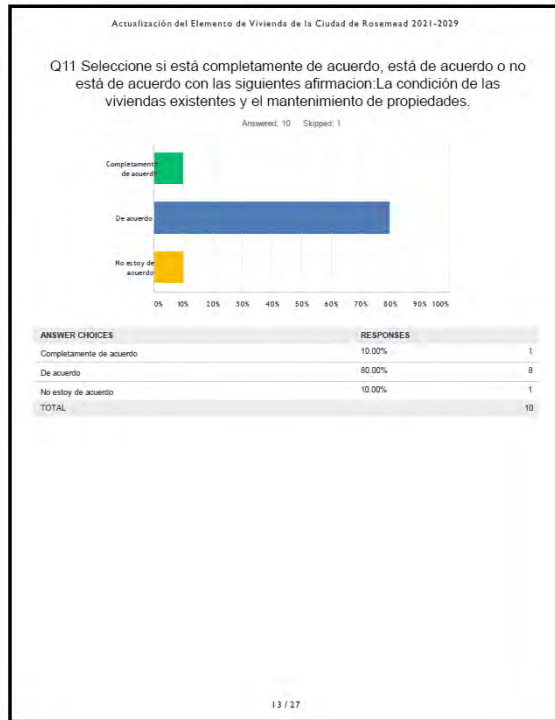
Q10 Seleccione si está completamente de acuerdo, está de acuerdo o no está de acuerdo con las siguientes afirmación: La condición de los vecindarios (alumbrado público, aceras, parque, etc.) es el reto principal que enfrenta la comunidad.

Answered: 9 Skipped: 2



ANSWER CHOICES	RESPONSES
Completamente de acuerdo	11.11%
De acuerdo	66.67%
No estoy de acuerdo	22.22%
TOTAL	9

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

ANSWER CHOICES	RESPONSES
Hogares unifamiliares (casa independiente no adosada)	40.00% 4
Condominios o casas adosadas en hilera (townhomes)	0.00% 0
Unidades de dos, tres o cuatro viviendas adosadas (duplex, triplex, cuádruplex)	10.00% 1
Viviendas transitorias o de apoyo (viviendas asequibles y para personas con necesidades especiales con conexión a servicios de apoyo), particularmente para individuos discapacitados o desamparados	20.00% 2
Alojamiento estudiantil (viviendas para estudiantes fuera del recinto universitario)	0.00% 0
Personas de tercera edad (con restricciones de edad)	0.00% 0
Viviendas asequibles (con restricción por escritura o acuerdo especial)	0.00% 0
Unidades de vivienda accesorio (ADU, por sus siglas en inglés, o pequeña vivienda adicional a la casa principal denominada "granny flat")	0.00% 0
Albergue de emergencia	10.00% 1
Otro (favor de indicar)	20.00% 2
TOTAL	10

#	OTRO (FAVOR DE INDICAR)	DATE
1	Casas más baratas	4/1/2021 6:37 AM
2	Hogares unifamiliares, Personas de tercera edad	3/30/2021 8:01 AM

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q15 Por favor clasifique las zonas de oportunidad indicando prioridad referente a dónde más le gustaría ver viviendas adicionales en Rosemead.
1 = Más necesidad; 5 = Menos necesidad

Answered: 9 Skipped: 2

	1	2	3	4	5	TOTAL	SCORE
Vecindarios actuales	75.00%	0.00%	12.50%	12.50%	0.00%	8	4.38
A lo largo de calles principales	0.00%	14.29%	71.43%	14.29%	0.00%	7	3.00
Unidades de vivienda accesorio	0.00%	71.43%	14.29%	14.29%	0.00%	7	3.57
Centros comerciales/zonas de comercio convencional más viejas	42.86%	14.29%	0.00%	42.86%	0.00%	7	3.57
Otro (indique en la pregunta a continuación)	0.00%	14.29%	0.00%	0.00%	85.71%	7	1.43

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q16 Si usted seleccionó Otro en la pregunta anterior, favor de indicar su respuesta aquí:

Answered: 3 Skipped: 8

#	RESPONSES	DATE
1	Casas más accesibles de precio	4/1/2021 6:37 AM
2	Cerca de escuelas	3/30/2021 7:26 PM
3	No	3/30/2021 10:55 AM

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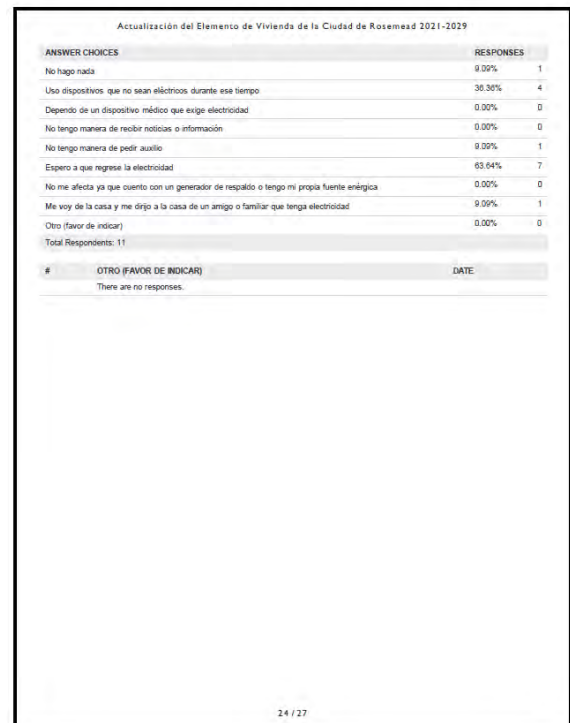
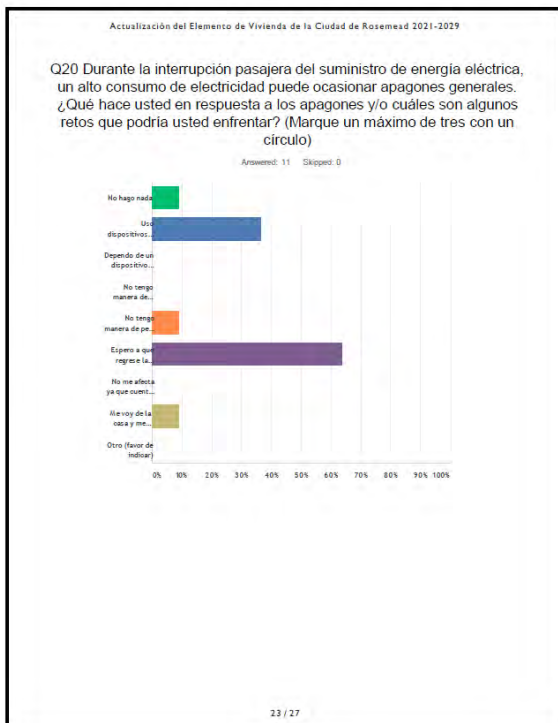
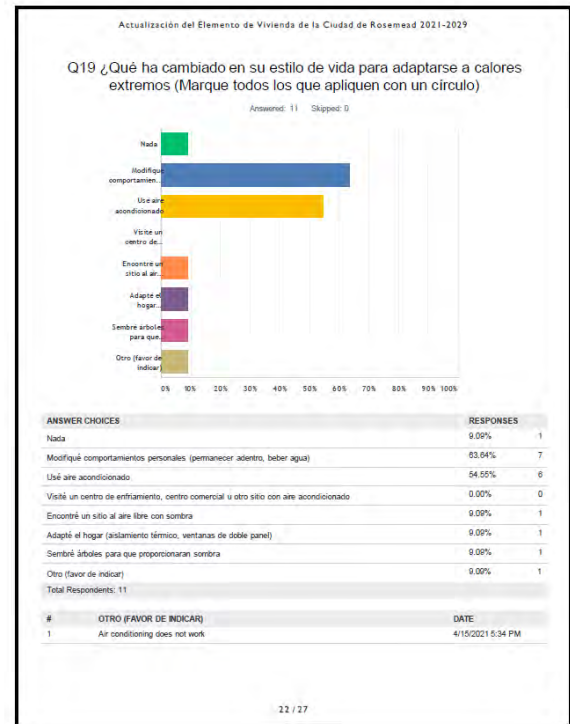
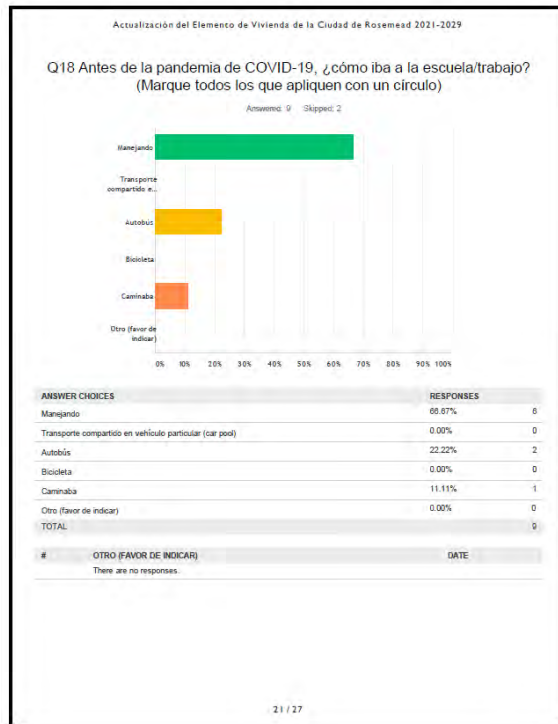
Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q17 ¿Ha usted o su familia sufrido inseguridad alimentaria? La seguridad alimentaria se define ser la incapacidad de la unidad familiar de poderle proporcionar suficiente comida a cada integrante para que éstos puedan vivir una vida activa y saludable.

Answered: 10 Skipped: 1

ANSWER CHOICES	RESPONSES
Con frecuencia (6+ veces)	10.00% 1
De vez en cuando (3-5 veces)	20.00% 2
Raramente (1-2 veces)	30.00% 3
Nunca (0 veces)	40.00% 4
TOTAL	10

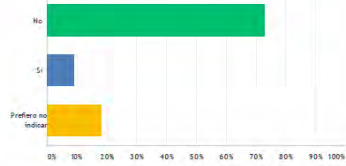
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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q21 ¿Sufre usted una discapacidad que pueda afectarle poder acudir a un sitio con aire acondicionado durante una emergencia de calor extremo?

Answered: 11 Skipped: 0



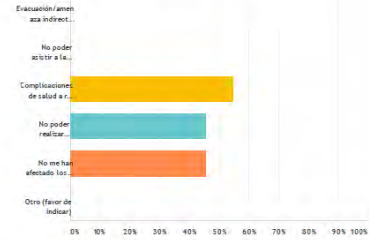
ANSWER CHOICES	RESPONSES
No	72.73%
Si	9.09%
Prefero no indicar	18.18%
TOTAL	11

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q22 ¿De qué manera le han afectado los incendios forestales? (Marque todos los que apliquen con un círculo)

Answered: 11 Skipped: 0



ANSWER CHOICES	RESPONSES
Evacuación/amenaza indirecta de incendio	0.00%
No poder asistir a la escuela/trabajo	0.00%
Complicaciones de salud a raíz de la calidad del aire	54.55%
No poder realizar actividades cotidianas a raíz de la calidad del aire o apagones por corte de corriente eléctrica	45.45%
No me han afectado los incendios forestales	45.45%
Otro (favor de indicar)	0.00%
Total Respondents:	11

#	OTRO (FAVOR DE INDICAR)	DATE
	There are no responses.	

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q23 ¿Hay algo más que la Ciudad deba considerar como parte de la Actualización del Elemento de Vivienda? (Favor de indicar su respuesta)

Answered: 4 Skipped: 7

#	RESPONSES	DATE
1	Alert the building that they need to make renovations: things are broken.	4/15/2021 5:34 PM
2	Más vigilancia de la policía.	3/30/2021 7:26 PM
3	No se	3/30/2021 10:55 AM
4	Tienen que tomar en cuenta los estacionamientos... porque eso es muy incomodo para la gente que renta, no hay suficiente estacionamiento y tienen mucho que buscar para su carro... aparte aume ta la delincuencia, son blancos faciles porque sus carros no estan cerca para cuidarlos.	3/30/2021 10:04 AM

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Figure B-2 Community Workshop Flyer



2021-2029 HOUSING ELEMENT UPDATE

VIRTUAL COMMUNITY WORKSHOP

The City of Rosemead is in the process of updating the 2021-2029 Housing Element. Join us for a virtual community workshop to learn about the Housing Element Update. The topics include:

- **Housing Element:** includes goals, policies, and programs for adequately housing our future population
- **Public Safety Element:** addresses natural and human-related hazards and contains goals and policies intended to reduce the risk associated with such hazards
- **Environmental Justice Policies:** environmental goals, policies, and objectives to be integrated into the General Plan

WHEN

WHERE

HOW



Thursday, June 10, 2021
5:30 p.m. - 7:00 p.m.

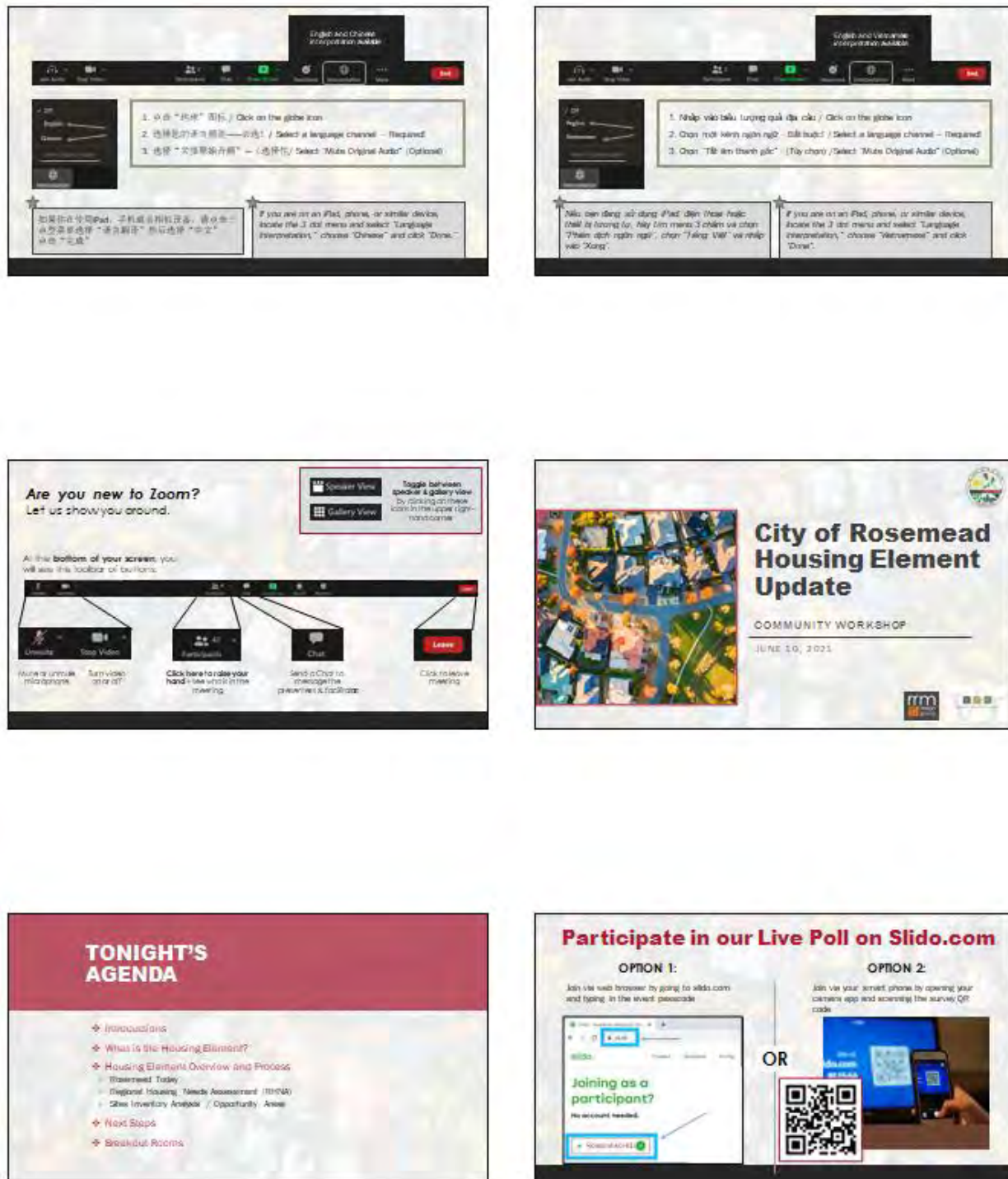
Zoom (virtual)

REGISTRATION REQUIRED*
<https://rrmdesign.zoom.us/join/registration/tJArcuChpz0rEtKwRZ0cjkN5NXZ8A0wKqIBR>
 After registering, you will receive a confirmation email containing information about joining the meeting

For questions or comments, please contact Lily Valenzuela, Planning & Economic Development Manager at ltrin@cityofrosemead.org or (626) 569-2142. You may also visit the City's Housing Element Update webpage for more information www.cityofrosemead.org/HEU.

***Registration is required to participate, so please register on the project website or by clicking on the link/QR code above prior to the workshop.**

Figure B-3 Community Workshop Presentation





Introductions

City of Rosemead Staff

Consultant Team

- HRA Design Group
- Vincent Terri & Associates





POLLING QUESTION

WE WANT TO HEAR FROM YOU!

1. How did you hear about this workshop?

- a) City of Rosemead Facebook
- b) City of Rosemead Website
- c) Local organization
- d) Other

2. Have you participated in previous Housing Elements?

- a) Yes
- b) No
- c) Unsure



POLLING QUESTION

WE WANT TO HEAR FROM YOU!

3. Do you rent, own a home, and/or own a rental property within the City? (choose all that apply)

- a) I rent within the city
- b) I am a homeowner within the city
- c) I own residential rental property within the city
- d) Other



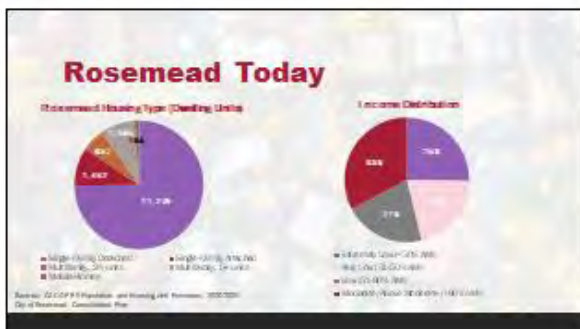
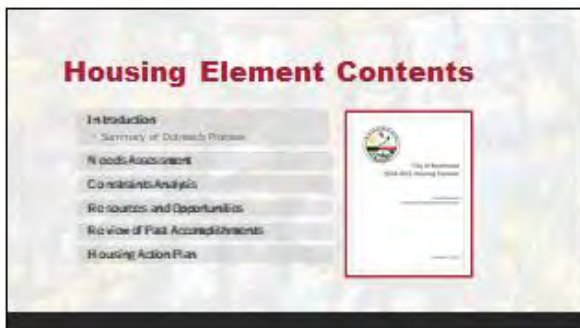


What is the Housing Element?

- One of several required elements of the General Plan
- Assessment of City's housing needs and how best to accommodate existing and future housing needs
- Update required every eight (8) years
 - Deadline: October 31, 2025 + 30-day grace period
- Reviewed for compliance by Dept. of Housing and Community Development (HCD)



* Environmental justice policies will be integrated into the Housing Element Update



POLLING QUESTION

WE WANT TO HEAR FROM YOU!

4. Have you or a family member faced any of the following housing challenges in the City of Rosemead? (choose all that apply)

- High Cost – paying more than 30% of household income on rent or mortgage
- Substandard Housing – rental unit is in need of repairs (electrical/heating/plumbing systems)
- Overcrowding
- Discrimination – denied housing due to race, color, family size or other factor
- Other

POLLING QUESTION

WE WANT TO HEAR FROM YOU!

5. Which types of housing does Rosemead need most? (choose the top three housing types)

- Accessory housing for people w/ disabilities
- Accessory dwelling units (ADUs)
- Affordable housing (for lower income households)
- Market-rate housing
- Multi-family housing
- Homelessness support (shelters and/or permanent supportive housing)
- Single-family housing
- Other



Regional Housing Needs Assessment (RHNA)



Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income level.

Source: SCAG Proposed Final RHNA Allocation, March 4, 2021

Regional Housing Needs Assessment (RHNA)

Income Category	5 th Cycle (2014-2021)		6 th Cycle (2021-2028)	
	Units	%	Units	%
Very Low	153	25.4%	1,134	25.0%
Low	88	14.6%	638	13.8%
Medium	92	15.4%	666	14.9%
Above Median	367	43.5%	2,134	46.2%
Total	607	100%	4,613	100%

Source: 2014 - 2021 Rosemead Housing Element, SCAG Proposed Final RHNA Allocation, March 4, 2021

Sites Inventory Analysis

- Identify and analyze specific sites that are available and suitable for residential development
 - Does the zoning allow for a variety of multi-family housing types and densities?
 - Are public facilities and services available?
 - Are there environmental concerns?
- Sufficient capacity (existing housing needs for all income levels) (accommodate RHNA)
- Strategic sources for selecting sites
 - Aligns overall City vision for the future of the City
 - Accessory Dwelling Units
 - Redevelopment opportunities
 - Political jurisdiction sites



Sites Inventory Analysis

Rosemead Residential Land Use Categories:

- Low Density Residential (0-5 du/acre)
- Medium Density Residential (6-12 du/acre)
- High Density Residential (13-20 du/acre)
- Mixed Use Residential/Commercial (20-30 du/acre)
- Mixed Use High Residential/Commercial (30-40 du/acre)

De Facto density - 30 units/acre to be adequate for lower income housing.



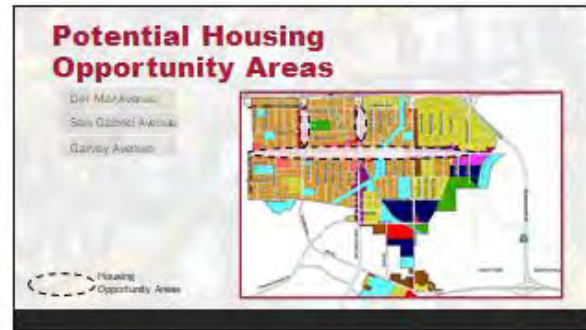
Sites Inventory Strategies

Accessory Dwelling Unit (ADU)



Historical ADU Trend of Permits Issued in Rosemead	
2018	38
2019	62
2020	44

Source: City of Rosemead, ADU Log



POLLING QUESTION

WE WANT TO HEAR FROM YOU!

6. Where would you most like to see additional housing in Rosemead? (choose all that apply)

- a) Existing neighborhoods
- b) Along major streets
- c) City-owned properties
- d) Accessory Dwelling Units (ADUs)
- e) Older shopping centers / retail areas
- f) Other



What is the Safety Element?

One of seven required elements of the General Plan

Addresses a variety of natural and human-induced hazards, including:

- Seismic, Geologic, and Soil
- Flood
- Wildfire
- Public Safety and Emergency Management
- Hazardous Materials
- Climate Change Adaptation and Resilience

Contains goals and policies aimed at reducing the risk associated with these hazards

POLLING QUESTION

WE WANT TO HEAR FROM YOU!

7. What hazards/dangers are you most concerned about? (select all that apply)

- a) Wildfire
- b) Heavy Rain/Flooding
- c) Crime
- d) Drought
- e) Extreme Heat
- f) Earthquakes

POLLING QUESTION 7



WE WANT TO HEAR FROM YOU!

8. What do you do when **power supplies** are **strained**, or **blackouts** occur? (Choose all that apply)
- a) I roll back on my electricity use
 - b) I use a backup generator, home battery, or other source of power during power outages
 - c) I leave the house and stay at a friend's or family member's house where electricity is available
 - d) Other
9. Do you face **special challenges** due to **power outages**? (Choose all that apply)
- a) I rely on a medical device that requires power
 - b) I have no way to reach a doctor or information
 - c) I have no way to call for help
 - d) Other



What is Environmental Justice?

Background

- Senate Bill 1000 requires **goals, policies, and objectives**.
- Must occur upon adoption/revision of two or more elements

Purpose

- Environmental justice **goals and policies** extended to consider climate change and its effect on health, public safety, and/or disproportionate impacts to certain communities

Environmental Justice Components



Identify disadvantaged communities



Reduce unique or compounded health risks



Provide civic engagement



Prioritize improvements and programs

POLLING QUESTION



WE WANT TO HEAR FROM YOU!

10. Which of the following are **strengths and assets** in Rosemead? (Choose your top three)

- a) Racial and ethnic diversity
- b) Economic diversity (low, middle, and high income)
- c) Language diversity
- d) Local and small businesses
- e) Community-based organizations and leaders
- f) Social and community networks
- g) Immigrant resources and opportunities
- h) Youth resources and opportunities
- i) Senior resources and opportunities
- j) Other



POLLING QUESTION 9



WE WANT TO HEAR FROM YOU!

11. Which of the following **barriers and inequities** are impacting Rosemead? (Choose your top three)

- a) Racial and ethnic diversity
- b) Economic diversity (low, middle, and high income)
- c) Language diversity
- d) Local and small businesses
- e) Community-based organizations and leaders
- f) Social and community networks
- g) Immigrant resources and opportunities
- h) Youth resources and opportunities
- i) Senior resources and opportunities
- j) Other



Next Steps

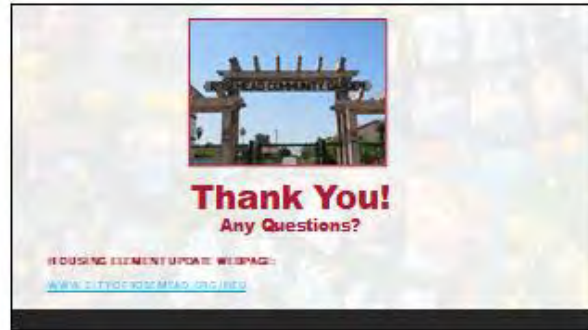
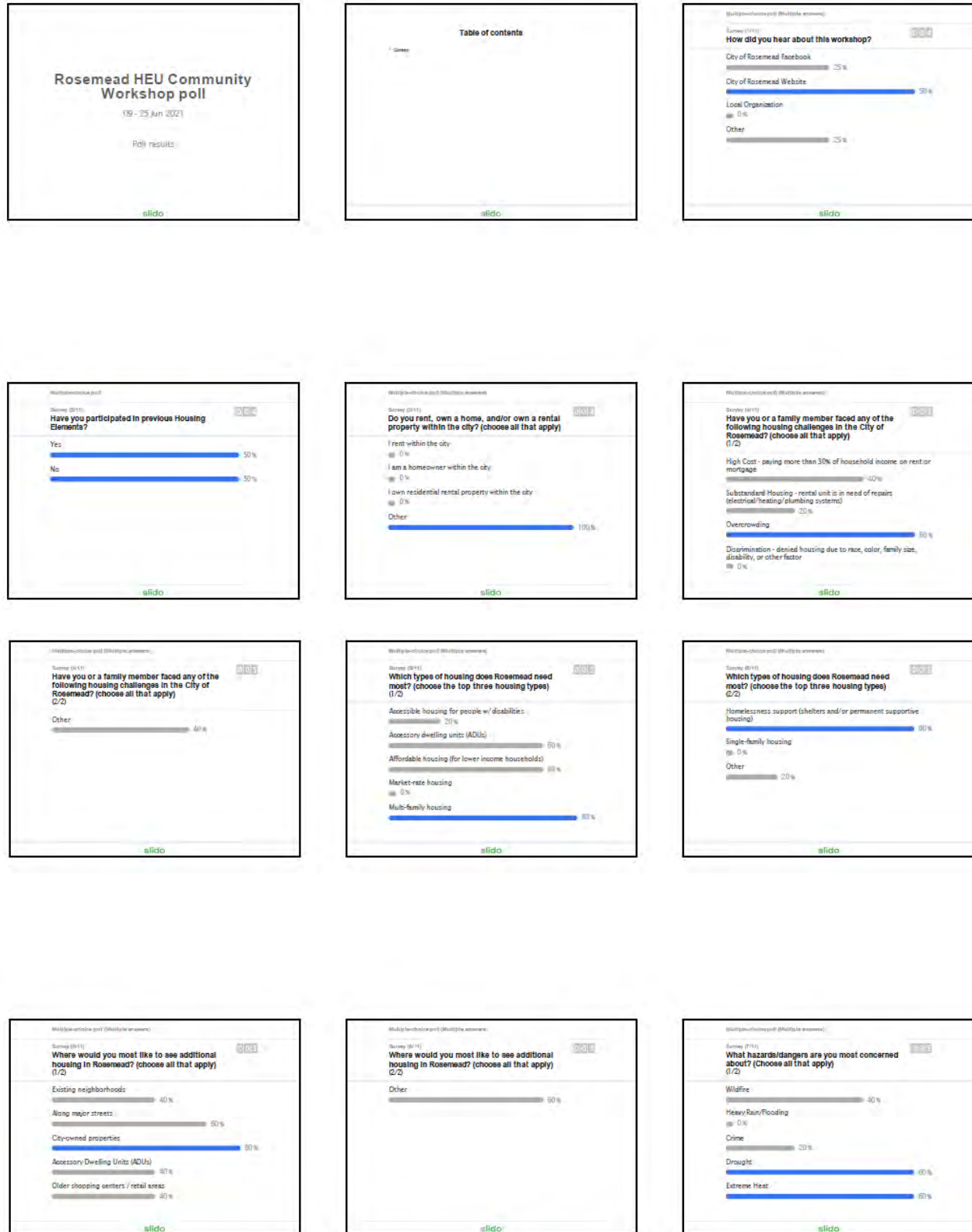


Figure B-4 Community Workshop Poll Responses



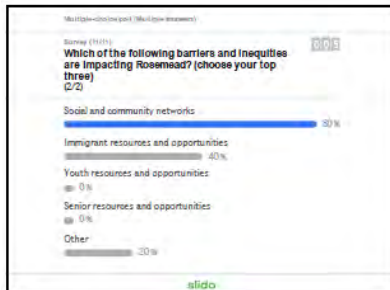
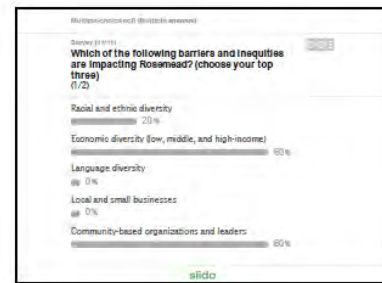
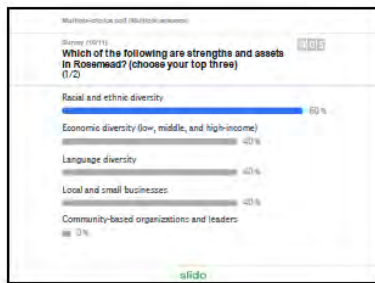
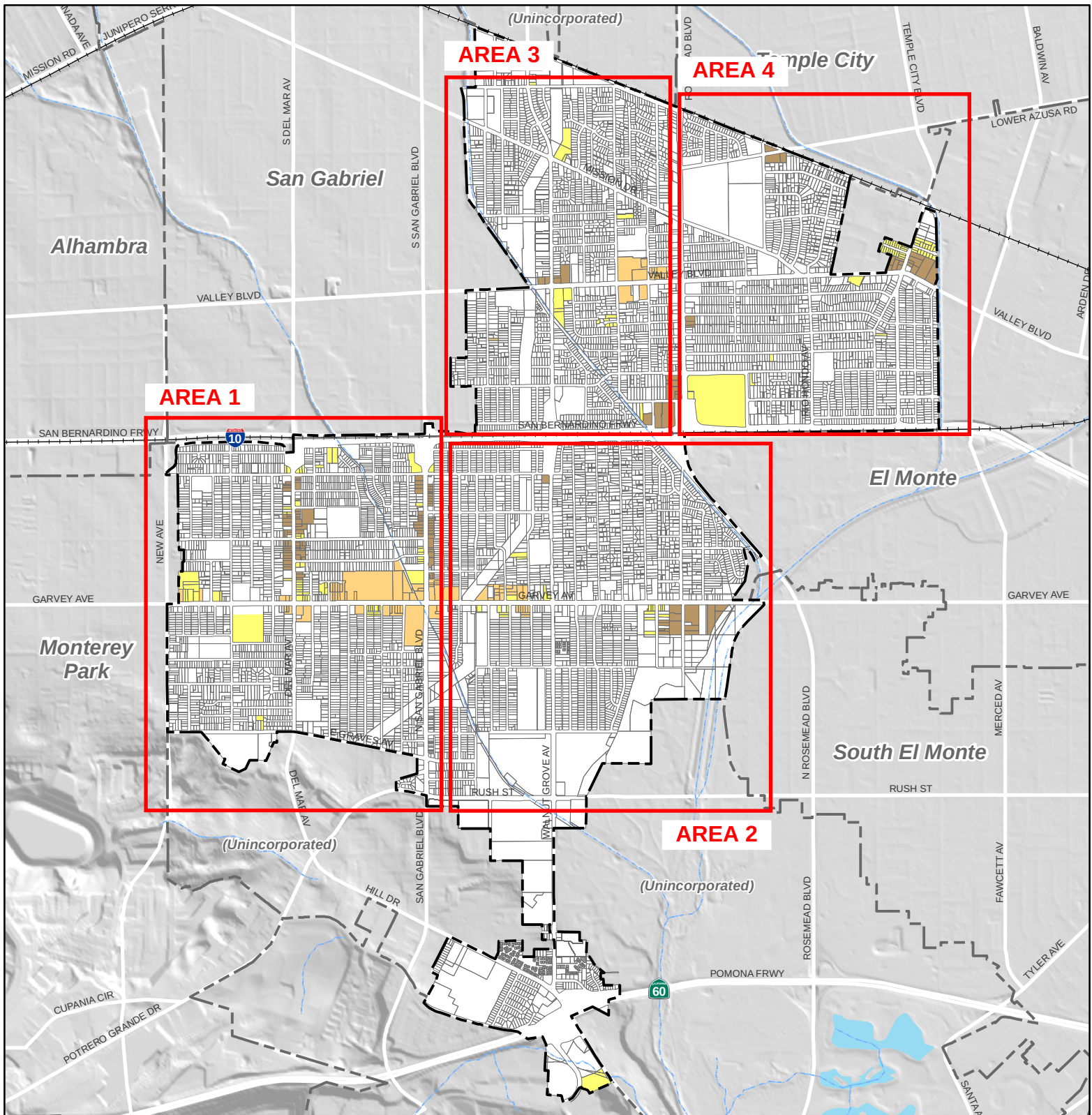


Table B-2 Public Notice List

SURROUNDING CITIES		
City of Alhambra Attn: Planning Department 111 S. First Street Alhambra, CA 91801	City of Arcadia Attn: Planning Department 240 W. Huntington Drive Arcadia, CA 91007	City of El Monte Attn: Planning Department 11333 Valley Boulevard El Monte, CA 91731-3293
City of Montebello Attn: Planning Department 1600 W. Beverly Blvd Montebello, CA 90640	City of Monterey Park Attn: Planning Department 320 W. Newmark Ave Monterey Park, CA 91754	City of San Gabriel Attn: Planning Department 425 S. Mission Drive San Gabriel, CA 91776
City of South El Monte Attn: Planning Department 1415 Santa Anita Avenue South El Monte, CA 91733	City of Temple City Attn: Planning Department 9701 Las Tunas Drive Temple City, CA 91780	
REVIEWING AGENCIES		
County of Los Angeles Fire Department Fire Prevention Division Subdivision, Water & Access Unit 5823 Rickenbacker Road Commerce, CA 90040-3027	County of Los Angeles Fire Department Fire Prevention Engineering Section Land Development Unit 5823 Rickenbacker Road Commerce, CA 90040-3027 Attn: Inspector Claudia Soiza Email: Claudia.Soiza@fire.lacounty.gov	County of Los Angeles Public Works Land Development Division 900 S. Fremont, 3rd Floor Alhambra, CA 91803-1331 Attn: Toan Duong
County of Los Angeles Regional Planning Land Impact Division 320 West Temple Avenue Los Angeles, CA 90040	County of Los Angeles Sanitation District 1955 Workman Mill Road PO BOX 4998 Whittier, CA 90607-4998 Attn: James Stahl	State Department of Fish & Game 3883 Ruffin Road Suite A San Diego, CA 92123
CALTRANS District 7 Office of Regional Planning and Public Transportation Mail Station 16 100 South Main Street Los Angeles, CA 90012 Attn: Cheryl J. Powell	AT&T California Right of Way Department 600 E. Green St. Room 300 Pasadena, CA 91101-2020	Charter Communications Environmental Review 4781 Irwindale Avenue Irwindale, CA 91706 Attn: Domanie Telford, Construction Coordinator
Patrick Conrad Southern California Edison / Montebello S/C 1000 Potrero Grande Dr. Rosemead, CA. 91770 Office: (323) 720-5215 Email: Patrick.conrad@sce.com	Republic Disposal Service 12949 Telegraph Rd. Santa Fe Springs, CA 90670 Attn: Tania Ragland-Castaneda Tel (562) 663-3526 Email: TRagland@republicservices.com	Southern California Gas Company 1919 S. State College Blvd Anaheim, CA 92806 Attn: Fernando Rojo (714) 634-3186 Email: frojo@socalgas.com
Adams Ranch Mutual Water Company Environmental Review P.O. Box 6841 Rosemead, CA 91770 Attn: Victor Ybarra or Dominic Cimarusti (626) 444-6050	Amarillo Mutual Water Company Environmental Review P.O. Box 1667 2630 San Gabriel Blvd., Suite 201 Rosemead, CA 91770 Attn: John Holzinger Tel: (626) 571-7533	California American Water Company Environmental Review 8657 Grand Avenue Rosemead, CA 91770 Attn: Jeff Williamson (626) 614-2531

San Gabriel County Water Company Planning/Environmental Review PO Box 2227 San Gabriel, CA 91778 Attn: Jim Prior (626) 287-0341	San Gabriel Valley Water Company Planning/Environmental Review 11142 Garvey Avenue El Monte, CA 91733 Attn: Matt Yucelen, Engineering V.P.	Golden State Water Company Planning/Environmental Review Foothill District 401 S. San Dimas Canyon Road San Dimas, CA 91773 Attn: Kyle Snay, Operations Engineer
Metropolitan Transportation Authority (MTA) CEQA Review Mail Stop 99-23-2 One Gateway Plaza Los Angeles, CA 90012-2952 Attn: Bill Lundgren Regional Planning Program Manager	Southern California Association of Governments Planning/Environmental Review 818 West Seventh Street, Suite 1200 Los Angeles, CA 90017-3435	Southern California Air Quality Management District (AQMD) Planning/environmental Review 21865 Copley Drive PO Box 4939 Diamond Bar, CA 91765-0939
Rosemead School District 3907 Rosemead Blvd Rosemead, CA 91770 Attn: Dr. Alejandro Ruvalcaba, Superintendent Email: aruvalcaba@rosemead.k12.ca.us	Garvey School District 2730 N. Del mar Avenue Rosemead, CA 91770 ATTN: Anita Chu	The Kennedy Commission 17701 Cowan Avenue, Suite 200 Irvine, CA 92614
Los Angeles County Housing Authority 2 Coral Circle Monterey Park, CA 91755	Pasadena City College at Rosemead 4105 Rosemead Blvd Rosemead, CA 91770	
TRIBAL CONSULTATION		
Gabrielino Band of Mission Indians - Kizh Nation Andrew Salas, Chairperson P.O. Box 393 Covina, CA, 91723 Phone: (626) 926 - 4131 admin@gabrielinoindians.org	Gabrielino/Tongva San Gabriel Band of Mission Indians Anthony Morales, Chairperson P.O. Box 693 San Gabriel, CA, 91778 Phone: (626) 483 - 3564 Fax: (626) 286-1262 GTTribalcouncil@aol.com	Gabrielino /Tongva Nation Sandonne Goad, Chairperson 106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012 Phone: (951) 807 - 0479 sgoad@gabrielino-tongva.com
Gabrielino Tongva Indians of California Tribal Council Robert Dorame, Chairperson P.O. Box 490 Bellflower, CA, 90707 Phone: (562) 761 - 6417 Fax: (562) 761-6417 gtongva@gmail.com	Gabrielino-Tongva Tribe Charles Alvarez, 23454 Vanowen Street West Hills, CA, 91307 Phone: (310) 403 - 6048 roadkingcharles@aol.com	Santa Rosa Band of Cahuilla Indians Lovina Redner, Tribal Chair P.O. Box 391820 Anza, CA, 92539 Phone: (951) 659 - 2700 Fax: (951) 659-2228 lsaul@santarosa-nsn.gov
Soboba Band of Luiseno Indians Scott Cozart, Chairperson P. O. Box 487 San Jacinto, CA, 92583 Phone: (951) 654 - 2765 Fax: (951) 654-4198 jontiveros@soboba-nsn.gov		

APPENDIX C – SITES INVENTORY



HOUSING ELEMENT UPDATE 6TH CYCLE

SITES INVENTORY ANALYSIS CITYWIDE KEY MAP

FIGURE C-1

INCOME CATEGORY

- Very Low and Low
- Moderate
- Above Moderate

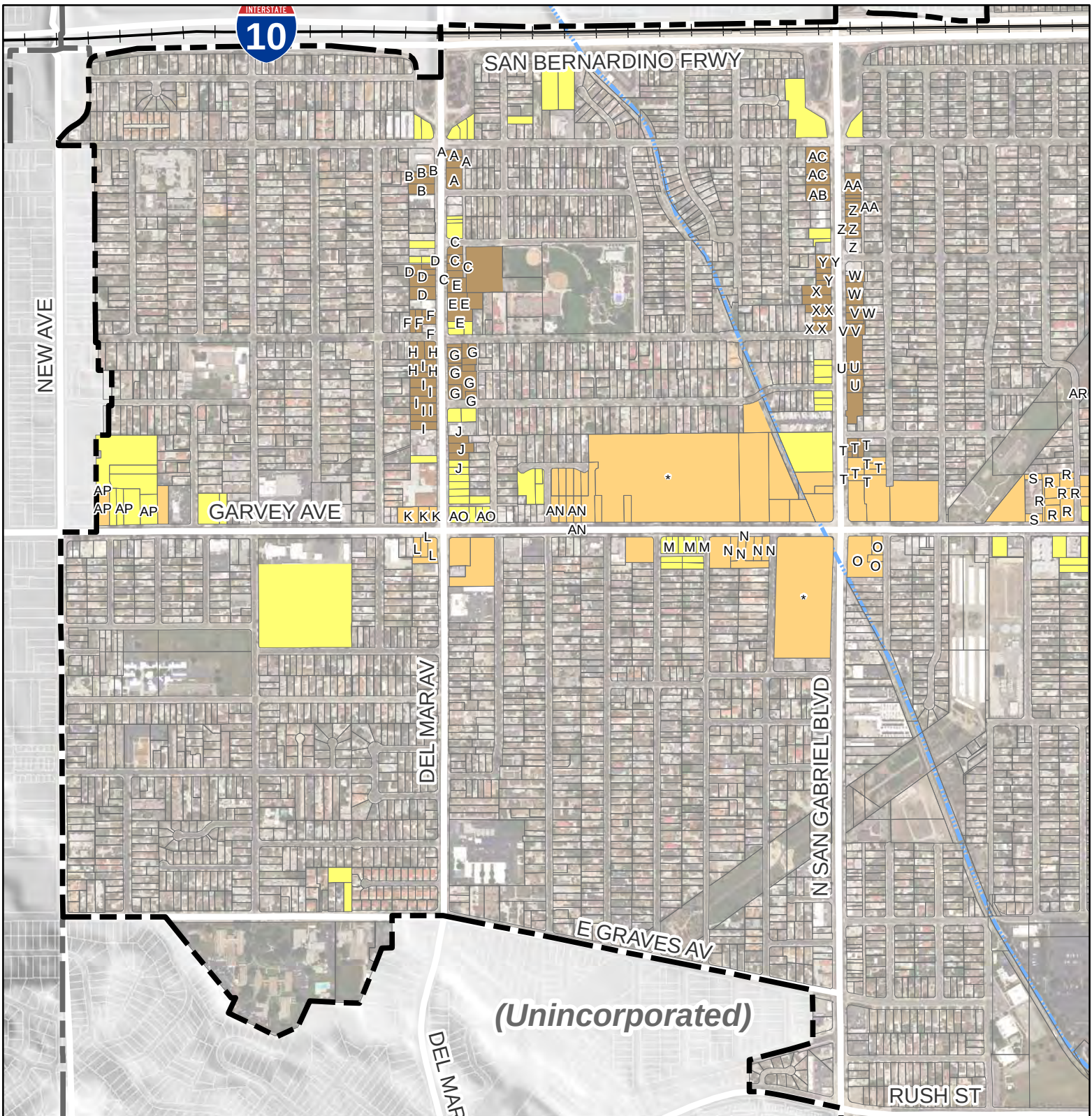
August 25, 2021



0 0.5 1 Miles



VERONICA TAN AND ASSOCIATES



HOUSING ELEMENT UPDATE 6TH CYCLE

SITES INVENTORY ANALYSIS: AREA 1

FIGURE C-2

INCOME CATEGORY

- Very Low and Low
- Moderate
- Above Moderate

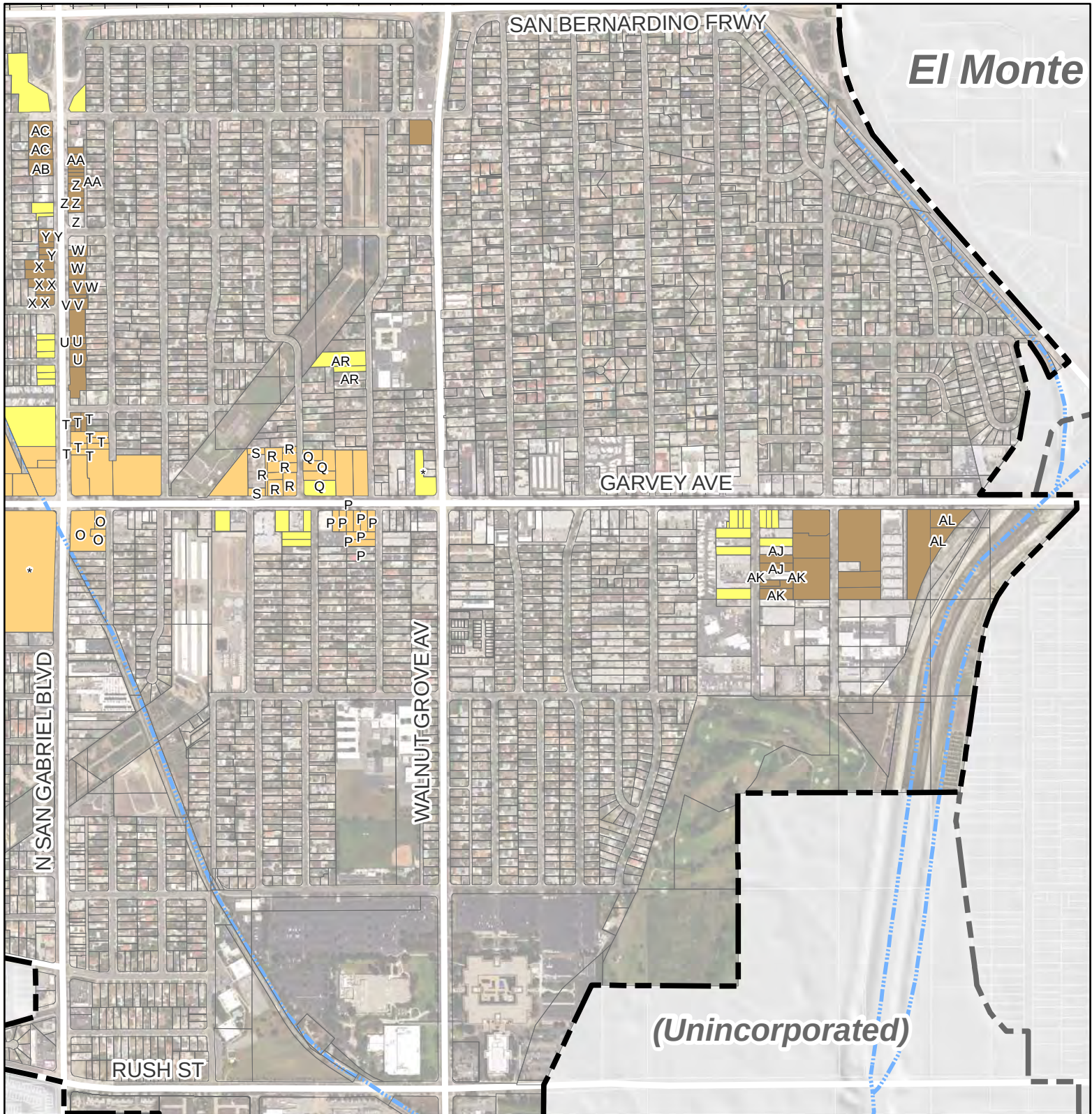
August 25, 2021



0 0.15 0.3 Miles



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HOUSING ELEMENT UPDATE 6TH CYCLE

SITES INVENTORY ANALYSIS: AREA 2

FIGURE C-3

INCOME CATEGORY

- Very Low and Low
- Moderate
- Above Moderate

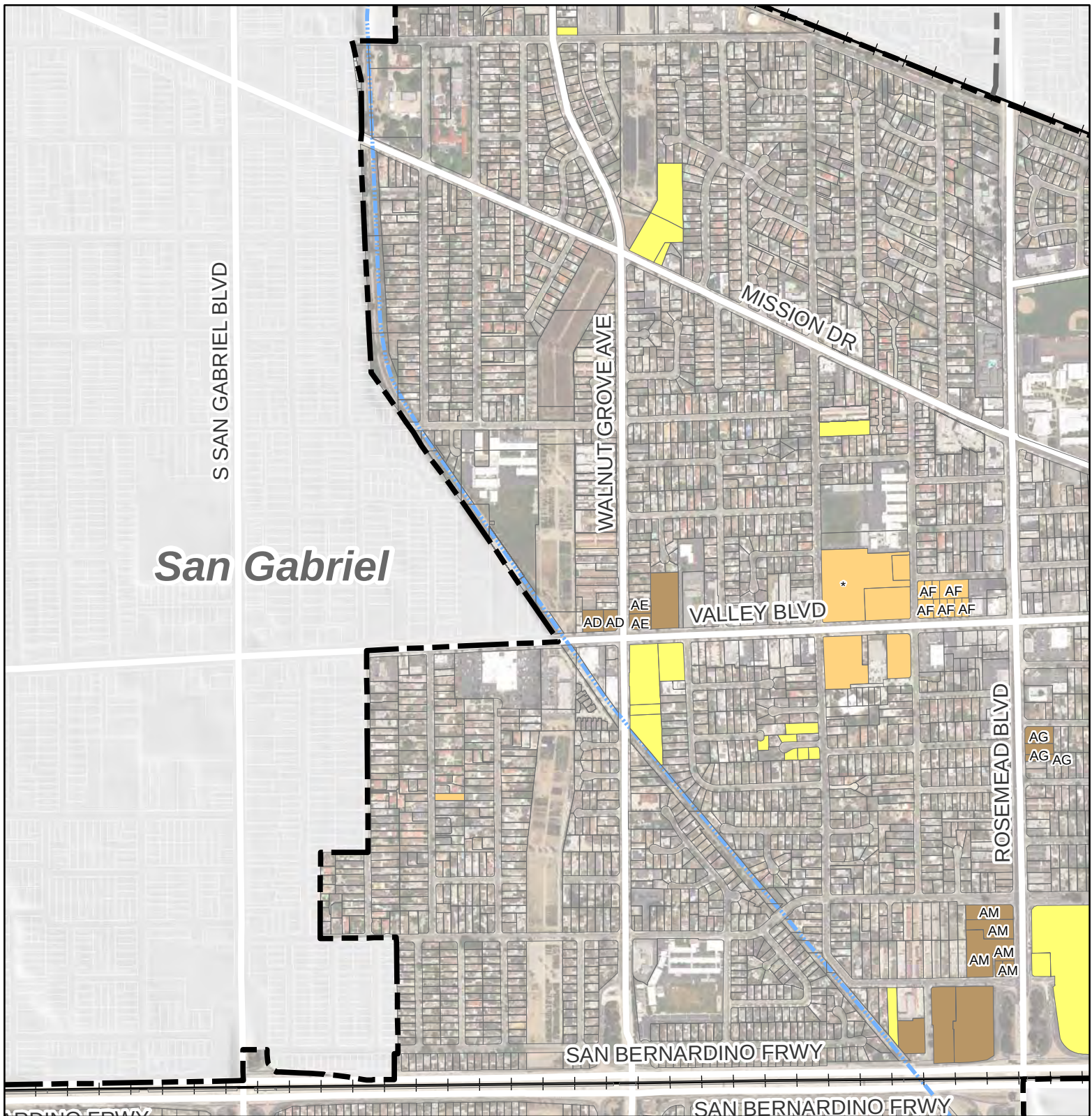
August 25, 2021



0 0.15 0.3 Miles



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HOUSING ELEMENT UPDATE 6TH CYCLE

SITES INVENTORY ANALYSIS: AREA 3

FIGURE C-4

INCOME CATEGORY

- Very Low and Low
- Moderate
- Above Moderate

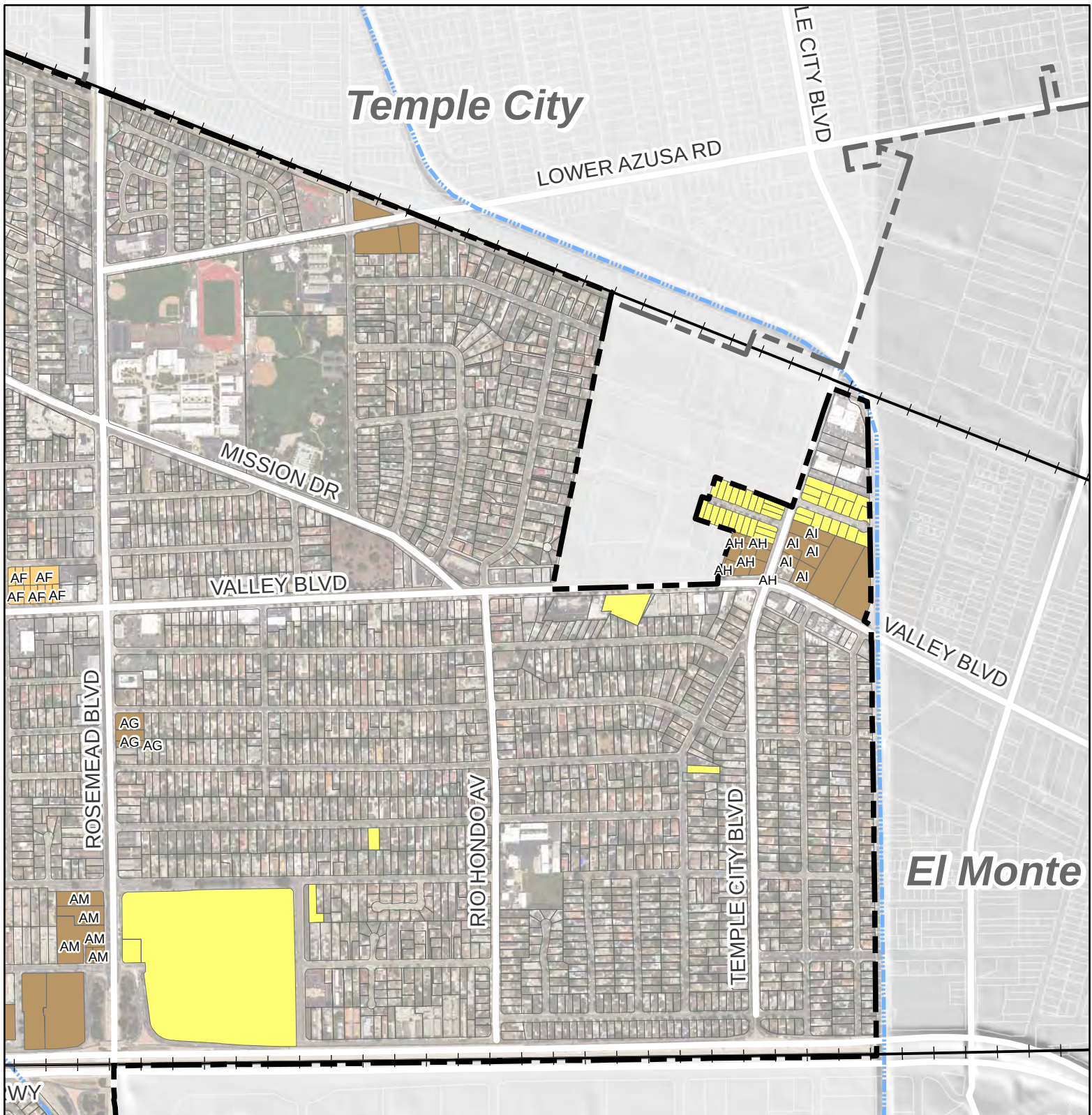
August 25, 2021



0 0.15 0.3 Miles



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HOUSING ELEMENT UPDATE 6TH CYCLE

SITES INVENTORY ANALYSIS: AREA 4

FIGURE C-5

INCOME CATEGORY

- Very Low and Low
- Moderate
- Above Moderate

August 25, 2021



0 0.15 0.3 Miles



VERONICA TAN AND ASSOCIATES

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information ³ Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Bldg Improvement SF
ROSEMEAD CA	2703 STINGLE AVE	91770-3328	5282009001		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.40	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	13	RC-MUDO	1989		Warehousing, Distribution, Storage	6752
ROSEMEAD CA	2731 STINGLE AVE	91770-3328	5282009006		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.31	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	RC-MUDO	1957		Two Units	1686
ROSEMEAD CA	2743 STINGLE AVE	91770-3328	5282009008		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.37	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	RC-MUDO	1943		Three Units (Any Combination)	2988
ROSEMEAD CA	8914 GARVEY AVE	91770-3374	5282009009		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1945		Auto, Recreation EQPT, Construction EQPT, Sales & Service	3540
ROSEMEAD CA	8914 GARVEY AVE	91770-3374	5282009010		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	RC-MUDO	1970		Parking Lots (Commercial Use Properties)	4250
ROSEMEAD CA	8902 GARVEY AVE	91770-3374	5282009011		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	RC-MUDO	1922		Stores	3449
ROSEMEAD CA	8904 GARVEY AVE	91770-3374	5282009012		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.02	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	RC-MUDO	-		Industrial	0
ROSEMEAD CA	8932 GARVEY AVE	91770-3333	5282010004		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1940		Stores	690
ROSEMEAD CA	GARVEY AVE/STINGLE AVE		5282010005		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	RC-MUDO	-		Industrial	0
ROSEMEAD CA	2738 STINGLE AVE	91770-3329	5282010008		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.30	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	RC-MUDO	1936		Store Combination	2168
ROSEMEAD CA	2720 STINGLE AVE	91770-3329	5282010011	AJ	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.30	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8			8	RC-MUDO	1959	Older buildings from 1935 to 1954.	Two Units	1926
ROSEMEAD CA	2704 STINGLE AVE	91770-3329	5282010014	AK	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.39	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	RC-MUDO	1953	Older buildings from 1938 to 1964.	Single	1511
ROSEMEAD CA	2708 STINGLE AVE	91770-3329	5282010022	AK	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	RC-MUDO	1964	Older buildings from 1938 to 1964.	Single	918
ROSEMEAD CA	2712 STINGLE AVE	91770-3329	5282010023	AK	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	RC-MUDO	1938	Older buildings from 1938 to 1964.	Single	796
ROSEMEAD CA	8924 GARVEY AVE	91770-3333	5282010028		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1945	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	1020
ROSEMEAD CA	8966 GARVEY AVE	91770-3324	5282010030		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.98	Commercial	YES - Current	NO - Privately-Owned	Available	Used in two consecutive Prior Housing Elements - Vacant	31			31	RC-MUDO D-O	1985	Older buildings from 1985.	Stores	17745
ROSEMEAD CA	2713 RIVER AVE	91770-3303	5282010033		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	1.64	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	52			52	RC-MUDO D-O	1955	Older buildings from 1955 to 1976.	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	14028
ROSEMEAD CA	2713 RIVER AVE	91770-3303	5282010034		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.93	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	29			29	RC-MUDO D-O	1954	Older buildings from 1954.	Parking Lots (Commercial Use Properties)	42500
ROSEMEAD CA	2724 STINGLE AVE	91770-3329	5282010036	AJ	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.30	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	RC-MUDO	1936	Older buildings from 1935 to 1954.	Three Units (Any Combination)	1954
ROSEMEAD CA	RIVER AVE/GARVEY AVE		5282026026		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.56	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18	RC-MUDO	-	-	Industrial	0
ROSEMEAD CA	9056 GARVEY AVE	91770-3335	5282026045		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	1.95	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	61			61	RC-MUDO	-	Older buildings from 1973.	Warehousing, Distribution, Storage	79227
ROSEMEAD CA	9010 GARVEY AVE	91770-3354	5282026047		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	2.60	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	82			82	RC-MUDO	1986	Older buildings from 1986.	Stores	105805
ROSEMEAD CA	2714 RIVER AVE	91770-5313	5282026900		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.73	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23			23	RC-MUDO	1953	Older buildings from 1953.	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	11359
ROSEMEAD CA	9100 GARVEY AVE	91770-5300	5282028910	AL	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.48	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	RC-MUDO	-	-	Five or more apartments	0
ROSEMEAD CA	9100 GARVEY AVE	91770-5300	5282028911	AL	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.66	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	RC-MUDO	-	-	Five or more apartments	0
ROSEMEAD CA	GARVEY AVE/EARLE AVE		5283003002	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.16	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	-	-	Industrial	0
ROSEMEAD CA	8464 GARVEY AVE	91770-2674	5283003003	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.16	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	1974		Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	1244
ROSEMEAD CA	8464 GARVEY AVE	91770-2674	5283003004	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.16	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	1974	-	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	1500
ROSEMEAD CA	GARVEY AVE/WILLARD AVE		5283003005	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.16	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	1974	-	Industrial	0
ROSEMEAD CA	8474 GARVEY AVE	91770-2674	5283003006	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.16	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	1951	-	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	3159
ROSEMEAD CA	8482 GARVEY AVE	91770-2674	5283003007	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.18	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	-	-	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	1509
ROSEMEAD CA	2749 WILLARD AVE	91770-3210	5283003018	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.23	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		3		3	RC-MUDO D-O	-	-	Industrial	0
ROSEMEAD CA	2743 WILLARD AVE	91770-3210	5283003019	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.22	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		3		3	RC-MUDO D-O	1923	-	Single	780
ROSEMEAD CA	8424 GARVEY AVE	91770-2653	5283005004		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	RC-MUDO D-O	1960	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	1440
ROSEMEAD CA	8440 GARVEY AVE	91770-2653	5283005007		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	RC-MUDO D-O	1952	-	Office Buildings	2500
ROSEMEAD CA	2743 EARLE AVE	91770-3228	5283005018		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.23	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	RC-MUDO	1948	-	Single	728
ROSEMEAD CA	EARLE AVE/GARVEY AVE		5283005800		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.23	Miscellaneous	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	RC-MUDO D-O	-	-	Utility Commercial & Mutual: Pumping Plants State Assessed Pr	186
ROSEMEAD CA	8334 GARVEY AVE	91770-2651	5283007004		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	RC-MUDO	1958	-	Stores	9300
ROSEMEAD CA	8216 GARVEY AVE	91770-2552	5283010004	O	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		-	-	Store Combination	4735
ROSEMEAD CA	8210 GARVEY AVE	91770-2552	5283010037	O	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4		2004	-	Stores	5995

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Bldg Improvement SF
ROSEMEAD CA	8200 GARVEY AVE	91770-2552	5283010038	O	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	1.23	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		45		45		2004	-	Stores	35784
ROSEMEAD CA	8150 GARVEY AVE	91770-2472	5284001030	*	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	7.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		54	29	83		-	-	Shopping Centers (Neighborhood, community)	331660
ROSEMEAD CA	8048 GARVEY AVE	91770-2421	5284016002	N	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.19	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7		1940	-	Store Combination	1676
ROSEMEAD CA	8062 GARVEY AVE	91770-2421	5284016004	N	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1950	-	Office Buildings	3492
ROSEMEAD CA	8064 GARVEY AVE	91770-2421	5284016005	N	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1938	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	252
ROSEMEAD CA	8074 GARVEY AVE	91770-2421	5284016006	N	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.20	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7		-	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	1244
ROSEMEAD CA	8036 GARVEY AVE	91770-2421	5284016032		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.72	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		26		26		-	-	Stores	8496
ROSEMEAD CA	8054 GARVEY AVE	91770-2449	5284016033	N	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.51	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		19		19		-	-	Office Buildings	22806
ROSEMEAD CA	8006 GARVEY AVE	91770-2421	5284017002	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			13	13		1972	-	Parking Lots (Commercial Use Properties)	4600
ROSEMEAD CA	8010 GARVEY AVE	91770-2421	5284017003	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			13	13		1972	-	Parking Lots (Commercial Use Properties)	4600
ROSEMEAD CA	8012 GARVEY AVE	91770-2421	5284017004	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			13	13		1964	-	Parking Lots (Commercial Use Properties)	4600
ROSEMEAD CA	8018 GARVEY AVE	91770-2421	5284017005	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			25	25		1964	-	Parking Lots (Commercial Use Properties)	9200
ROSEMEAD CA	GARVEY AVE/FALLING LEAF AVE		5284017006	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.05	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			6	6		1972	-	Parking Lots (Commercial Use Properties)	2300
ROSEMEAD CA	FALLING LEAF/GARVEY AVE		5284017008		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5		-	-	Parking Lots (Commercial Use Properties)	5900
ROSEMEAD CA	2743 FALLING LEAF AVE	91770-3135	5284017009		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.15	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5		-	-	Parking Lots (Commercial Use Properties)	6200
ROSEMEAD CA	2742 KELBURN AVE	91770-3150	5284017028		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5		-	-	Single	1027
ROSEMEAD CA	2746 KELBURN AVE	91770-3150	5284017029		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5		-	-	Parking Lots (Commercial Use Properties)	5900
ROSEMEAD CA	8026 GARVEY AVE	91770-2421	5284017030	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.08	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			10	10		1972	-	Parking Lots (Commercial Use Properties)	3400
ROSEMEAD CA	8002 GARVEY AVE	91770-2421	5284017031	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.10	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			12	12		1972	-	Parking Lots (Commercial Use Properties)	4700
ROSEMEAD CA	7968 GARVEY AVE	91770-2463	5284027027		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.77	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		28		28		-	-	Stores	11207
ROSEMEAD CA	7822 GARVEY AVE	91770-3006	5284038022		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	1.54	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		56		56		1959	-	Supermarkets	18900
ROSEMEAD CA	7808 GARVEY AVE	91770-3006	5284038023		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.65	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		24		24		1954	-	Restaurants, Cocktail Lounges	4126
ROSEMEAD CA	7665 GRAVES AVE	91770-3413	5285025021		Medium Density Residential	R-2 Light Multiple Residential	0	12	0.25	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		1956	-	Single	925
ROSEMEAD CA	E GRAVES AVE/DEL MAR AVE		5285025022		Medium Density Residential	R-2 Light Multiple Residential	0	12	0.39	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		-	-	Single	0
ROSEMEAD CA	7770 GARVEY AVE	91770-3061	5285035002	L	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		6		6		1935	-	Stores	2689
ROSEMEAD CA	GARVEY AVE/DEL MAR AVE		5285035003	L	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.15	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		6		6		1946	-		6000
ROSEMEAD CA	7772 GARVEY AVE	91770-3061	5285035046	L	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.37	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		14		14		1937	-		5000
ROSEMEAD CA	2720 JACKSON AVE	91770-2935	5285037901		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	30	8.34	School	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			175	175		-	Year built ranges from 1959 to 1976.	Schools (Private)	0
ROSEMEAD CA	7459 GARVEY AVE	91770-2909	5286020001	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.56	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			39	39		-	Year built ranges from 1959 to 1976.	Auto, Recreation EQPT, Construction EQPT, Sales & Service	5873
ROSEMEAD CA	7443 GARVEY AVE	91770-2909	5286020002	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.64	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			45	45		-	Year built ranges from 1959 to 1976.	Commercial	0
ROSEMEAD CA	7419 GARVEY AVE	91770-2909	5286020003	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.29	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			20	20		1959	Year built ranges from 1959 to 1976.	Store Combination	2350
ROSEMEAD CA	7433 GARVEY AVE	91770-2901	5286020004	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.28	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			20	20		1960	Year built ranges from 1959 to 1976.	Mobile Home Parks	5300
ROSEMEAD CA	GARVEY AVE/PROSPECT AVE		5286020017	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.46	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			32	32		-	Year built ranges from 1959 to 1976.	Commercial	0
ROSEMEAD CA	GARVEY AVE/PROSPECT AVE		5286020018	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.84	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			59	59		-	Year built ranges from 1959 to 1976.	Commercial	0
ROSEMEAD	7423 GARVEY AVE	91770-2909	5286020023	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	2.29	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			163	163		-	-	Mobile Home Parks	0
ROSEMEAD CA	7421 GARVEY AVE	91770-2909	5286020026		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.53	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		19		19		1961	Year built ranges from 1959 to 1976.	Srvs Shps:Radio, TV, Refrig, Pnt Shp	874
ROSEMEAD CA	GARVEY AVE/PROSPECT AVE		5286020030		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.45	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		17		17		1976	Year built ranges from 1959 to 1976.	Parking Lots (Commercial Use Properties)	20000
ROSEMEAD CA	7779 GARVEY AVE	91770-3068	5286027008	K	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5		1969	-	Restaurants, Cocktail Lounges	1200
ROSEMEAD CA	7755 GARVEY AVE	91770-3068	5286027025	K	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.36	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		13		13		1964	-	Restaurants, Cocktail Lounges	2817
ROSEMEAD CA	3041 DEL MAR AVE	91770-2324	5286027032		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.21	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	1932	-	Hotel & Motels	2811
ROSEMEAD CA	7773 GARVEY AVE	91770-3068	5286027035	K	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.19	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7		-	Older buildings from 1985.		5780

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Bldg Improvement SF
ROSEMEAD CA	7764 EMERSON PL	91770-2364	5286028001	H	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1915	Older buildings from 1915 to 1963.	Single	961
ROSEMEAD CA	7766 EMERSON PL	91770-2364	5286028002	H	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1951	Older buildings from 1915 to 1963.	Three Units (Any Combination)	2032
ROSEMEAD CA	3141 DEL MAR AVE	91770-2366	5286028028	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1947	Older buildings from 1921 to 1989.	Single	898
ROSEMEAD CA	3113 DEL MAR AVE	91770-2366	5286028029	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.19	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	FCMUO	1927	Older buildings from 1921 to 1989.	Single	1179
ROSEMEAD CA	3105 DEL MAR AVE	91770-2366	5286028030	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.24	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	FCMUO	1989	Older buildings from 1921 to 1989.	Professional Buildings	3900
ROSEMEAD CA	3145 DEL MAR AVE	91770-2366	5286028032	H	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.19	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1962	Older buildings from 1915 to 1963.	Four Units (Any Combination)	3224
ROSEMEAD CA	3129 DEL MAR AVE	91770-2366	5286028033	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.25	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	FCMUO	1924	Older buildings from 1921 to 1989.	Five or more apartments	3068
ROSEMEAD CA	3159 DEL MAR AVE	91770-2366	5286028034	H	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.23	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8			8	FCMUO	1947	Older buildings from 1915 to 1963.	Two Units	2502
ROSEMEAD CA	3151 DEL MAR AVE	91770-2377	5286028035	H	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1946	Older buildings from 1915 to 1963.	Three Units (Any Combination)	1820
ROSEMEAD CA	3125 DEL MAR AVE	91770-2366	5286028036	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.19	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1925	Older buildings from 1921 to 1989.	Three Units (Any Combination)	2598
ROSEMEAD CA	3135 DEL MAR AVE	91770-2366	5286028037	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.27	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	FCMUO	1921	Older buildings from 1921 to 1989.	Two Units	1663
ROSEMEAD CA	3117 DEL MAR AVE	91770-2368	5286028038	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.33	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1961	Older buildings from 1921 to 1989.	Five or more apartments	10762
ROSEMEAD CA	3247 DEL MAR AVE	91770-2301	5286029001	D	Mixed Use High: Residential/Commercial	R-2 Light Multiple Residential	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1978	Older buildings from 1926 to 1978.	Single	1271
ROSEMEAD CA	7769 EMERSON PL	91770-2363	5286029010	F	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1971	Older buildings from 1939 to 1971.	Single	2750
ROSEMEAD CA	7763 EMERSON PL	91770-2363	5286029011	F	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1939	Older buildings from 1939 to 1971.	Single	2526
ROSEMEAD CA	3245 DEL MAR AVE	91770-2301	5286029021	D	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.08	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	1959	Older buildings from 1926 to 1978.	Single	768
ROSEMEAD CA	3237 DEL MAR AVE	91770-2367	5286029022	D	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.32	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	FCMUO	1964	Older buildings from 1926 to 1978.	Five or more apartments	4647
ROSEMEAD CA	3225 DEL MAR AVE	91770-2327	5286029023	D	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.37	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	FCMUO	1944	Older buildings from 1926 to 1978.	Four Units (Any Combination)	3101
ROSEMEAD CA	3209 DEL MAR AVE	91770-2327	5286029025	F	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1948	Older buildings from 1939 to 1971.	Two Units	976
ROSEMEAD CA	3213 DEL MAR AVE	91770-2327	5286029026	F	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1940	Older buildings from 1939 to 1971.	Two Units	1528
ROSEMEAD CA	3243 DEL MAR AVE	91770-2301	5286029027	D	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.09	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1926	Older buildings from 1926 to 1978.	Single	700
ROSEMEAD CA	3251 DEL MAR AVE	91770-2301	5286030016		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.09	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	FCMUO	1931	-	Single	624
ROSEMEAD CA	3341 DEL MAR AVE	91770-2329	5286030032	B	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.19	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	FCMUO	1930	Older buildings from 1923 to 1964.	Single	990
ROSEMEAD CA	3345 DEL MAR AVE	91770-2329	5286030035	B	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	0000	Older buildings from 1923 to 1964.	Store Combination	2170
ROSEMEAD CA	3339 DEL MAR AVE	91770-2329	5286030038	B	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.29	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	FCMUO	1952	Older buildings from 1923 to 1964.	Store Combination	2321
ROSEMEAD CA	3261 DEL MAR AVE	91770-2301	5286030039		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.21	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	1950	-	Four Units (Any Combination)	2579
ROSEMEAD CA	3253 DEL MAR AVE	91770-2301	5286030041		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	FCMUO	1926	-	Churches	2296
ROSEMEAD CA	3347 DEL MAR AVE	91770-2329	5286030042	B	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1953	Older buildings from 1923 to 1964.	Store Combination	3150
ROSEMEAD CA	7779 HELLMAN AVE	91770-2381	5286036024		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	FCMUO	1962	-	Store Combination	2081
ROSEMEAD CA	7769 HELLMAN AVE	91770-2320	5286036025		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.18	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	1955	-	Three Units (Any Combination)	2209
ROSEMEAD CA	8141 HELLMAN AVE	91770-2529	5287011030		Mixed Use High: Residential/Commercial	R-2 Light Multiple Residential	40	60	1.53	Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			64	64	FCMUO	1963	-	Churches	38290
ROSEMEAD CA	3410 BRIGHTON ST	91770-2306	5287015009		Medium Density Residential	R-2 Light Multiple Residential	0	12	0.22	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2		-	-	Single	0
ROSEMEAD CA	7908 ARTSON ST	91770-2402	5287015015		Medium Density Residential	R-2 Light Multiple Residential	0	12	0.82	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5		1946	-	Three Units (Any Combination)	2380
ROSEMEAD CA	7918 ARTSON ST	91770-2402	5287015016		Medium Density Residential	R-2 Light Multiple Residential	0	12	0.81	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0	0		1952	-	Five or more apartments	8177
ROSEMEAD CA	7807 HELLMAN AVE	91770-2345	5287016016		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	FCMUO	1959	-	Four Units (Any Combination)	3420
ROSEMEAD CA	7815 HELLMAN AVE	91770-2343	5287016017		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.19	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1959	-	Four Units (Any Combination)	3420
ROSEMEAD CA	7811 HELLMAN AVE	91770-2344	5287016018		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	FCMUO	1959	-	Four Units (Any Combination)	3420
ROSEMEAD CA	3358 DEL MAR AVE	91770-2361	5287017001	A	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1928	Older buildings from 1925 to 1965.	Stores	9364
ROSEMEAD CA	3356 DEL MAR AVE	91770-2361	5287017002	A	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1951	Older buildings from 1925 to 1965.	Stores	1092
ROSEMEAD CA	3314 DEL MAR AVE	91770-2330	5287017015		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	FCMUO	1924	-	Store Combination	1777
ROSEMEAD CA	3312 DEL MAR AVE	91770-2330	5287017016		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	FCMUO	1947	-	Store Combination	1072

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Bldg Improvement SF
ROSEMEAD CA	3302 DEL MAR AVE	91770-2330	5287017044		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.26	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			11	11	FCMUO	1964	-	Service Stations	1014
ROSEMEAD CA	3352 DEL MAR AVE	91770-2354	5287017045	A	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1965	Older buildings from 1925 to 1965.	Five or more apartments	5054
ROSEMEAD CA	3342 DEL MAR AVE	91770-2361	5287017049	A	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.36	Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	FCMUO	1925	Older buildings from 1925 to 1965.	Churches	3840
ROSEMEAD CA	3246 DEL MAR AVE	91770-2328	5287020003	C	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1947	Older buildings from 1947 to 1960.	Single	760
ROSEMEAD CA	3240 DEL MAR AVE	91770-2328	5287020004	C	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1950	Older buildings from 1947 to 1960.	Two Units	1552
ROSEMEAD CA	7815 EMERSON PL	91770-2335	5287020020		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1940	-	Single	1764
ROSEMEAD CA	3254 DEL MAR AVE	91770-2328	5287020028	C	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1960	Older buildings from 1947 to 1960.	Stores	1682
ROSEMEAD CA	3250 DEL MAR AVE	91770-2353	5287020029	C	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	1963	Older buildings from 1947 to 1960.	Five or more apartments	5096
ROSEMEAD CA	3224 DEL MAR AVE	91770-2328	5287020033	E	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.16	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	FCMUO	-	-	Commercial	0
ROSEMEAD CA	3212 DEL MAR AVE	91770-2328	5287020034	E	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.33	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14			14	FCMUO	-	-	Single	0
ROSEMEAD CA	3206 DEL MAR AVE	91770-2328	5287020035		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	FCMUO	1990	-	Office Buildings	2259
ROSEMEAD CA	3232 DEL MAR AVE	91770-2328	5287020036	E	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.29	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	FCMUO	-	-	Single	0
ROSEMEAD CA	3200 DEL MAR AVE	91770-2328	5287020037		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	FCMUO	1946	-	Store Combination	3137
ROSEMEAD CA	3220 DEL MAR AVE	91770-2328	5287020038	E	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.48	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	20			20	FCMUO	-	-	Commercial	0
ROSEMEAD CA	7830 DOROTHY ST		5287020902		Mixed Use High: Residential/Commercial	R-2 Light Multiple Residential	40	60	1.79	Government	YES - Current	IS - Other Publicly-Owned	Available	Not Used in Prior Housing Element	75			75	FCMUO	-	-	Government Parcel / Duff Elementary School	0
ROSEMEAD CA	3351 SAN GABRIEL BLVD	91770-2541	5287027006	AB	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.27	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11	FCMUO	1926	Older buildings from 1926 to 1976.	Office Buildings	1800
ROSEMEAD CA	3317 SAN GABRIEL BLVD	91770-2541	5287027015		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.25	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	FCMUO	1949	-	Store Combination	4666
ROSEMEAD CA	3367 SAN GABRIEL BLVD	91770-2541	5287027016	AC	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.40	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17			17	FCMUO	1958	Older buildings from 1958 to 1966.	Auto, Recreation EQPT, Construction EQPT, Sales & Service	2574
ROSEMEAD CA	3361 SAN GABRIEL BLVD	91770-2541	5287027017	AC	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	FCMUO	1966	Older buildings from 1958 to 1966.	Stores	5194
ROSEMEAD CA	3343 SAN GABRIEL BLVD	91770-2541	5287027023	AB	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.43	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18	FCMUO	1976	Older buildings from 1926 to 1976.	Auto, Recreation EQPT, Construction EQPT, Sales & Service	2370
ROSEMEAD CA	3219 SAN GABRIEL BLVD	91770-2539	5287028001	X	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.23	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	FCMUO	1946	Older buildings from 1928 to 1964	Restaurants, Cocktail Lounges	2076
ROSEMEAD CA	3211 SAN GABRIEL BLVD	91770-2539	5287028002	X	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1939	Older buildings from 1928 to 1964	Store Combination	2330
ROSEMEAD CA	3205 SAN GABRIEL BLVD	91770-2539	5287028003	X	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	FCMUO	1928	Older buildings from 1928 to 1964	Auto, Recreation EQPT, Construction EQPT, Sales & Service	2800
ROSEMEAD CA	3309 SAN GABRIEL BLVD	91770-2541	5287028017		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.08	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	FCMUO	1970	-	Parking Lots (Commercial Use Properties)	3500
ROSEMEAD CA	3247 SAN GABRIEL BLVD	91770-2539	5287028020	Y	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	FCMUO	1941	Older buildings from 1928 to 1965.	Office Buildings	4542
ROSEMEAD CA	3245 SAN GABRIEL BLVD	91770-2539	5287028021	Y	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1934	Older buildings from 1928 to 1965.	Stores	756
ROSEMEAD CA	3241 SAN GABRIEL BLVD	91770-2539	5287028022	Y	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1965	Older buildings from 1928 to 1965.	Stores	1170
ROSEMEAD CA	3235 SAN GABRIEL BLVD	91770-2539	5287028023	Y	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.08	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1930	Older buildings from 1928 to 1965.	Single	624
ROSEMEAD CA	3231 SAN GABRIEL BLVD	91770-2553	5287028024	X	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.31	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	1964	Older buildings from 1928 to 1964.	Five or more apartments	12116
ROSEMEAD CA	3225 SAN GABRIEL BLVD	91770-2554	5287028025	X	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.30	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1964	Older buildings from 1928 to 1964.	Five or more apartments	12116
ROSEMEAD CA	3149 SAN GABRIEL BLVD	91770-2537	5287029004		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1988	-	Restaurants, Cocktail Lounges	1520
ROSEMEAD CA	3141 SAN GABRIEL BLVD	91770-2537	5287029005		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.23	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	FCMUO	1939	-	Store Combination	5740
ROSEMEAD CA	3133 SAN GABRIEL BLVD	91770-2537	5287029006		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1946	-	Store Combination	1936
ROSEMEAD CA	7804 EMERSON PL	91770-2336	5287032001	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1953	Older buildings from 1925 to 1956.	Two Units	966
ROSEMEAD CA	3152 DEL MAR AVE	91770-2326	5287032002	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1950	Older buildings from 1925 to 1956.	Five or more apartments	3768
ROSEMEAD CA	7812 EMERSON PL	91770-2336	5287032003	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1950	Older buildings from 1925 to 1956.	Two Units	1066
ROSEMEAD CA	7816 EMERSON PL	91770-2336	5287032004	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1947	Older buildings from 1925 to 1956.	Two Units	1639
ROSEMEAD CA	3150 DEL MAR AVE	91770-2326	5287032006	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.07	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	1946	Older buildings from 1925 to 1956.	Single	640
ROSEMEAD CA	3148 DEL MAR AVE	91770-2326	5287032007	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.04	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1943	Older buildings from 1925 to 1956.	Office Buildings	660
ROSEMEAD CA	3151 WILSON WAY	91770-2341	5287032009	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1925	Older buildings from 1925 to 1956.	Single	928
ROSEMEAD CA	3145 WILSON WAY	91770-2341	5287032010	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.09	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1925	Older buildings from 1925 to 1956.	Single	870

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Bldg Improvement SF
ROSEMEAD CA	7813 WHITMORE ST	91770-2337	5287032035	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	1954	Older buildings from 1953 to 1964.	Three Units (Any Combination)	1515
ROSEMEAD CA	3136 DEL MAR AVE	91770-2326	5287032039	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.55	Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23			23	FCMUO	1964	Older buildings from 1953 to 1964.	Hospitals	31737
ROSEMEAD CA	3132 DEL MAR AVE	91770-2326	5287032040	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	FCMUO	1953	Older buildings from 1953 to 1964.	Office Buildings	3526
ROSEMEAD CA	3146 DEL MAR AVE	91770-2326	5287032041	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.08	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1947	Older buildings from 1925 to 1956.	Single	752
ROSEMEAD CA	3114 DEL MAR AVE	91770-2326	5287033045		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.20	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	FCMUO	1921	-	Single	1096
ROSEMEAD CA	7812 WHITMORE ST	91770-2338	5287033046		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	1950	-	Five or more apartments	3659
ROSEMEAD CA	3119 SAN GABRIEL BLVD	91770-2545	5287034003		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1986	-	Stores	7190
ROSEMEAD CA	3119 SAN GABRIEL BLVD	91770-2545	5287034003		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1986	-	Stores	7190
ROSEMEAD CA	3119 SAN GABRIEL BLVD	91770-2545	5287034003		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	1986	-	Stores	7190
ROSEMEAD CA	8069 GARVEY AVE	91770-2466	5287034016		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.69	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		25		25		-	-	Mobile Home Parks	1820
ROSEMEAD CA	3029 SAN GABRIEL BLVD	91770-2535	5287035002		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.64	Motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		23		23		-	-	Hotel & Motels	7275
ROSEMEAD CA	8077 GARVEY AVE	91770-2420	5287035012		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.49	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		18		18		1964	-	Mobile Home Parks	15000
ROSEMEAD CA	8069 GARVEY AVE	91770-2466	5287035013		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	2.84	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		103		103		-	-	Mobile Home Parks	4869
ROSEMEAD CA	8105 GARVEY AVE	91770-2422	5287035017		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	1.22	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		44		44		-	-	Industrial	0
ROSEMEAD CA	3035 SAN GABRIEL BLVD	91770-2569	5287035020		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	2.01	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			161	161		-	-	Commercial	0
ROSEMEAD CA	8117 GARVEY AVE	91770-2422	5287035021		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.37	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		14		14		-	-	Commercial	0
ROSEMEAD CA	8117 GARVEY AVE	91770-2422	5287035021		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.51	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		18		18		-	-	Commercial	0
ROSEMEAD CA	3003 SAN GABRIEL BLVD	91770-2535	5287035022		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.71	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		26		26		1997	-	Restaurants, Cocktail Lounges	2896
ROSEMEAD CA	N SAN GABRIEL BOULEVARD		5287035800		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.15	Utility	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5		-	-	Utility Commercial & Mutual: Pumping Plants State Assessed Pr	0
ROSEMEAD CA	7931 GARVEY AVE	91770-2456	5287036004		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.20	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7		-	-	Commercial	0
ROSEMEAD CA	7951 GARVEY AVE	91770-2456	5287036005		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1955	-	Stores	1600
ROSEMEAD CA	8001 GARVEY AVE	91770-2420	5287036006	*	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	13.48	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		100	53	153		-	-	Warehousing, Distribution, Storage	35228
ROSEMEAD CA	7928 VIRGINIA ST	91770-2465	5287037016		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.22	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1966	-	Four Units (Any Combination)	4529
ROSEMEAD CA	7932 VIRGINIA ST	91770-2443	5287037017		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.22	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		-	-	Four Units (Any Combination)	3372
ROSEMEAD CA	7907 GARVEY AVE	91770-2456	5287037022	AN	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1969	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	9160
ROSEMEAD CA	7913 GARVEY AVE	91770-2456	5287037023	AN	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1969	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	9050
ROSEMEAD CA	7919 GARVEY AVE	91770-2456	5287037024	AN	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1969	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	9200
ROSEMEAD CA	7924 VIRGINIA ST	91770-2443	5287037051		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.22	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1969	-	Parking Lots (Commercial Use Properties)	9520
ROSEMEAD CA	7938 VIRGINIA ST	91770-2443	5287037054		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1988	-	Parking Lots (Commercial Use Properties)	9130
ROSEMEAD CA	3033 DENTON AVE	91770-3125	5287037055		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.19	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7		-	-	Commercial	0
ROSEMEAD CA	7867 GARVEY AVE	91770-3059	5287037056		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.22	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1969	-	Parking Lots (Commercial Use Properties)	9070
ROSEMEAD CA	GARVEY AVE/DENTON AVE		5287037058		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.66	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		24		24		1969	-	Parking Lots (Commercial Use Properties)	8300
ROSEMEAD CA	7916 VIRGINIA ST	91770-2443	5287038030		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	30	0.22	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5		1969	-	Parking Lots (Commercial Use Properties)	9440
ROSEMEAD CA	7914 VIRGINIA ST	91770-2443	5287038032		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	30	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1963	-	Single	1204
ROSEMEAD CA	7900 VIRGINIA ST	91770-2443	5287038033		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	30	0.56	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			12	12		1969	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	24000
ROSEMEAD CA	7801 GARVEY AVE	91770-3005	5287039001	AO	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.34	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			30	30		1948	-	Restaurants, Cocktail Lounges	3300
ROSEMEAD CA	7815 GARVEY AVE	91770-3005	5287039002	AO	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			10	10		1947	-	Store Combination	0
ROSEMEAD CA	7821 GARVEY AVE	91770-3059	5287039003	AO	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			10	10		1946	-	Store Combination	0
ROSEMEAD CA	7825 GARVEY AVE	91770-3059	5287039004	AO	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.13	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			10	10		1983	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	0
ROSEMEAD CA	3012 DEL MAR AVE	91770-2325	5287039005		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6		1971	-	Parking Lots (Commercial Use Properties)	0
ROSEMEAD CA	3018 DEL MAR AVE	91770-2325	5287039006		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	30	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1923	-	Single	1428

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Bldg Improvement SF
ROSEMEAD CA	3026 DEL MAR AVE	91770-2325	5287039007		GSP	GSP-R/L Garvey Ave SP, Incentivized MU	0	30	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1961	-	Stores	708
ROSEMEAD CA	3030 DEL MAR AVE	91770-2325	5287039008		GSP	GSP-R/L Garvey Ave SP, Incentivized MU	0	30	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1947	-	Stores	1104
ROSEMEAD CA	3036 DEL MAR AVE	91770-2325	5287039009		GSP	GSP-R/L Garvey Ave SP, Incentivized MU	0	30	0.16	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1924	-	Office Buildings	1152
ROSEMEAD CA	3038 DEL MAR AVE	91770-2325	5287039010		GSP	GSP-R/L Garvey Ave SP, Incentivized MU	0	30	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1945	-	Single	670
ROSEMEAD CA	3017 BRIGHTON ST	91770-2322	5287039011		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6		1947	-	Single	1080
ROSEMEAD CA	3046 DEL MAR AVE	91770-2325	5287039019	J	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1929	Older buildings from 1929 to 1979.	Single	1170
ROSEMEAD CA	3054 DEL MAR AVE	91770-2325	5287039027	J	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1947	Older buildings from 1929 to 1979.	Two Units	1597
ROSEMEAD CA	3048 DEL MAR AVE	91770-2369	5287039028	J	Mixed Use High: Residential/Commercial	R-3 Medium Multiple Residential	40	60	0.27	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8			8	FCMUO	1979	Older buildings from 1929 to 1979.	Five or more apartments	5350
ROSEMEAD CA	3001 WALNUT GROVE AVE	91770-2785	5288001040	*	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.68	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7		35	42	RC-MUDO D-O	1977	-	Entitlements Approved	15585
ROSEMEAD CA	3141 WILLARD AVE	91770-2757	5288003046	AR	High Density Residential	P-D Planned Development	0	12	0.79	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			24	24		1922	-	Single / Entitlements Approved	741
ROSEMEAD CA	3026 EARLE AVE	91770-2639	5288004039	Q	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.23	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		3		3	RC-MUDO	1924	-	Single	1232
ROSEMEAD CA	3020 EARLE AVE	91770-2639	5288004040	Q	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.50	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7	RC-MUDO	1953	-	Single	1800
ROSEMEAD CA	3014 EARLE AVE	91770-2639	5288004041	Q	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.33	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		3		3	RC-MUDO	1949	-	Store Combination	7756
ROSEMEAD CA	8463 GARVEY AVE	91770-2675	5288004044		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.87	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		12		12	RC-MUDO	1987	-	Hotel & Motels	23568
ROSEMEAD CA	8479 GARVEY AVE	91770-2675	5288004045		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.73	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		10		10	RC-MUDO	1928	-	Office Buildings	916
ROSEMEAD CA	3133 WILLARD AVE	91770-2757	5288004054	AR	High Density Residential	P-D Planned Development	0	12	0.20	Residential	YES - Planned	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			5	5		1938	-	Single / Entitlements Approved	734
ROSEMEAD CA	8449 GARVEY AVE	91770-2675	5288004057		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.52	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			26	26	RC-MUDO	1972	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	2640
ROSEMEAD CA	8399 GARVEY AVE	91770-2650	5288005029		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	1.07	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		15		15	RC-MUDO	1971	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	14657
ROSEMEAD CA	8405 GARVEY AVE	91770-2652	5288005030	S	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	RC-MUDO	1961	-	Stores	1068
ROSEMEAD CA	3024 LANGFORD PL	91770-2655	5288005032	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.34	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4	RC-MUDO	1920	-	Single	792
ROSEMEAD CA	3018 LANGFORD PL	91770-2658	5288005033	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.18	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				0	RC-MUDO	1949	-	Three Units (Any Combination)	2209
ROSEMEAD CA	3014 LANGFORD PL	91770-2655	5288005034	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	-	-	Commercial	0
ROSEMEAD CA	8419 GARVEY AVE	91770-2652	5288005035	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.27	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4	RC-MUDO	1979	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	3600
ROSEMEAD CA	3019 EARLE AVE	91770-2638	5288005037	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	RC-MUDO	1942	-	Single	776
ROSEMEAD CA	3027 EARLE AVE	91770-2638	5288005038	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0		0	RC-MUDO	1953	-	Three Units (Any Combination)	2066
ROSEMEAD CA	3033 EARLE AVE	91770-2638	5288005039	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.09	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	RC-MUDO	1924	-	Single	1030
ROSEMEAD CA	3031 LANGFORD PL	91770-2659	5288005063	S	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.11	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0		0	RC-MUDO	1949	-	Three Units (Any Combination)	2325
ROSEMEAD CA	3013 EARLE AVE	91770-2638	5288005064	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5	RC-MUDO	1977	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	1710
ROSEMEAD CA	3050 SAN GABRIEL BLVD	91770-2536	5288009040	T	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.03	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1935	Older building from 1935 to 1948.	Stores	624
ROSEMEAD CA	8208 PARK ST	91770-2534	5288009041	T	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1940	Older building from 1935 to 1948.	Stores	576
ROSEMEAD CA	8204 PARK ST	91770-2534	5288009042	T	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1945	Older building from 1935 to 1948.	Stores	1352
ROSEMEAD CA	3044 SAN GABRIEL BLVD	91770-2536	5288009043	T	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.03	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1948	Older building from 1935 to 1948.	Store Combination	624
ROSEMEAD CA	3038 SAN GABRIEL BLVD	91770-2536	5288009045	T	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4		-	-	Parking Lots (Commercial Use Properties)	4400
ROSEMEAD CA	3030 SAN GABRIEL BLVD	91770-2536	5288009046	T	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4		-	-	Parking Lots (Commercial Use Properties)	4400
ROSEMEAD CA	8225 GARVEY AVE	91770-2551	5288009052		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	1.19	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		43		43		-	-	Supermarkets	47835
ROSEMEAD CA	3033 GLADYS AVE	91770-2511	5288009053	T	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5		-	-	Parking Lots (Commercial Use Properties)	6000
ROSEMEAD CA	3037 GLADYS AVE	91770-2511	5288009054	T	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5		-	-	P	6000
ROSEMEAD CA	8235 GARVEY AVE	91770-2551	5288009065		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	2.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		77		77		-	-	Supermarkets	73675
ROSEMEAD CA	3000 SAN GABRIEL BLVD	91770-2536	5288009074		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.75	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		27		27		1981	-	Stores	12786
ROSEMEAD CA	3041 GLADYS AVE	91770-2511	5288009075	T	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		12		12		-	-	Restaurants, Cocktail Lounges	4538
ROSEMEAD CA	3144 SAN GABRIEL BLVD	91770-2538	5288010003	U	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1965	Older buildings from 1965.	Parking Lots (Commercial Use Properties)	4400

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Bldg Improvement SF
ROSEMEAD CA	3128 SAN GABRIEL BLVD	91770-2538	5288010016	U	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.31	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	FCMUO	-	Older buildings from 1965.	Commercial	0
ROSEMEAD CA	N SAN GABRIEL BOULEVARD		5288010019	U	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1965	Older buildings from 1965.	Parking Lots (Commercial Use Properties)	4400
ROSEMEAD CA	3230 SAN GABRIEL BLVD	91770-2540	5288010035	W	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1929	Older buildings from 1929 to 1961.	Store Combination	2956
ROSEMEAD CA	3226 SAN GABRIEL BLVD	91770-2540	5288010036	W	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1947	Older buildings from 1929 to 1961.	Stores	1500
ROSEMEAD CA	3222 SAN GABRIEL BLVD	91770-2540	5288010037	W	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1961	Older buildings from 1929 to 1961.	Auto, Recreation EQPT, Construction EQPT, Sales & Service	1200
ROSEMEAD CA	3218 SAN GABRIEL BLVD	91770-2540	5288010038	W	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1946	Older buildings from 1929 to 1961.	Store Combination	2130
ROSEMEAD CA	3210 SAN GABRIEL BLVD	91770-2540	5288010039	V	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1976	Older buildings from 1941 to 1976.	Warehousing, Distribution, Storage	2392
ROSEMEAD CA	3236 SAN GABRIEL BLVD	91770-2540	5288010042	W	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1947	Older buildings from 1929 to 1961.	Single	0
ROSEMEAD CA	3208 SAN GABRIEL BLVD	91770-2540	5288010043	V	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.07	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1947	Older buildings from 1941 to 1976.	Stores	1620
ROSEMEAD CA	3156 SAN GABRIEL BLVD	91770-2538	5288010049		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.49	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	FCMUO	1974	-	Auto, Recreation EQPT, Construction EQPT, Sales & Service	13247
ROSEMEAD CA	3200 SAN GABRIEL BLVD	91770-2540	5288010050	V	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.23	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	FCMUO	1941	Older buildings from 1941 to 1976.	Stores	5850
ROSEMEAD CA	3106 SAN GABRIEL BLVD	91770-2579	5288010053		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.50	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	FCMUO	1985	Older building from 1985.	Stores	8287
ROSEMEAD CA	8205 HELLMAN AVE	91770-2531	5288012029		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	13	FCMUO	1960	-	Stores	5440
ROSEMEAD CA	3365 WALNUT GROVE AVE	91770-2783	5288016026		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.61	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	FCMUO	1989	Older building from 1989.	Stores	9186
ROSEMEAD CA	3352 SAN GABRIEL BLVD	91770-2542	5288017026	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	-	Older buildings from 1947 to 1967.	Four Units (Any Combination)	1924
ROSEMEAD CA	3346 SAN GABRIEL BLVD	91770-2542	5288017027	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1941	Older buildings from 1947 to 1967.	Office Buildings	1560
ROSEMEAD CA	3340 SAN GABRIEL BLVD	91770-2542	5288017028	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1945	Older buildings from 1947 to 1967.	Store Combination	1564
ROSEMEAD CA	3338 SAN GABRIEL BLVD	91770-2542	5288017029	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	-	Older buildings from 1947 to 1967.	Stores	1712
ROSEMEAD CA	3336 SAN GABRIEL BLVD	91770-2542	5288017030	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	1947	Older buildings from 1947 to 1967.	Store Combination	1230
ROSEMEAD CA	3330 SAN GABRIEL BLVD	91770-2542	5288017031	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1949	Older buildings from 1947 to 1967.	Store Combination	3826
ROSEMEAD CA	3328 SAN GABRIEL BLVD	91770-2542	5288017032	Z	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1950	Older buildings from 1946 to 1967.	Store Combination	3339
ROSEMEAD CA	3320 SAN GABRIEL BLVD	91770-2542	5288017033	Z	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	0000	Older buildings from 1946 to 1967.	Store Combination	4545
ROSEMEAD CA	3316 SAN GABRIEL BLVD	91770-2542	5288017034	Z	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1948	Older buildings from 1946 to 1967.	Stores	5182
ROSEMEAD CA	3316 SAN GABRIEL BLVD	91770-2542	5288017035	Z	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1967	Older buildings from 1946 to 1967.	Parking Lots (Commercial Use Properties)	5500
ROSEMEAD CA	3854 DELTA AVE	91770-1606	5371008052		Low Density Residential	R-1 Single Family Residential	0	7	0.23	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0		0		1951	-	Two Units	1692
ROSEMEAD CA	8547 VALLEY BLVD	91770-1639	5372020046	AD	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	FCMUO	1959	Older buildings from 1946 to 1959.	Auto, Recreation EQPT, Construction EQPT, Sales & Service	4800
ROSEMEAD CA	8527 VALLEY BLVD	91770-1639	5372020047	AD	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.50	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	FCMUO	1956	Older buildings from 1946 to 1959.	Stores	7800
ROSEMEAD CA	8511 GRAND AVE	91770-1218	5389006036		Low Density Residential	R-1 Single Family Residential	0	7	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0	0		1946	-	Single	720
ROSEMEAD CA	8623 MISSION DR	91770-1137	5389009029		Low Density Residential	R-1 Single Family Residential	0	7	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single	0
ROSEMEAD CA	8601 MISSION DR	91770-1137	5389009030		Low Density Residential	R-1 Single Family Residential	0	7	1.51	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7		-	-	Single	0
ROSEMEAD CA	8601 MISSION DR	91770-1137	5389009031		Low Density Residential	R-1 Single Family Residential	0	7	1.66	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8		-	-	Commercial	0
ROSEMEAD CA	3900 WALNUT GROVE AVE	91770-1657	5390001052		Mixed Use High: Residential/Commercial	C-4 Regional Commercial	40	60	1.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			46	46	FCMUO	1947	-	Two Units	1270
ROSEMEAD CA	3910 WALNUT GROVE AVE	91770-1657	5390001053		Mixed Use High: Residential/Commercial	C-4 Regional Commercial	40	60	0.34	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	13	FCMUO	1936	-	Single	1837
ROSEMEAD CA	8614 VALLEY BLVD	91770-1710	5390001057		Mixed Use High: Residential/Commercial	C-4 Regional Commercial	40	60	1.92	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			77	77	FCMUO	1970	-	Stores	42542
ROSEMEAD CA	8632 VALLEY BLVD	91770-1740	5390001058		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	1.03	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			43	43	FCMUO	1990	-	Store Combination	20472
ROSEMEAD CA	GUESS ST/MUSCATEL AVE		5390009040		Low Density Residential	R-1 Single Family Residential	0	7	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single	0
ROSEMEAD CA	GUESS ST/MUSCATEL AVE		5390009041		Low Density Residential	R-1 Single Family Residential	0	7	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single	0
ROSEMEAD CA	GUESS ST/MUSCATEL AVE		5390009042		Low Density Residential	R-1 Single Family Residential	0	7	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single	0
ROSEMEAD CA	E GUESS ST/RALPH ST		5390009044		Low Density Residential	R-1 Single Family Residential	0	7	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single	0
ROSEMEAD CA	GUESS ST/MUSCATEL AVE		5390009046		Low Density Residential	R-1 Single Family Residential	0	7	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single	0
ROSEMEAD CA	3917 MUSCATEL AVE	91770-1730	5390010051		Low Density Residential	R-1 Single Family Residential	0	7	0.39	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		1924	-	Single	1405

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(S)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Bldg Improvement SF
ROSEMEAD CA	8856 VALLEY BLVD	91770-1714	5390011076		Mixed Use: Residential/Commercial	CBD Central Business District	25	30	1.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		16		16	RC-MUDO	1971	-	Banks Savings & Loan	41259
ROSEMEAD CA	8800 VALLEY BLVD	91770-1714	5390011919		Mixed Use: Residential/Commercial	CBD Central Business District	25	30	2.23	Government	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element		31		31	RC-MUDO	-	-	Government Parcel / LA County Library - Rosemead Library	0
ROSEMEAD CA	3613 ROSEMEAD BLVD	91770-2063	5390017069	AM	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3		3	FCMUO	1956	Older buildings from 1956 to 1984.		Five or more apartments	4320
ROSEMEAD CA	3603 ROSEMEAD BLVD	91770-2054	5390017070	AM	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.20	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8		8	FCMUO	1983	Older buildings from 1956 to 1984.		Stores	2250
ROSEMEAD CA	8951 GLENDON WAY	91770-1892	5390017071	AM	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5		5	FCMUO	1984	Older buildings from 1956 to 1984.		Professional Buildings	3939
ROSEMEAD CA	3675 ROSEMEAD BLVD	91770-2054	5390017080	AM	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.75	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31		31	FCMUO	1974	Older buildings from 1956 to 1984.		Auto, Recreation EQPT, Construction EQPT, Sales & Service	8400
ROSEMEAD CA	3643 ROSEMEAD BLVD	91770-2054	5390017081	AM	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.81	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	34		34	FCMUO	1974	Older buildings from 1956 to 1984.		Restaurants, Cocktail Lounges	6434
ROSEMEAD CA	3633 ROSEMEAD BLVD	91770-2054	5390017082	AM	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	1.58	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	67		67	FCMUO	1974	Older buildings from 1956 to 1984.		Hotel & Motels	75758
ROSEMEAD CA	8828 GLENDON WAY	91770-1806	5390018018		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.55	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			23	23	FCMUO	-	-	Commercial	0
ROSEMEAD CA	3527 IVAR AVE	91770-1809	5390018033		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.95	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	39		39	FCMUO	1987	Older buildings from 1987.		Warehousing, Distribution, Storage	50168
ROSEMEAD CA	8920 GLENDON WAY	91770-1808	5390018036		Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	3.12	Recreational	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	130		130	FCMUO	1971	Older buildings from 1971 to 1986.		Athletic & Amusement Facilities	38391
ROSEMEAD CA	3520 IVAR AVE	91770-1810	5390018037		Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	1.82	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	77		77	FCMUO	1986	Older buildings from 1971 to 1986.		Parking Lots (Commercial Use Properties)	54900
ROSEMEAD CA	WALNUT GROVE AVE/VALLEY BLVD		5391006028	AE	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7		7	FCMUO	1965	Older buildings from 1948 to 1965.		Parking Lots (Commercial Use Properties)	7000
ROSEMEAD CA	8609 VALLEY BLVD	91770-1709	5391006029	AE	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.37	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15		15	FCMUO	1948	Older buildings from 1948 to 1965.		Restaurants, Cocktail Lounges	3970
ROSEMEAD CA	8635 VALLEY BLVD	91770-1709	5391006039		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	1.66	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	69		69	FCMUO	1979	Older buildings from 1979.		Warehousing, Distribution, Storage	108840
ROSEMEAD CA	8815 VALLEY BLVD	91770-1713	5391009001	*	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	4.59	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		44	21	65	RC-MUDO D-O	-	-	Shopping Centers (Neighborhood, community)	167712
ROSEMEAD CA	8855 VALLEY BLVD	91770-1753	5391009002		Mixed Use: Residential/Commercial	CBD Central Business District	25	30	1.56	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		21		21	RC-MUDO	1958	-	Stores	84057
ROSEMEAD CA	8845 VALLEY BLVD	91770-9000	5391009003		Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.47	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		7		7	RC-MUDO D-O	1966	-	Shopping Centers (Neighborhood, community)	10340
ROSEMEAD CA	4316 MUSCATTEL AVE	91770-1356	5391010017		High Density Residential	R-3 Medium Multiple Residential	0	30	0.80	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			5	5		1926	-	Five or more apartments / Entitlement Submitted	5204
ROSEMEAD CA	4022 IVAR AVE	91770-1319	5391012021	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	RC-MUDO	1950	-	Two Units	1652
ROSEMEAD CA	8908 BENTEL AVE	91770-1317	5391012022	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	RC-MUDO	1928	-	Single	960
ROSEMEAD CA	8912 BENTEL AVE	91770-1317	5391012023	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1965	-	Parking Lots (Commercial Use Properties)	6300
ROSEMEAD CA	8931 VALLEY BLVD	91770-1831	5391012028	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1925	-	Stores	2834
ROSEMEAD CA	8927 VALLEY BLVD	91770-1831	5391012029	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1947	-	Stores	4000
ROSEMEAD CA	8921 VALLEY BLVD	91770-1831	5391012030	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1929	-	Stores	4000
ROSEMEAD CA	8917 VALLEY BLVD	91770-1831	5391012031	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1955	-	Banks Savings & Loan	3200
ROSEMEAD CA	8911 VALLEY BLVD	91770-1831	5391012032	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1946	-	Stores	3608
ROSEMEAD CA	8901 VALLEY BLVD	91770-1831	5391012033	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4	RC-MUDO	1954	-	Store Combination	8320
ROSEMEAD CA	8932 BENTEL AVE	91770-1338	5391012041	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.58	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8	RC-MUDO	1979	-	Office Buildings	2664
ROSEMEAD CA	9743 ABILENE ST	91770-1533	8577008035		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1950	-	Two Units	1407
ROSEMEAD CA	9733 ABILENE ST	91770-1533	8577008037		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1950	-	Single	988
ROSEMEAD CA	9727 ABILENE ST	91770-1533	8577008038		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1946	-	Single	1155
ROSEMEAD CA	9721 ABILENE ST	91770-1533	8577008039		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1946	-	Single	898
ROSEMEAD CA	9715 ABILENE ST	91770-1533	8577008040		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	RC-MUDO	1962	-	Three Units (Any Combination)	2358
ROSEMEAD CA	4106 TEMPLE CITY BLVD	91770-1550	8577008041		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	RC-MUDO	1971	-	Parking Lots (Commercial Use Properties)	6875
ROSEMEAD CA	4100 TEMPLE CITY BLVD	91770-1550	8577008042		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1948	-	Single	1122
ROSEMEAD CA	ABELINE ST/TEMPLE CITY BLVD		8577008060		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.25	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	RC-MUDO	-	-	Commercial	0
ROSEMEAD CA	4110 TEMPLE CITY BLVD	91770-1550	8577008061		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.28	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	RC-MUDO	1956	-	Three Units (Any Combination)	4428
ROSEMEAD CA	9739 ABILENE ST	91770-1533	8577008071		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.28	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	RC-MUDO	1950	-	Single	1073
ROSEMEAD CA	4046 TEMPLE CITY BLVD	91770-1564	8577009019		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	FCMUO	1945	-	Office Buildings	1260
ROSEMEAD CA	9714 ABILENE ST	91770-1534	8577009020		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	FCMUO	1946	-	Single	767

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Bldg Improvement SF
ROSEMEAD CA	9718 ABILENE ST	91770-1534	8577009021		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1946	-	Two Units	1529
ROSEMEAD CA	9728 ABILENE ST	91770-1534	8577009022		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1946	-	Single	1052
ROSEMEAD CA	9738 ABILENE ST	91770-1534	8577009024		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1949	-	Two Units	1318
ROSEMEAD CA	9748 ABILENE ST	91770-1534	8577009025		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.21	Vacant (City)	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	FCMUO	-	-	Single	0
ROSEMEAD CA	9711 VALLEY BLVD	91770-1553	8577009028	AI	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.48	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	20			20	FCMUO	1930	Older buildings from 1930 to 1983.	Warehousing, Distribution, Storage	7625
ROSEMEAD CA	4022 TEMPLE CITY BLVD	91770-1500	8577009029	AI	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	6			6	FCMUO	1964	Older buildings from 1930 to 1983.	Parking Lots (Commercial Use Properties)	7800
ROSEMEAD CA	4030 TEMPLE CITY BLVD	91770-1500	8577009030	AI	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.82	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	34			34	FCMUO	1954	Older buildings from 1930 to 1983.	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	10384
ROSEMEAD CA	4040 TEMPLE CITY BLVD	91770-1564	8577009031	AI	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.64	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	27			27	FCMUO	1954	Older buildings from 1930 to 1983.	Five or more apartments	4278
ROSEMEAD CA	9735 VALLEY BLVD	91770-1553	8577009039		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	2.20	Vacant (City)	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	92			92	FCMUO	-	-	Industrial	0
ROSEMEAD CA	4050 TEMPLE CITY BLVD	91770-1564	8577009051		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	FCMUO	1946	-	Store Combination	1860
ROSEMEAD CA	9743 VALLEY BLVD	91770-1553	8577009052		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	1.65	Vacant (City)	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	69			69	FCMUO	-	-	Industrial	0
ROSEMEAD CA	9734 ABILENE ST	91770-1534	8577009054		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	-	-	Single	0
ROSEMEAD CA	4016 TEMPLE CITY BLVD	91770-1500	8577009902	AI	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.18	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	8			8	FCMUO	1983	Older buildings from 1930 to 1983.	Office Buildings	583
ROSEMEAD CA	9637 VALLEY BLVD	91770-1509	8592007029	AH	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.46	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	14			14	RC-MUDO D-O	1954	Older buildings from 1941 to 1988.	Single	1728
ROSEMEAD CA	9639 VALLEY BLVD	91770-1509	8592007030	AH	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.21	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	RC-MUDO D-O	1941	Older buildings from 1941 to 1988.	Professional Buildings	1963
ROSEMEAD CA	9651 VALLEY BLVD	91770-1509	8592007031	AH	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.51	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	16			16	RC-MUDO D-O	1954	Older buildings from 1941 to 1988.	Auto, Recreation EQPT, Construction EQPT, Sales & Service	3730
ROSEMEAD CA	4013 TEMPLE CITY BLVD	91770-1547	8592007034	AH	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5			5	RC-MUDO D-O	1973	Older buildings from 1941 to 1988.	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	4800
ROSEMEAD CA	4025 TEMPLE CITY BLVD	91770-1547	8592007037		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1952	-	Two Units	1269
ROSEMEAD CA	4029 TEMPLE CITY BLVD	91770-1547	8592007038		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1940	-	Single	968
ROSEMEAD CA	4045 TEMPLE CITY BLVD	91770-1557	8592007041		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	RC-MUDO	1954	-	Four Units (Any Combination)	2210
ROSEMEAD CA	4051 TEMPLE CITY BLVD	91770-1557	8592007042		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1950	-	Single	988
ROSEMEAD CA	9600 LORICA ST	91770-1540	8592007052		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	RC-MUDO	-	-	Industrial	0
ROSEMEAD CA	9655 VALLEY BLVD	91770-1509	8592007061	AH	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	RC-MUDO D-O	1988	Older buildings from 1941 to 1988.	Auto, Recreation EQPT, Construction EQPT, Sales & Service	1936
ROSEMEAD CA	4313 TEMPLE CITY BLVD		8592007062	AH	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	RC-MUDO	1968	Older buildings from 1941 to 1988.	Parking Lots (Commercial Use Properties)	1850
ROSEMEAD CA	9623 LORICA ST	91770-1539	8592007063		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1946	-	Single	1023
ROSEMEAD CA	9631 LORICA ST	91770-1539	8592007064		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	RC-MUDO	1946	-	Single	624
ROSEMEAD CA	9637 LORICA ST	91770-1539	8592007065		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	RC-MUDO	1946	-	Two Units	1572
ROSEMEAD CA	9643 LORICA ST	91770-1539	8592007066		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	RC-MUDO	1951	-	Three Units (Any Combination)	2365
ROSEMEAD CA	9624 LORICA ST	91770-1540	8592007067		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	RC-MUDO	1939	-	Single	1058
ROSEMEAD CA	9620 LORICA ST	91770-1540	8592007068		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	RC-MUDO	1949	-	Two Units	1241
ROSEMEAD CA	9614 LORICA ST	91770-1540	8592007069		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1940	-	Store Combination	836
ROSEMEAD CA	9610 LORICA ST	91770-1540	8592007070		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1939	-	Store Combination	1883
ROSEMEAD CA	9606 LORICA ST	91770-1540	8592007071		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1942	-	Single	1183
ROSEMEAD CA	9635 LORICA ST	91770-1539	8592007072		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	RC-MUDO	1946	-	Single	1167
ROSEMEAD CA	9627 LORICA ST	91770-1539	8592007073		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1946	-	Single	642
ROSEMEAD CA	9617 LORICA ST	91770-1539	8592007074		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1995	-	Parking Lots (Commercial Use Properties)	5900
ROSEMEAD CA	9613 LORICA ST	91770-1539	8592007075		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1967	-	Parking Lots (Commercial Use Properties)	7000
ROSEMEAD CA	9607 LORICA ST	91770-1539	8592007076		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1965	-	Parking Lots (Commercial Use Properties)	7100
ROSEMEAD CA	4035 TEMPLE CITY BLVD	91770-1547	8592007077		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	RC-MUDO	1954	-	Two Units	1600
ROSEMEAD CA	9638 LORICA ST	91770-1540	8592007078		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	RC-MUDO	1945	-	Single	744
ROSEMEAD CA	9632 LORICA ST	91770-1540	8592007079		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	-	-	Single	985

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Bldg Improvement SF
ROSEMEAD CA	9628 LORICA ST	91770-1540	8592007080		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	-	-	Single	1080
ROSEMEAD CA	3766 ELLIS LN	91770-2129	8593022020		Low Density Residential	R-1 Single Family Residential	0	7	0.26	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			0	0		1957	-	Two Units / Entitlements Submitted	1500
ROSEMEAD CA	9016 GUESS ST	91770-1902	8594009001	AG	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.52	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	22			22		1948	Older buildings from 1928 to 1948.	Five or more apartments	8263
ROSEMEAD CA	3862 ROSEMEAD BLVD	91770-1969	8594009002	AG	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.34	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	14			14		1928	Older buildings from 1928 to 1948.	Three Units (Any Combination)	2287
ROSEMEAD CA	ROSEMEAD BLVD/RALPH ST		8594009004	AG	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.20	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	8			8		-	Older buildings from 1928 to 1948.	Single	0
ROSEMEAD CA	9250 DE ADALENA ST	91770-1930	8594019006		Low Density Residential	R-1 Single Family Residential	0	7	0.26	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		1948	-	Single	1104
ROSEMEAD CA	9208 MARSHALL ST	91770-2027	8594022039		Single Family Residential	R-1 Single Family Residential	0	7	0.38	Vacant (City)	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		1947	-	Single	894
ROSEMEAD CA	3616 ROSEMEAD BLVD	91770-2077	8594023046		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	25.70	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1079	1079	FCMUO	2013	-	Shopping Centers (Neighborhood, community)	278057

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information ¹ Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Built SF
ROSEMEAD	NORTH SAN GABRIEL BLVD / DARLINGTON AVE		5271002053	0	0	0	13	Accomodate Buffer	0.33	Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	40	60	13	Vacant	Commercial	RC-MUDO	-	-	Commercial	0
ROSEMEAD	NORTH SAN GABRIEL BLVD / DARLINGTON AVE		5271002054	0	0	0	6	Accomodate Buffer	0.16	Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	40	60	6	Vacant	Commercial	RC-MUDO	-	-	Commercial	0
ROSEMEAD	9238 LOWER AZUSA RD	91770-1512	8592016010	10	9	0	0	Accomodate Buffer	0.61	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	40	60	18	Non-Vacant	Residential	RC-MUDO	1947	-	Single	853
ROSEMEAD	9200 LOWER AZUSA RD	91770-1512	8592016039	19	18	0	0	Accomodate Buffer	1.17	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	40	60	36	Non-Vacant	Industrial	RC-MUDO	1978	-	Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Pnts	43320
ROSEMEAD	9201 LOWER AZUSA RD	91770-1511	8592019061	8	8	0	0	Accomodate Buffer	0.51	Mixed Use High: Residential/Commercial	M-1 Light Industrial	Mixed Use High: Residential/Commercial	M-1 Light Industrial/RC-MUDO	40	60	16	Non-Vacant	Industrial	RC-MUDO	1981	-	Warehousing, Distribution, Storage	3589
ROSEMEAD	3606 ROSEMEAD BLVD	91770-2077	8594023026	0	0	0	20	Accomodate Buffer	0.47	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/FCMUO	40	60	20	Non-Vacant	Commercial	FCMUO	1958	-	Service Stations	3298
ROSEMEAD	9536 VALLEY BLVD	91770-1508	8593002038	0	0	0	22	Accomodate Buffer	1.08	Commercial	C-3 Medium Commercial	Mixed Use: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	25	30	21	Non-Vacant	Commercial	RC-MUDO	1943	-	Store Combination	9395
ROSEMEAD	500 MONTEBELLO BLVD	91770-4303	5271002052	0	0	0	148	Accomodate Buffer	3.53	Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	40	60	148	Non-Vacant	Commercial	RC-MUDO	1989	-	Motion Picture, Radio & Television	98844
ROSEMEAD	7545 GARVEY AVE	91770-2911	5286022009	0	0	0	20	Accomodate Buffer	0.25	GSP	GSP	GSP	GSP-MU			20	Non-Vacant	Residential	-	-	Single	0	
ROSEMEAD	7539 GARVEY AVE	91770-2912	5286022010	0	0	0	55	Accomodate Buffer	0.7	GSP	GSP	GSP	GSP-MU			55	Non-Vacant	Residential	-	-	Mobile Home Parks	0	

APPENDIX D – FAIR HOUSING ASSESSMENT

1. Introduction and Overview of AB 686

In 2018, California passed Assembly Bill (AB 686) as the statewide framework to affirmatively further fair housing (AFFH) to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defined “affirmatively furthering fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the housing element that includes the following components: a summary of fair housing issues and assessment of the city’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

AB 686 also requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH, and that the housing element include a program that promotes and affirmatively furthers fair housing opportunities throughout the community. The program should address the issues identified through the assessment. The program must include: 1) meaningful actions that address disparities in housing needs and in access to opportunity; 2) a timeline of concrete actions and a timeline for implementation; and 3) no actions inconsistent with AFFH. Housing Element Section 5 includes the required AFFH program, based on the recommendations of the AI and the additional analysis done for the 6th Cycle Housing Element update provided in this assessment.

2. Assessment of Fair Housing Issues

The city has always had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, and, as an entitlement city, prepared an updated Analysis of Impediments to Fair Housing Choice (AI) that was adopted in 2020. The city’s AI is a comprehensive review of policies, procedures, and practices within Rosemead that affect the location, availability and accessibility of housing and the current residential patterns and conditions related to fair housing choice. This AI study analyzed data (U.S. Census, fair housing complaints, city and federal government and Home Mortgage Disclosure Act) and conducted audit tests and surveys to identify barriers to fair housing.

Fair housing choice should be understood as the ability of persons of similar incomes to have available to them the same housing choices regardless of race, color, religion, sex, disability, familial status, or national origin. An impediment to fair housing choice is an action, omission, or decision taken because of race, color, religion, sex, disability, familial status, or national origin that restricts housing choices or the availability of housing choice. It is also any action, omission, or decision that has this kind of effect.

This analysis also relied on the AFFH Data and Mapping Resources provided by the California Department of Housing and Community Development (HCD Data Viewer), the 2021-2022 Annual Action Plan report to the U.S. Department of Housing and Urban Development (HUD) pertaining to the city’s Consolidated Plan (Con Plan), and the Consolidated Annual Performance and Evaluation

Report (CAPER) for city housing programs, American Community Survey 2014-2018 5-year estimates (ACS), Comprehensive Housing Affordability Strategy (CHAS) data, the “Pre-Certified Local Housing Data” prepared for the City of Rosemead by the Southern California Association of Governments (SCAG Report), and additional local sources of information.

AB 686 requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH. To meet this requirement, the city’s RHNA Sites Inventory has been mapped and overlaid onto the HCD Data Viewer maps to show where RHNA sites are located with respect to opportunity areas, segregation, and racially/ethnically concentrated areas of poverty (RECAPs) as further discussed in the related sections below. Accompanying tables provide additional specificity regarding the distribution of RHNA sites. Since the RHNA Sites Inventory was mapped and overlaid onto the HCD Data Viewer maps, and used to create the accompanying tables, there have been adjustments made to the RHNA sites. The changes are primarily to assume a higher realistic density for the Garvey Avenue Specific Plan area; to add additional sites for rezoning along Valley Boulevard, Montebello Boulevard, and Garvey Avenue; to remove sites from Rosemead Boulevard and Valley Boulevard; and to consolidate various sites along Garvey Avenue. The total result of the changes is an increase of 1,236 units. The distribution of units by area remains essentially unchanged as shown in Figure D-1B. As such, the following AFFH analysis considering the geographic distribution of RHNA sites throughout the city remains appropriate, even though some of the data presented in the figures and tables identifying RHNA sites have not been updated to reflect the latest sites inventory refinements.

2.1 Fair Housing Enforcement and Outreach

The city has contracted with the Southern California Housing Rights Center (HRC) to implement its Fair Housing Program, and the availability of these services is promoted on the city’s website. The HRC works to enforce fair housing laws, including the Fair Housing Act (FHA) the California Fair Employment and Housing Act (FEHA), Source of Income and Section 8 protection laws, the Tenant Protection Act (AB 1482, 2019), the unlawful detainer process, COVID-19 tenant protections, and disability accommodations in housing. The HRC provides free fair housing services, including landlord/tenant counseling to answer questions about rights and responsibilities; investigation concerning allegations of housing discrimination, help for victims of discrimination; outreach, and education about Fair Housing laws and issues; and publication of a monthly rental listing of affordable housing opportunities. HRC has physical offices (in Los Angeles, Pasadena, and Van Nuys) that are currently closed due to the pandemic, but holds weekly online workshops, maintains a Housing Rights Hotline, and offers phone or online counseling.

The city’s AI discussed federal laws, including the Civil Rights Act, the Fair Housing Act (as amended), the HUD Final Rule on Equal Access to Housing in HUD Programs, the Americans with Disabilities Act, and the Home Mortgage Disclosure Act, among others. State laws cited include the California Fair Employment and Housing Act (FEHA), SB 329 (2019), and multiple civil rights acts and laws protecting the rights of special needs groups. In addition, as a result of the AI, actions were adopted to overcome potential impediments to fair housing laws, as discussed in Section 2.7, Summary of Fair Housing Issues, below.

The city’s 2019 CAPER identified 577 persons assisted through CDBG-funded fair housing services. Additional information on Fair Housing issues is available on the AFFH Data Viewer, which reports that there were 12 Fair Housing Enforcement and Outreach (FHEO) inquiries in Rosemead between 2013 and 2021: one was found to have “no valid basis,” five had “no valid issue,” and six were reported as “failure to respond.” Countywide, .01 FHEO cases were reported per thousand people, which was an improvement over 2010 data showing .025-.05 cases per thousand people. Programs to address fair housing enforcement and outreach are included in Program 14.

2.2 Integration and Segregation

The HCD Data Viewer, drawing from U.S. Census, ACS, and other data sources, provides a depth of resources to better understand patterns of affluence, poverty, segregation, and integration. In addition, the HUD dissimilarity index was reviewed. The dissimilarity index measures the relative separation or integration of groups across all neighborhoods of a city or a metropolitan area. The distribution of racial or ethnic groups across an area can be analyzed using an index of dissimilarity. This method allows for comparisons between subpopulations, indicating how much one group is spatially separated from another within a community. The index of dissimilarity is rated on a scale from 0 to 100, in which a score of 0 corresponds to perfect integration and a score of 100 represents total segregation. Typically, an index under 30 is considered low, between 30 and 60 is moderate, and above 60 is high.

The city's AI reports that in 2010, the dissimilarity indices countywide by census tract for all non-White groups were principally in the low range, except for the index for Hispanic/Latino (of any race) and non-Hispanic Asian populations (see Table D-1). By 2017, most of the indices had slightly increased with a small exception of Black/White index. Segregation can be reinforced both unintentionally and by deliberate actions. As reported in the AI, the increases in the dissimilarity indices are more likely the result of natural settlement patterns versus deliberate segregation. Severe segregation seems to be happening particularly when reviewing the race-based census maps. Many neighborhoods have high concentrations of non-Hispanic Asian and/or Hispanic/Latino (of any race) populations.

Table D-1– Dissimilarity Indices Compiled for the Analysis of Impediments, 2020

Racial/Ethnic Dissimilarity Index	2000	2010	2017
Non-White/White	24.58	23.67	28.19
Black/White	24.32	17.59	33.00
Hispanic/White	26.93	25.21	30.01
Asian or Pacific Islander/White	22.85	23.01	27.80

Source: City of Rosemead AI, citing 2000, 2010 and 2013-2017 ACS, Affirmatively Furthering Fair Housing

Note: When a group's population is small, its dissimilarity index may be high, even if the group's members are evenly distributed throughout the area. Thus, when a group's population is less than 1,000, exercise caution in interpreting its dissimilarity indices.

Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns because it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. The city's racial/ethnic composition has shifted over the past several decades. Following a trend that began in the 1990s, the proportion of non-Hispanic White community members has been decreasing in the city, accompanied by an increase in other racial/ethnic groups, primarily non-Hispanic Asian and Hispanic/Latino (of any race) community members. This trend can be seen in Housing Element Table 4 (found in Section 2), which compares data from the 2000 and 2010 Census data with data from the 2015-2019 American Community Survey (ACS). The ACS reports that the city's largest racial demographic groups are non-Hispanic Asian at 62.6 percent; non-Hispanic White at 15.7 percent; and "other" at 21.6 percent. In addition, 32.6 percent of the population identify as Hispanic or Latino of any race. All of the RHNA inventory sites are located in minority-concentrated (non-Hispanic Asian Majority) areas, as shown on Figure D-1A, Figure D-2, and Table D-2. Figure D-2 shows that almost the entire city is made up of non-Hispanic Asian Majority Tracts, with a "sizable gap" of 10 to 50 percent, and a small area of Hispanic/Latino (of any race) Majority Tracts near the city's southern boundaries. Figure D-2 also shows the racial demographics of the broader San Gabriel Valley subregional area.

Figure D-1A – Sites Inventory with Minority Concentrated Areas of Population, City of Rosemead Housing Element

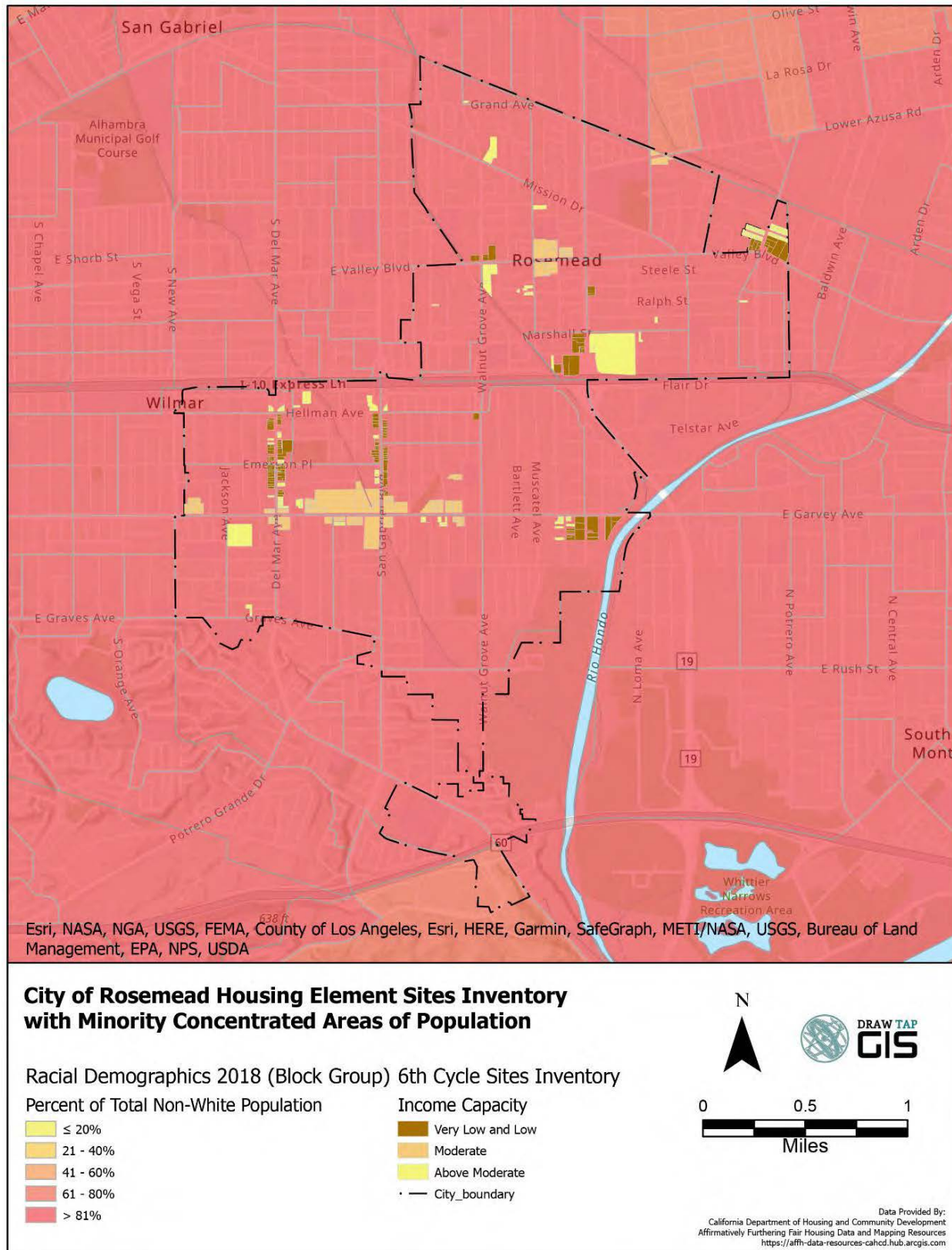


Figure D-1B – Rosemead RHNA Sites Inventory Map

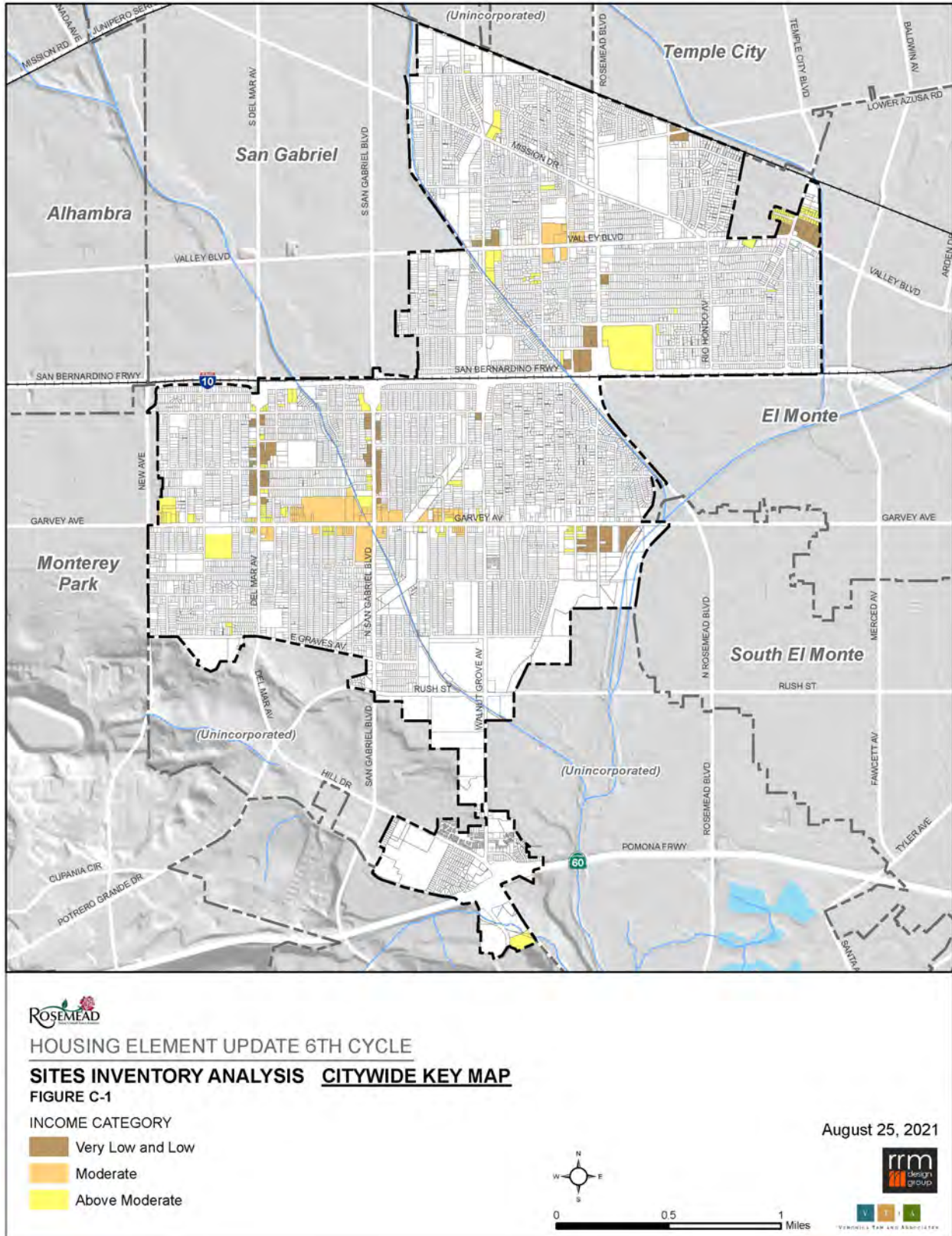


Figure D-2 – Racial Demographics, City of Rosemead

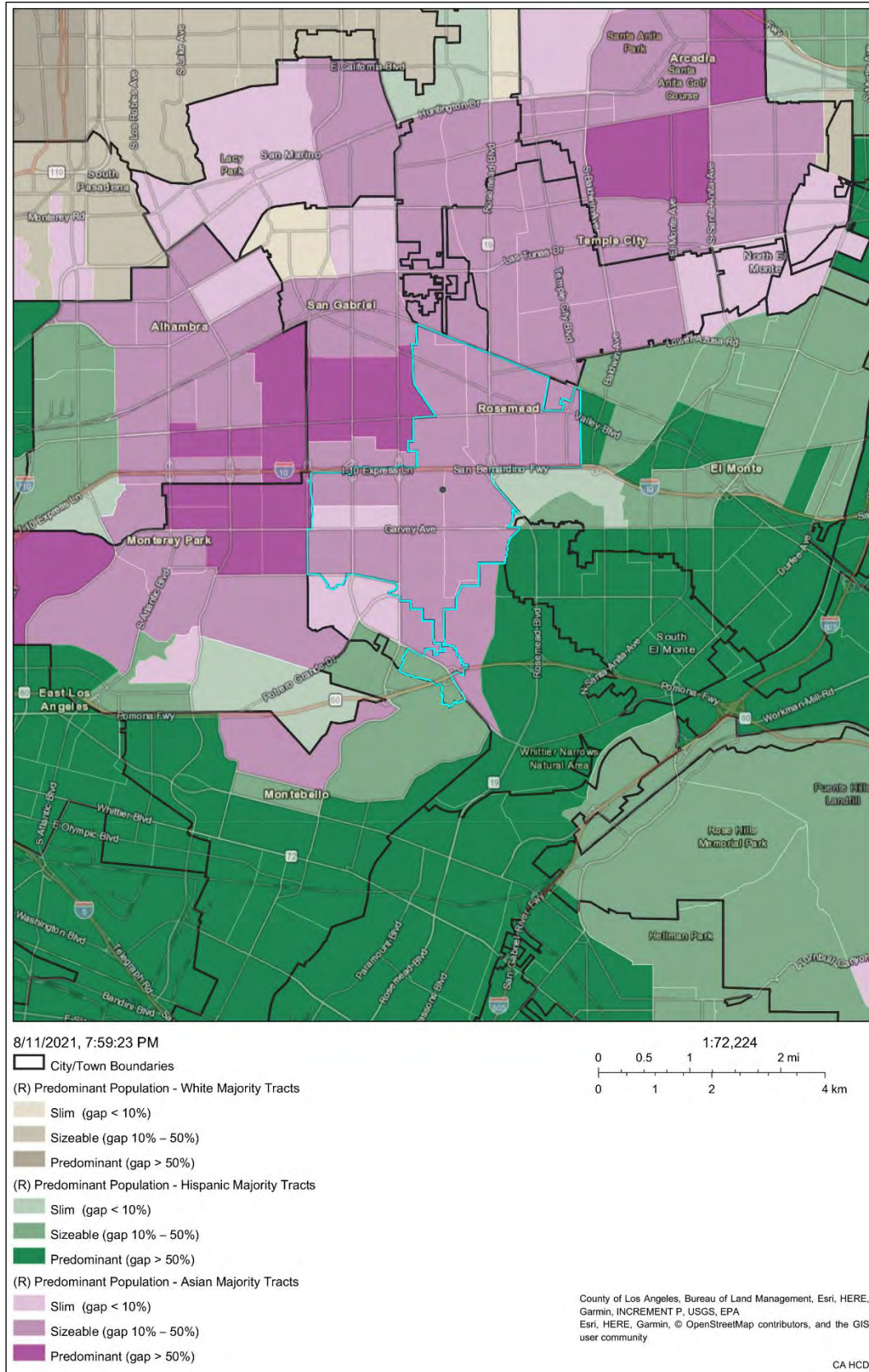


Table D-2 – Minority Concentrated Areas of Population (Percent of Total Non-White Population)

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
<20%	-	-	-	-
21% – 40%	-	-	-	-
41% – 60%	-	-	-	-
61% – 80%	-	-	-	-
>81%	2,167	1,419	2,057	5,643
Total	2,167	1,419	2,057	5,643

The city recognizes the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling and financing housing. To actively support and promote freedom of residence through education, advocacy, and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law, the City of Rosemead has contracted with the California Housing Rights Center (HRC) to implement its Fair Housing Program. In July 2021, the city distributed flyers in English, Chinese, Vietnamese, and Spanish to all residents in the city to inform them of our Owner Occupied Home Improvement Programs which consist of:

- **Emergency Grant:** Emergency grants are available to eligible senior citizens (62 years and older) for corrections to emergency code deficiencies which constitute an immediate health and safety risk.
- **Handyman Grant:** Grants are available to eligible senior citizens (62 years and older) or handicapped/disabled citizens who need financial assistance for critical health and safety related improvements. The grant may be used for repairs related to code deficiencies such as new roofs, smoke detectors, and exterior painting.
- **Deferred Loans:** The Loan Program provides homeowners financial assistance for housing rehabilitation or reconstruction by providing a zero to three percent (0% to 3%) interest, deferred payment loan.

To achieve greater integration, the Housing Element includes Program 3, which supports ADU development that could result in additional housing opportunities citywide. Program 3 also fosters infill and redevelopment opportunities to increase public and private investment in lower opportunity areas to improve opportunities and create a high quality of life that could attract all racial/ethnic groups. Program 14 includes actions addressing segregation by working with the HRC and affirmatively marketing available sites.

Persons with Disabilities

The 2019 ACS identifies persons with disabilities in Rosemead as shown on Table D-3 below.

Table D-3 – Persons with Disabilities

Disability	Age Group			
	5-64		65 and older	
	Number	Percent	Number	Percent
Hearing Disability	307	0.9%	942	10.4%
Vision Disability	410	1.2%	429	4.7%
Cognitive Disability	909	2.2%	1,133	12.5%
Ambulatory Difficulty	725	1.7%	2,022	22.3%
Self-Care Difficulty	440	1.1%	1,127	12.5%
Independent Living Difficulty	812	2.4%	1,881	20.8%

The California Department of Developmental Services (DDS) estimates that 1,402 developmentally disabled individuals live within the ZIP code areas that encompass the City of Rosemead, as stated in the SCAG Report.

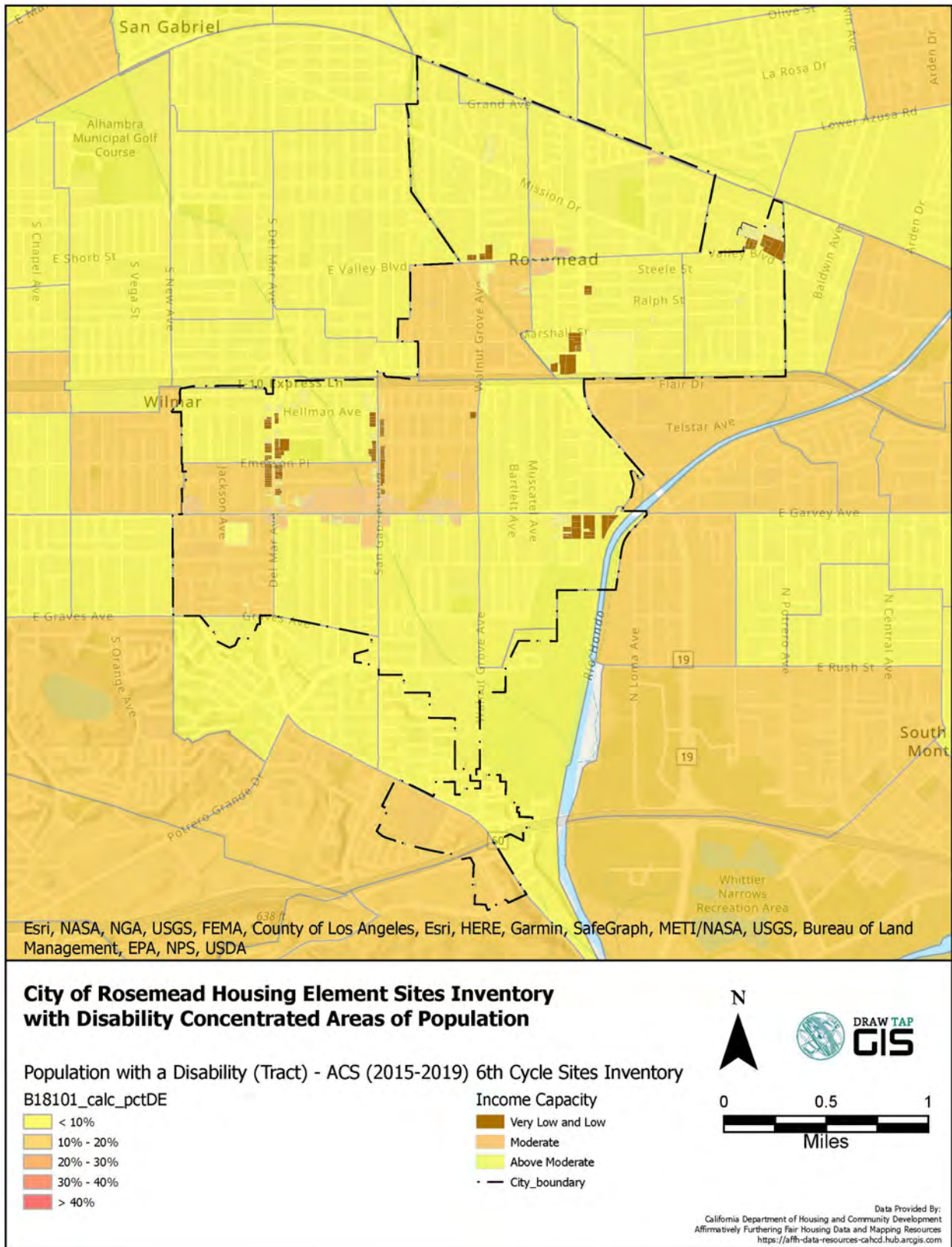
The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The HCD Data Viewer maps show that the percentage of the population with a disability is predominantly less than 10 percent but with substantial areas in the city's northwestern tracts reporting between 10 and 20 percent in the city and subregion, as shown on Figure D-3.

The majority (73 percent) of RHNA sites are located in areas with the lowest percentage of population with a disability, as shown on Table D-4.

Table D-4 – Disability Concentrated Areas of Population

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
<10%	1,788	617	1,730	4,135
10% - 20%	378	802	327	1,507
20% - 30%	-	-	-	-
30% - 40%	-	-	-	-
>40%	-	-	-	-
Total	2,166	1,419	2,057	5,643

Figure D-3 – Sites Inventory with Disability Concentrated Areas of Population, City of Rosemead



Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex, or confining children to a specific location, are also fair housing concerns. Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Rosemead remains a predominantly family-oriented city with 88 percent of its households composed of families. According to ACS data (2019), 23.2 percent of the city's households are married-couple families with children under 18 years, which is above the countywide estimate of 19.4 percent. The SCAG Report looks at the city's households compared to the broader region. SCAG reports that 17.3 percent of the city's households are female-headed (compared to 14.3 percent in the SCAG region), 7.0 percent are female-headed with children (compared to 6.6 percent in the SCAG region), and 1.2 percent are female-headed and with children under 6 (compared to 1.0 percent in the SCAG region). Figure D-4 shows the distribution of female-headed households with children in the city and Figure D-5 shows married couple households with children. There are no areas of the city where female-headed households with children represent more than 40 percent of the households.

As shown in Table D-5 and Table D-6, RHNA sites are not concentrated by familial status. Programs that support lower income households as discussed below, would also benefit female-headed households with children.

Table D-5– Familial Status - Children in Married Couple Households

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
<20%	-	-	-	-
20% - 40%	-	-	-	-
40% - 60%	188	563	123	874
60% - 80%	1,978	798	1,905	4,681
>80%	-	58	29	87
Total	2,166	1,419	2,057	5,643

Table D-6– Familial Status – Children in Female Headed Households

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
<20%	1,651	626	1,663	3,940
20% - 40%	516	793	394	1,703
40% - 60%	-	-	-	-
60% - 80%	-	-	-	-
>80%	-	-	-	-
Total	2,167	1,419	2,057	5,643

Figure D-4 – Sites Inventory with Familial Status – Children in Female-Headed Households, City of Rosemead

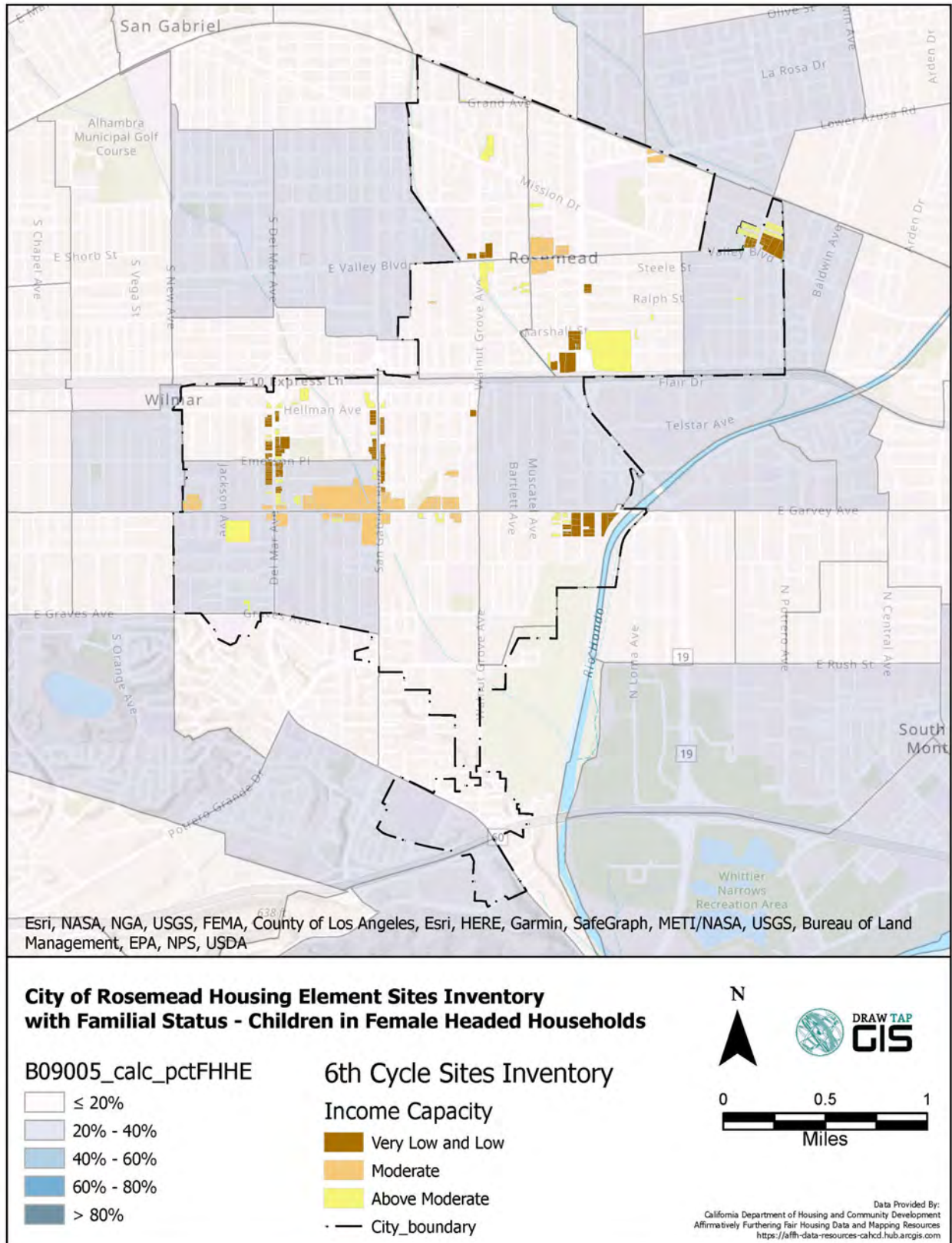
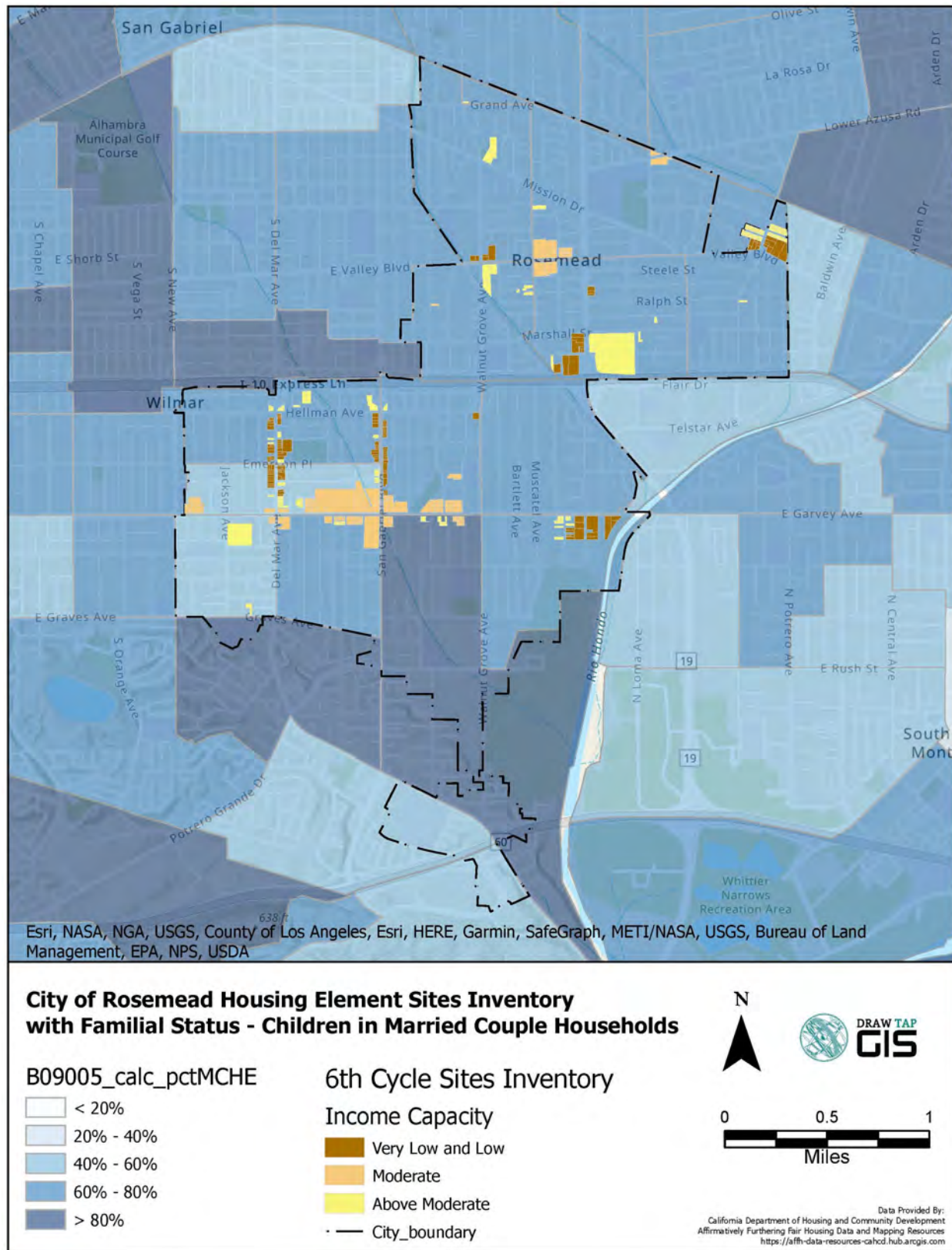


Figure D-5 – Sites Inventory with Familial Status – Children in Married-Couple Households, City of Rosemead



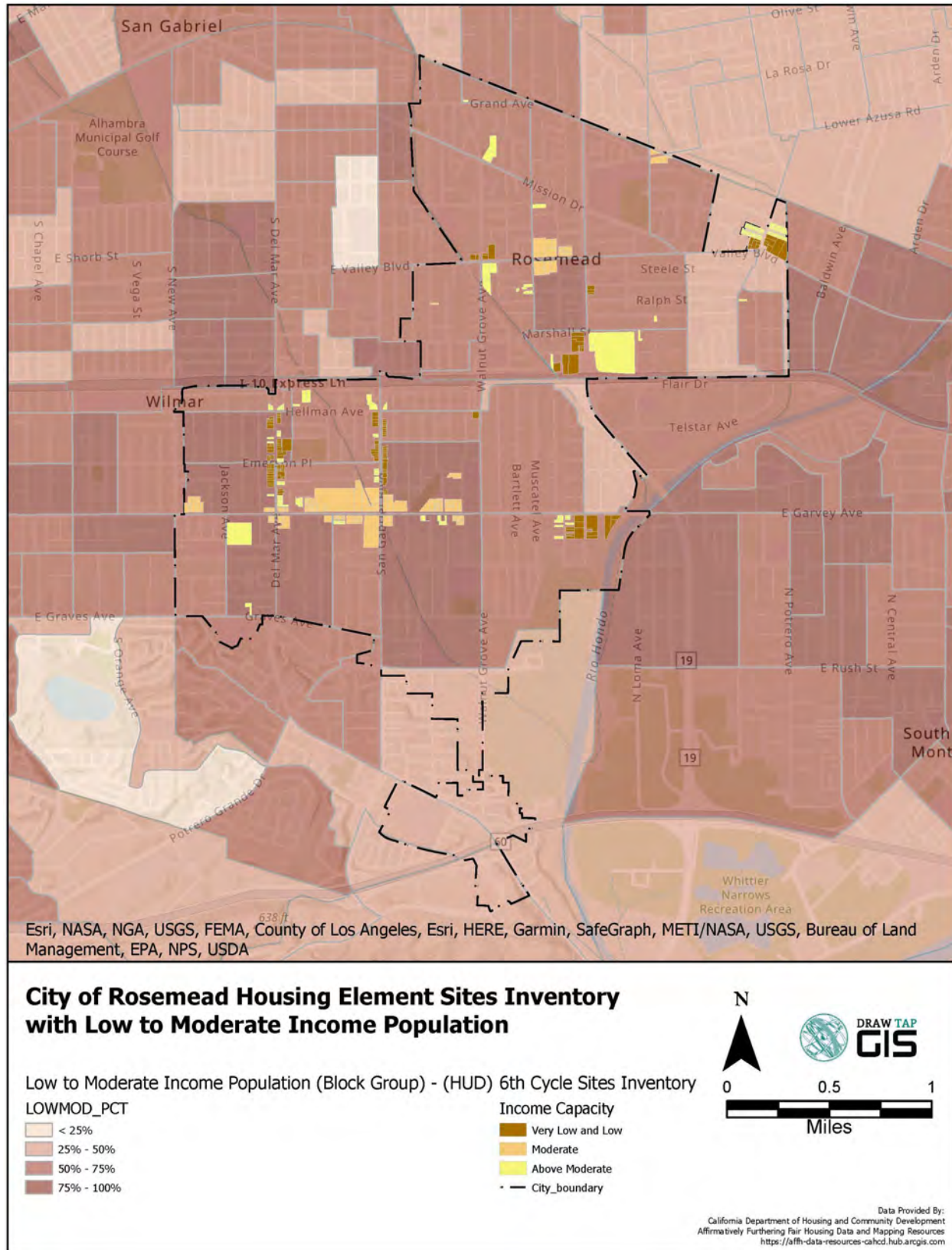
Income Level

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Household income is directly connected to the ability to afford housing. Higher income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing, and the number of persons occupying unsound and overcrowded housing increases. Figure D-6 shows that a majority of the city's population is made up of households that are within either the 50-75 percent LMI group, or the 75-100 percent LMI block groups. Similar to citywide conditions, Table D-7 shows that 79 percent of the city's RHNA sites are in the 50-75 percent LMI area. The section on "Cost Burden" below provides additional information on the city's low-income households, and how they compare to the SCAG region. To assist lower income residents, Program 14 includes meaningful actions to increase access to opportunity and reduce displacement. In addition, Programs 3, 6 and 10 focus on providing additional opportunities for new affordable housing, and Programs 1, 2, and 12 address direct assistance to renters and owners.

Table D-7– Low to Moderate Income Population

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
< 25%				
25% – 50%				
50% - 75%	1,665	881	1,925	4,471
75% - 100%	502	539	131	1,172
Total	2,167	1,420	2,056	5,643

Figure D-6 – Sites Inventory with Low to Moderate Income Population, City of Rosemead



2.3 Racially and Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically concentrated areas of poverty (RECAPs), HUD has identified census tracts that have a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent, or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

The Los Angeles County AI reports that the largest groupings of RECAP Census tracts can be found in downtown Los Angeles and, to a lesser extent, to the south in Long Beach. There are a few tracts designated as RECAP near San Fernando and to the north in the Lancaster/Palmdale area. This is consistent with information provided in the HCD Data Viewer as shown on Figure D-7 and Figure D-8. There are no RECAPs in Rosemead.

Racially Concentrated Areas of Affluence

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as “affluent White communities.”¹ According to HUD’s policy paper, non-Hispanic Whites are the most racially segregated group in the United States, and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent non-Hispanic White communities.

The AFFH Guidance Memo issued by HCD discusses research from the University of Minnesota as follows: “RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California’s relative diversity.” The AFFH Guidance Memo encourages jurisdictions to refer to the HCD Data Viewer for HCD’s adjusted definition of RCAAs, along with RCAA maps and accompanying data. However, the RCAA data layer is not currently available, and the HCD definition is not provided. Using data that is available on the Data Viewer, this fair housing assessment uses the percentage of non-Hispanic White population and median household income to identify potential areas of affluence. The city has no identified areas of affluence.

1 Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.’ Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal Policy Development and Research (21,1, 99-123).

Figure D-7 – Sites Inventory with Racially or Ethnically Concentrated Areas of Poverty, City of Rosemead

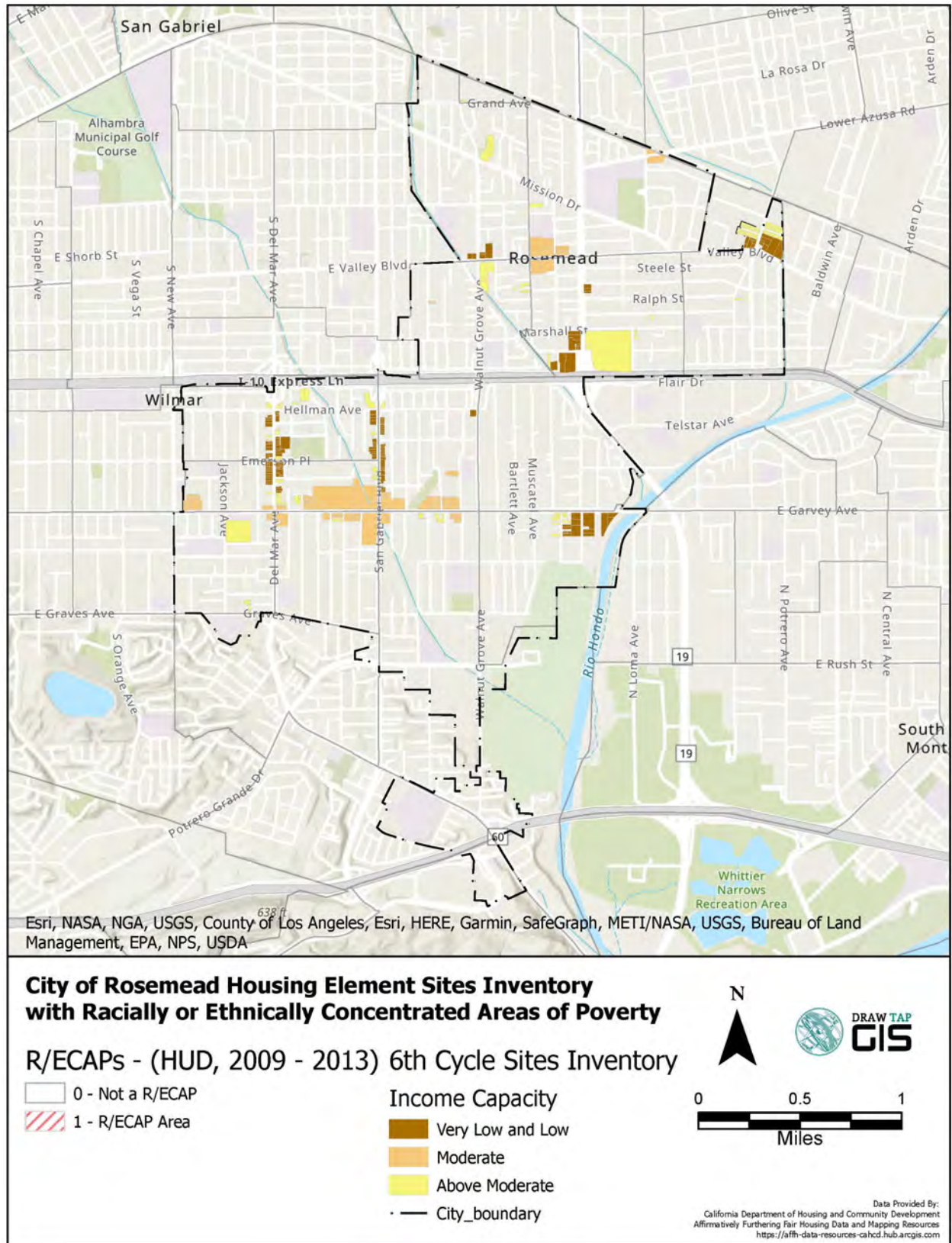
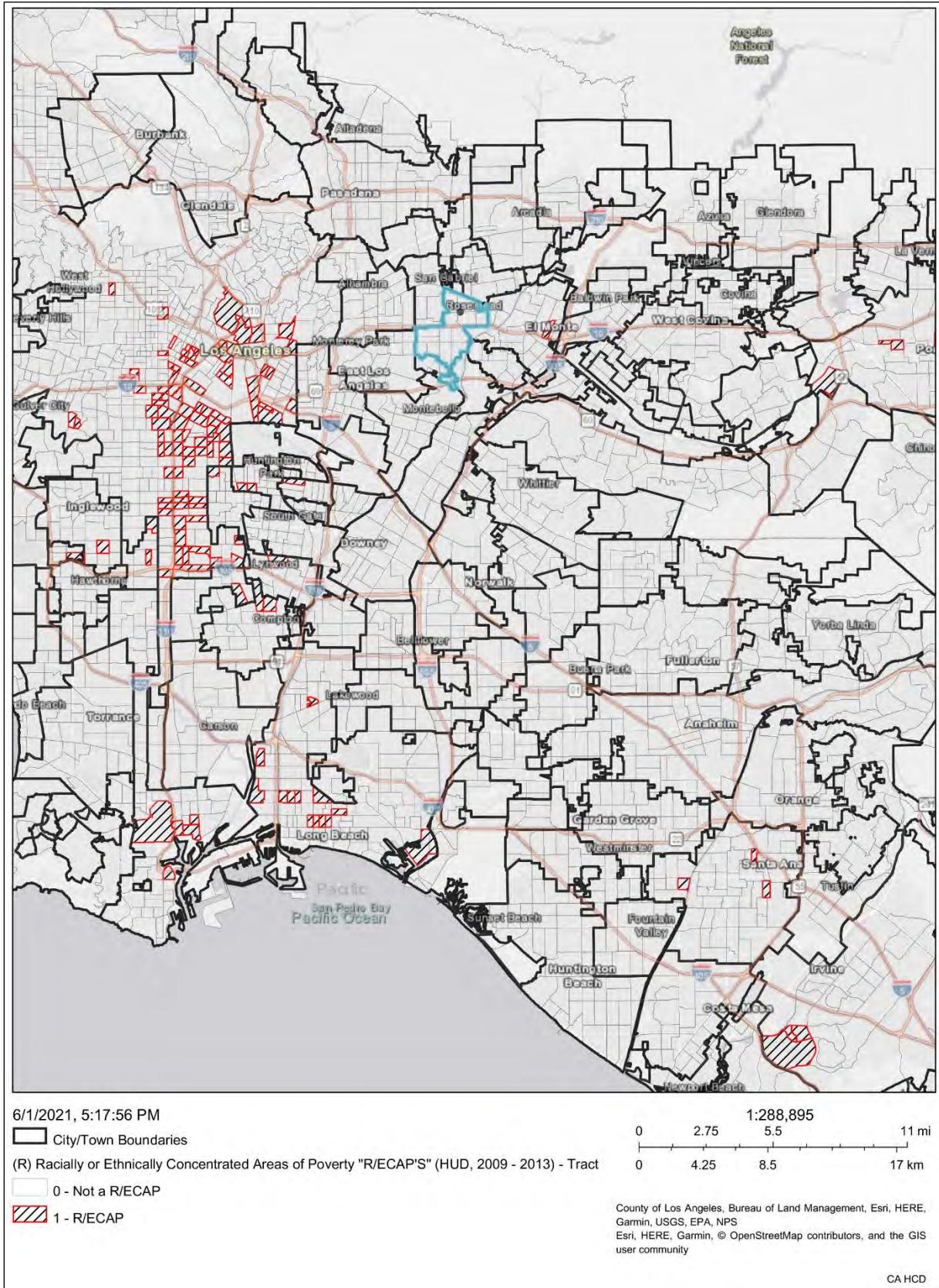


Figure D-8 – RECAPS 2013 – Regional, Rosemead



2.4 Access to Opportunities

TCAC/HCD Opportunity Area Maps

To assist in this analysis, HCD and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force created Opportunity Area Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” These opportunity area maps are made from composite scores of three different domains made up of a set of indicators.

Table D-8 shows the full list of indicators. The opportunity area maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with location quotient higher than 1.25 for non-Hispanic Blacks, Hispanics/Latinos of any race, non-Hispanic Asians, or all people of color in comparison to the county

Table D-8 – Domains and Indicators for Opportunity Area Maps

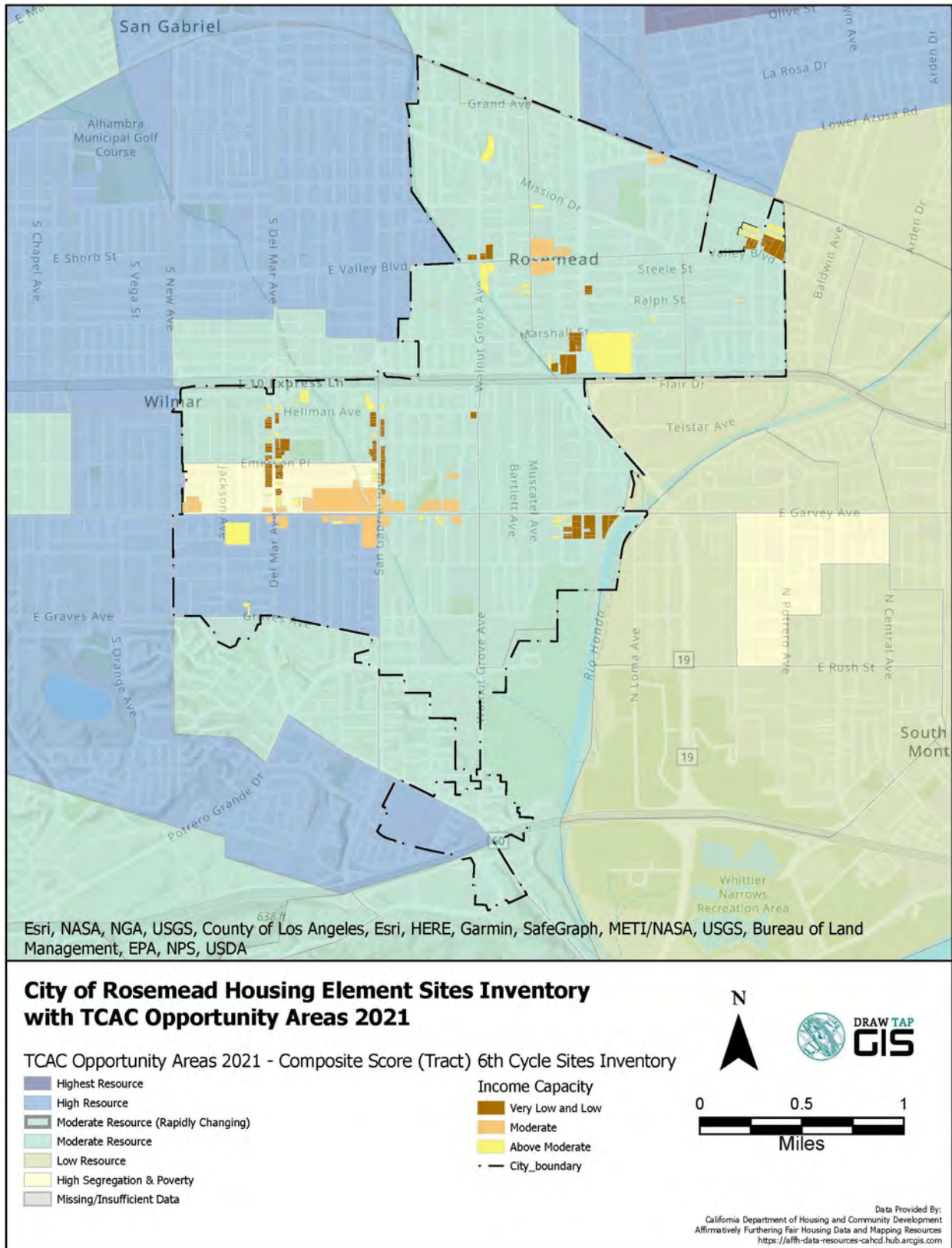
Domain	Indicator
Economic	Poverty Adult education Median home value
Environmental	CalEnviroScreen 3.0 (now uses 4.0) pollution Indicators and values
Education	Math proficiency, reading proficiency High school graduation rates Student poverty rates
Transportation	Employment job proximity High quality transit

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

The TCAC Opportunity Area Maps are available in the HCD AFFH Data and Mapping Resources Data Viewer (Data Viewer) and were used for this analysis. Higher composite scores mean higher resources. A review of composite scores shows that most of Rosemead is within the “moderate” resource area category, with a portion in the “high” resource area and a smaller area called out as an area of “High Segregation and Poverty” (Figure D-9). A majority of the parcels that are located in the area identified as “High Segregation and Poverty” are within in the Garvey Avenue Specific Plan (GASP). The city adopted the GASP in an effort to revitalize the area and create an attractive and convenient destination for local residents. The GASP provides development incentives when property owners incorporate a variety of Community Benefits into their projects. Examples of Community Benefits include:

- Providing public parking
- Providing public open space
- Providing family friendly developments such as units with three bedrooms or more, tot lots, libraries, and community gardens

Figure D-9 – Sites Inventory with TCAC Opportunity Areas, 2021, City of Rosemead



Currently, the city has six mixed-use projects under review (three approved by the Planning Division and in Building Plan Check) within the GASP and all the projects are proposing to utilize the above Community Benefits. The quality of life in the surrounding area should increase as the residents will have more opportunities to resources, and the area will be economically viable.

The city's RHNA sites are predominantly (80 percent) located in "moderate" resource areas (Table D-9). According to the Data Viewer, Rosemead's regional location within the San Gabriel Valley portion of Los Angeles County has a wide variety of rankings (Figure D-10). A closer look by topic area reveals that the city offers a mix of levels related to Environmental Outcomes (Figure D-11), and most of the city's tracts are within the lower scoring categories for Positive Economic Outcomes (Figure D-12). The Education layer shows a large area of the city with fairly Positive Outcomes (Figure D-13). The Transportation layer shows block groups on the western portion of the city scoring between 20 and 40 percent, which indicates lower access to employment opportunities, while the central and eastern portions for the city generally have better access to employment opportunities (Figure D-14). Additionally, the lack of effective public transportation can be a factor that contributes to fair housing issues. However, as shown in Figure D-15, a majority of residents in the city are within a half mile walk of a high-quality transit corridor. While CalEnviroScreen 4.0 data is incorporated into the environmental score shown in Figure D-11, Figure D-16 and Table D-10 provide a focus on Environmental Justice communities to further illuminate environmental conditions in the city and the relationship to the RHNA sites inventory; 88 percent of the city's RHNA sites are within areas scoring between 71 and 90 percent, which indicates a high pollution burden. However, almost the entire city is considered an Environmental Justice community, so actions to improve environmental quality are needed citywide. To address this issue, the city is currently updating its Public Safety Element to address environmental justice goals, policies and actions. Environmental justice is an interdisciplinary issue that is additionally addressed in multiple elements of the city's General Plan. Table D-11 shows where environmental justice topics are addressed in the General Plan, including the anticipated update to the Public Safety Element.

In addition, the Housing Element has a wide range of programs that focus on preserving and enhancing existing housing and producing new affordable housing, as further discussed in Section 2.7, Summary of Fair Housing Issues of this assessment.

Table D-9 – TCAC Opportunity Areas, 2021

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
High Resource	-	241	56	297
Low Resource	-	-	-	-
Moderate Resource	1,978	626	1,923	4,527
High Segregation & Poverty	189	552	77	819
Total	2,167	1,419	2,063	5,643

Table D-10 – Environmental Justice Communities (CalEnviroScreen 4.0)

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
61% - 70%	327	-	260	587
71% - 80%	912	1,030	342	2,284
81% - 90%	928	332	1,425	2,685
91% - 100%	-	58	29	87
Total	2,167	1,419	2,057	5,643

Figure D-10 – TCAC Opportunity Areas, 2021 – Regional Composite, City of Rosemead

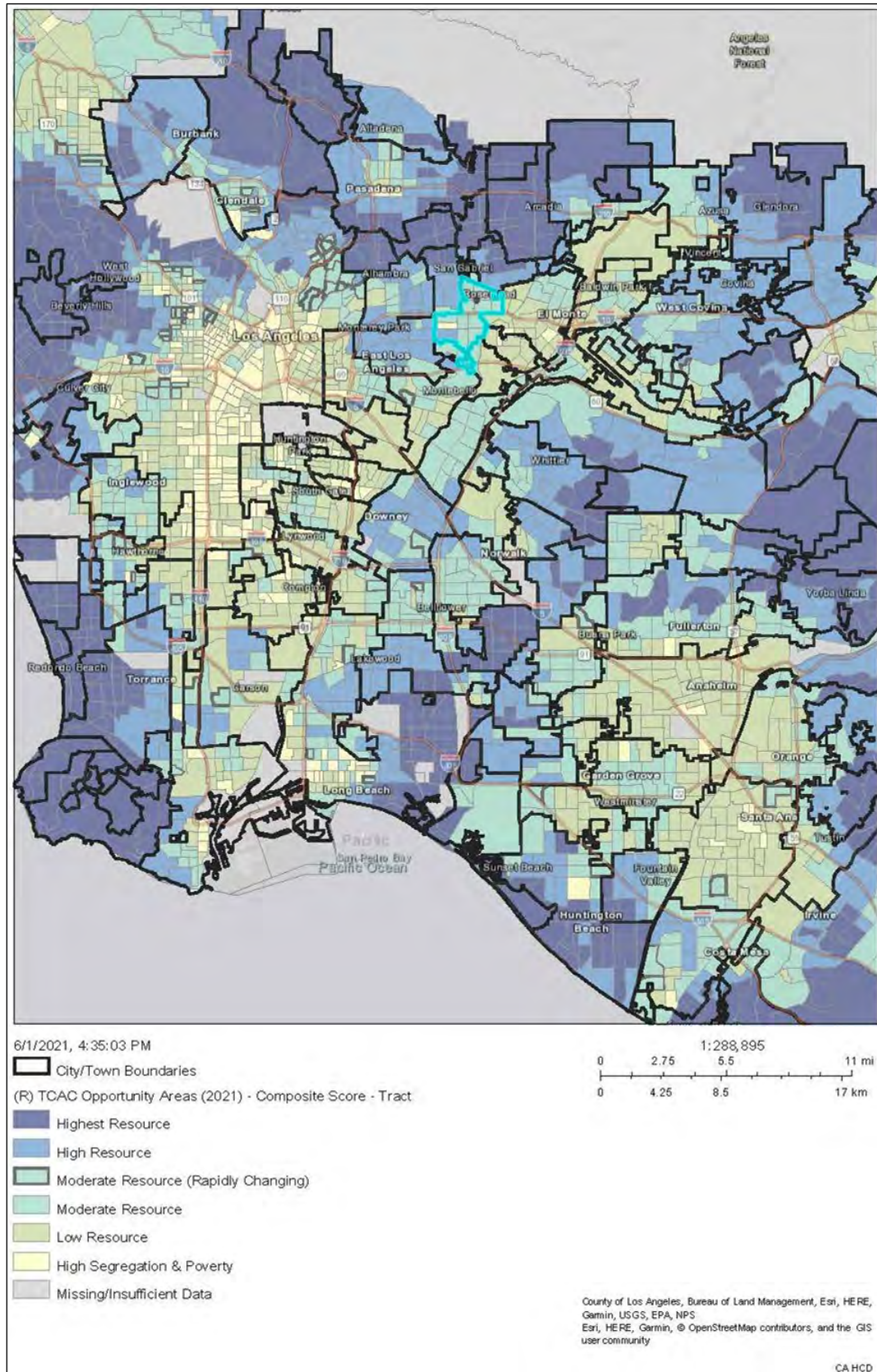


Figure D-11 – TCAC Opportunity Areas, 2021 – Environmental, City of Rosemead

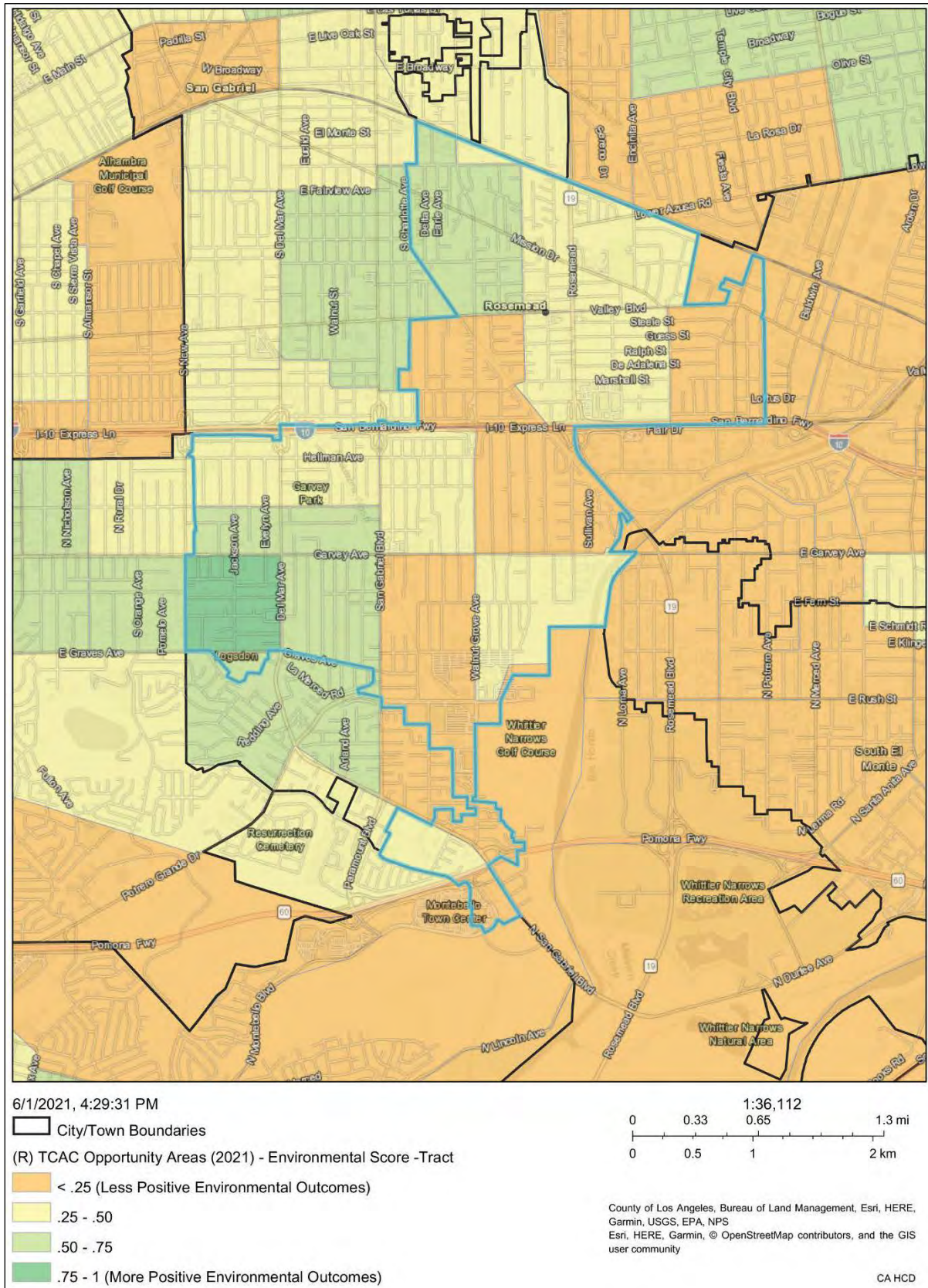


Figure D-12 – TCAC Opportunity Areas, 2021 – Economic, City of Rosemead

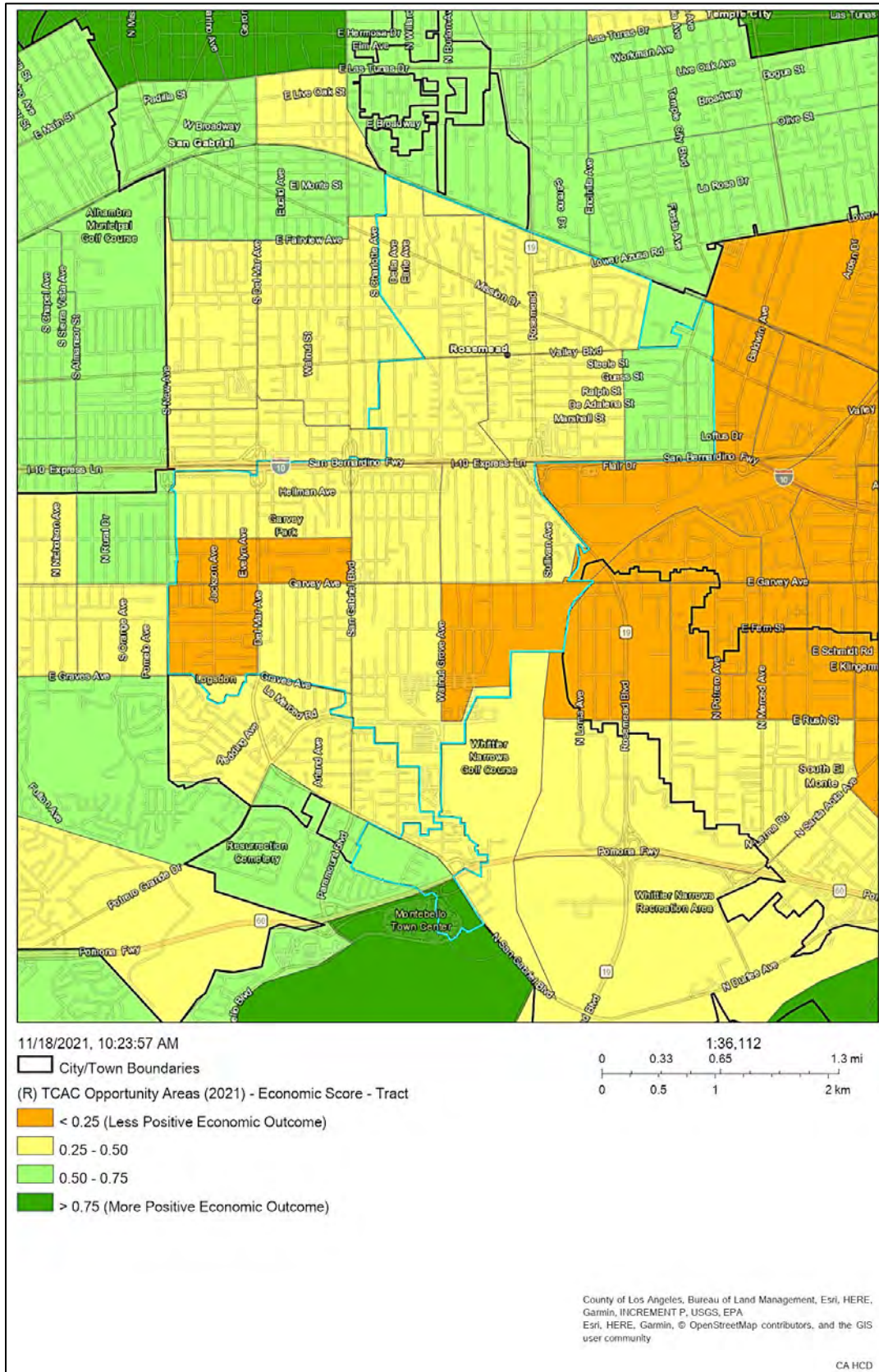


Figure D-13 – TCAC Opportunity Areas, 2021 – Education, City of Rosemead

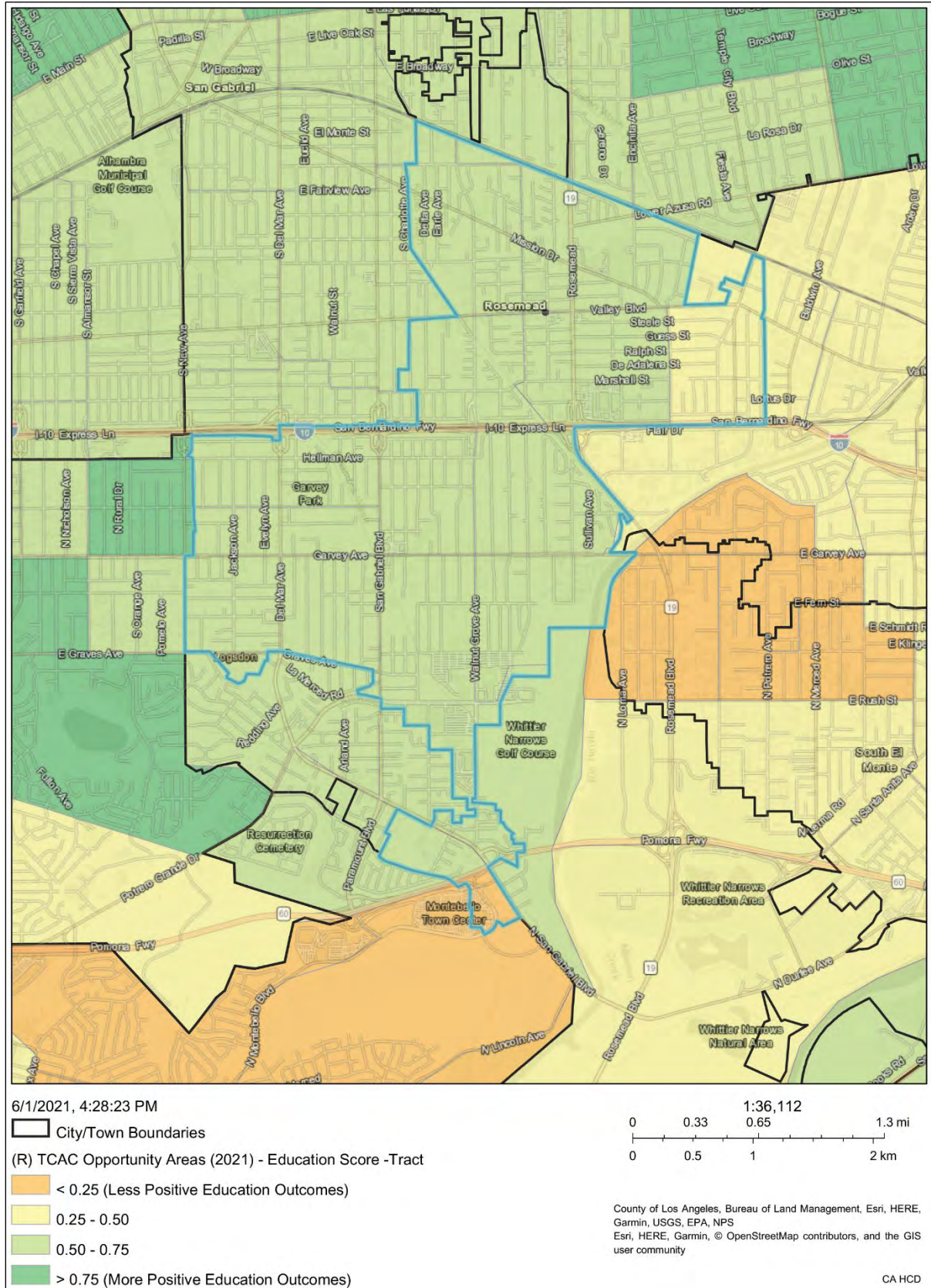


Figure D-14– Job Proximity Index, 2014-2017, City of Rosemead

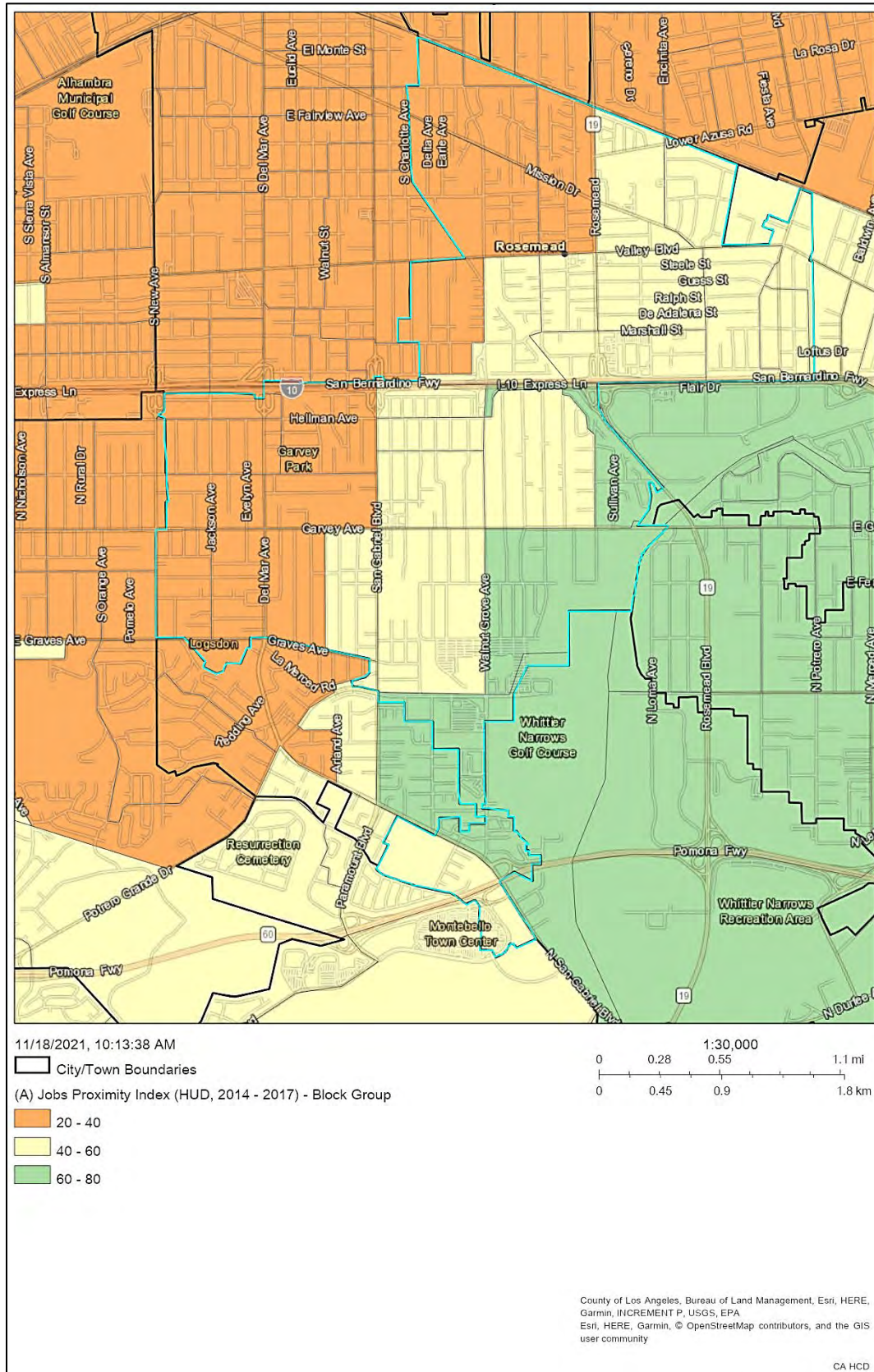


Figure D-15– High Quality Transit Areas, City of Rosemead

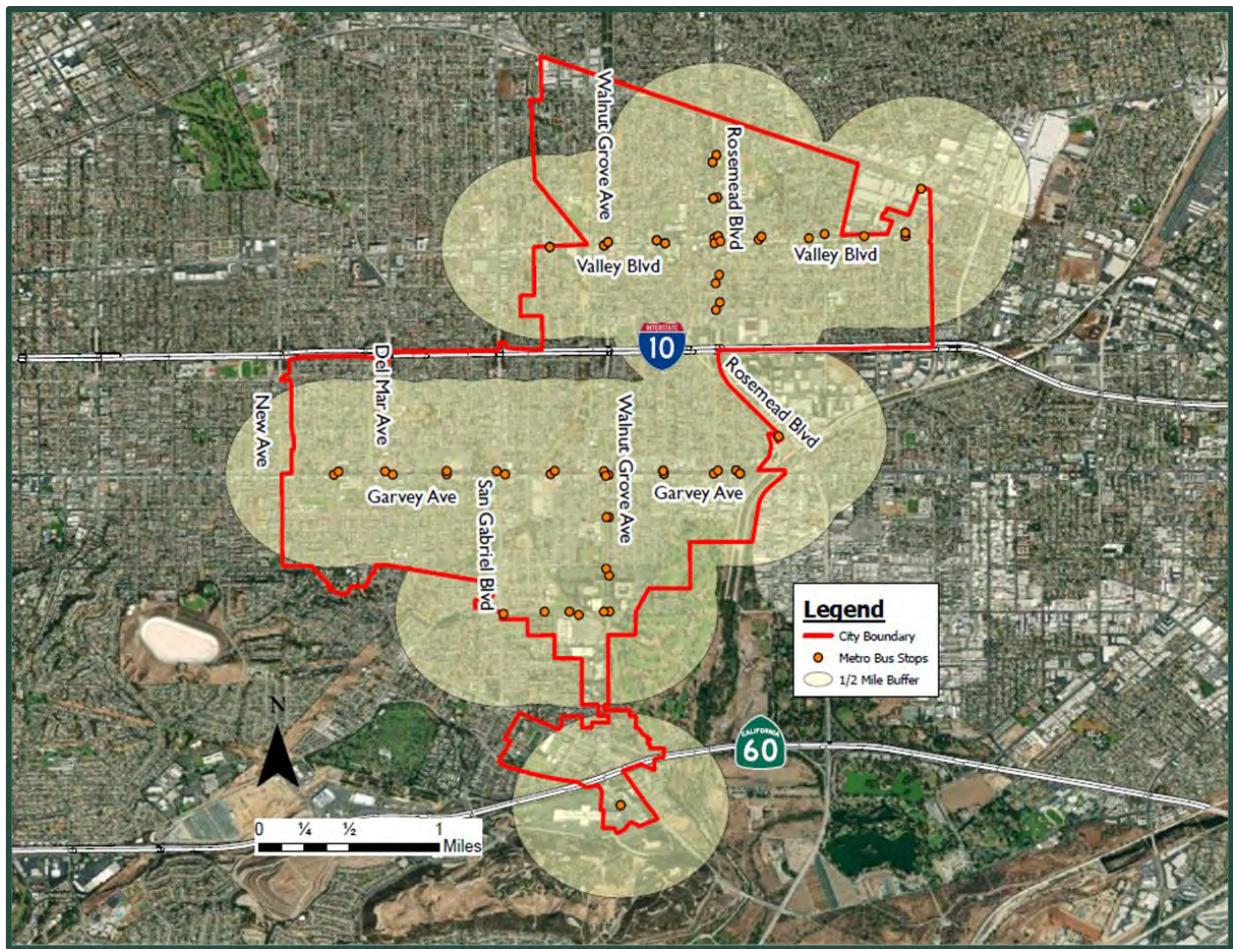


Figure D-16 – Sites Inventory with Environmental Justice Communities

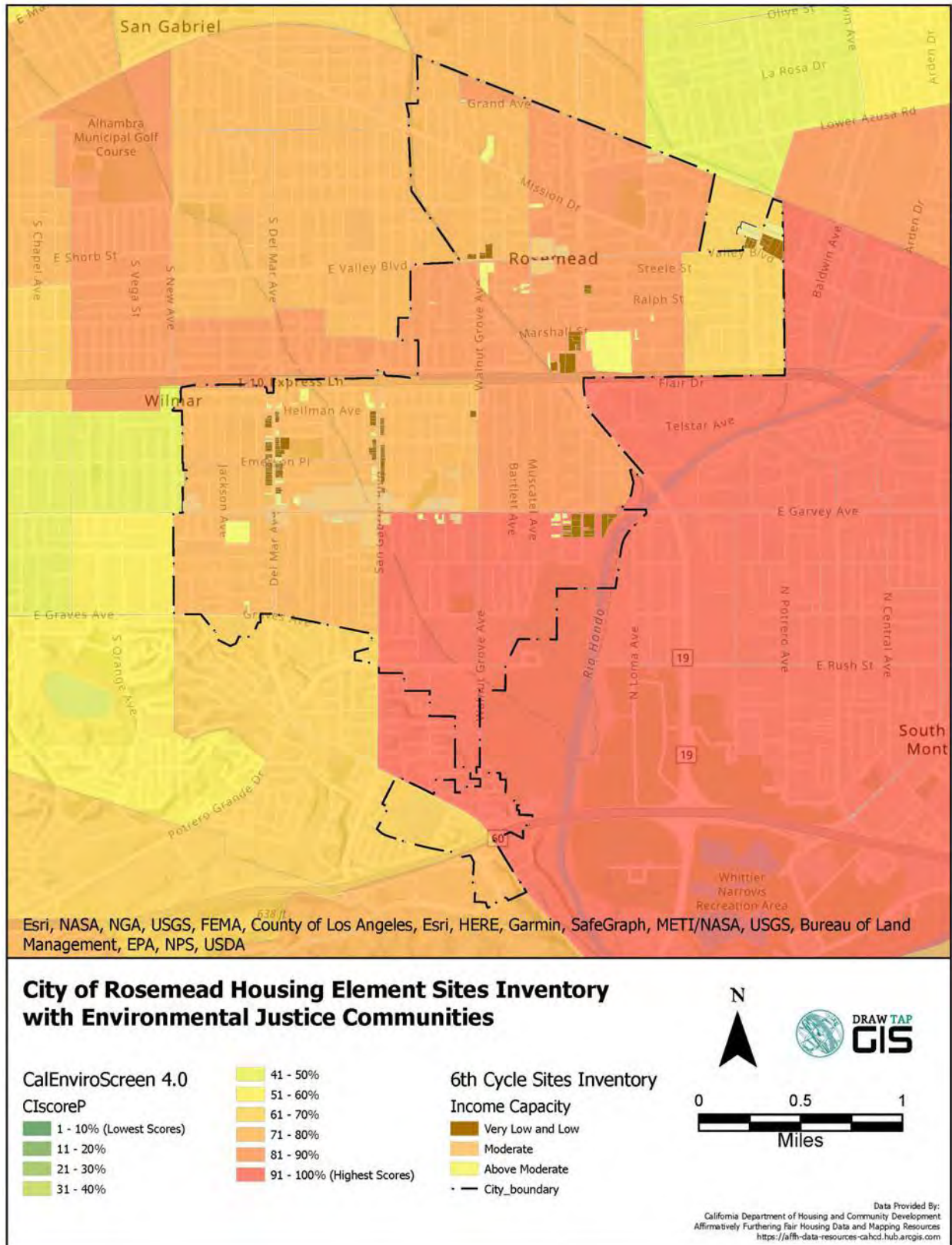


Table D-11 – Environmental Justice in the General Plan

Environmental Justice (EJ) Topic	General Plan Element	EJ Area of Focus
Overview	Introduction	The General Plan vision expressed as “Envision Rosemead” is for the city to become a place “where people have many options for housing, employment, shopping, and recreation; where businesses create a strong economic foundation for high quality municipal services; where parks and recreational facilities offer opportunities for a diverse population to exercise and interact; where schools and teachers educate and inspire youth; and where the natural environment is protected and enhanced.” A specific vision is identified to “enhance parks and recreational space in underserved neighborhoods.”
Population and Socioeconomic Characteristics	Housing	Identifies overall demographics and includes analysis of minority, low-income, cost-burdened, and special needs households. These populations often face a greater exposure to pollution and vulnerability to climate hazards and lack resources to adapt.
Affirmatively Furthering Fair Housing (AFFH)	Housing	Section 2.I, Program 14, and Appendix D provide a comprehensive assessment of fair housing issues and meaningful actions. EJ goals overlap with AFFH goals as both initiatives are concerned with addressing inequities and fostering opportunities.
Pollution Exposure	Public Safety – EJ Section	Goal 5 and related policies address pollution exposure and climate vulnerability.
		Actions prohibit new businesses that produce or transport hazardous wastes from locating in or adjacent to residential neighborhoods.
	Resources Management	Goal 1 and related policies are to provide high-quality parks, recreation, and open space facilities to meet the needs of all Rosemead residents. Policy 1.3 addresses underserved needs.
		Goal 3 and related policies are to manage the use of and protect water resources, including eliminating groundwater and urban runoff pollution.
		Goal 4 addresses air quality and energy conservation and includes Policy 4.1 to integrate air quality planning with city land use, economic development, and mobility planning efforts.
	Land Use	Policy 4.3 is to exclude commercial and industrial activities that adversely impact the city and its residents without providing corresponding benefits.
Public Facilities	Land Use	Makes connections between the city’s economic health and the availability of public facilities and services.
	Public Safety	Addressed comprehensively, with the Goal 6 section focusing on facilities from an EJ perspective.
	Resources Management	Goal 1 calls quality parks, recreation, and open space facilities to meet the needs of all Rosemead residents. See also the Physical Activity row below.
Food Access	Public Safety – EJ Section	Goal 5 includes a subsection supporting access to healthy food.
Safe and Sanitary Homes	Housing	The provision of safe, sanitary and affordable housing is addressed throughout the Element.
	Land Use	Fosters mixed-use and transit-oriented development along major corridors to provide opportunities for higher density residential development and enhanced economic development.

Environmental Justice (EJ) Topic	General Plan Element	EJ Area of Focus
	Public Safety	Policies under Goal 3 are to further community policing, education, and crime prevention programs through the County Sheriff's Department.
Physical Activity	Introduction	The General Plan focuses on the connections between residential neighborhoods and adjacent commercial centers that may lead to a healthier lifestyle for residents by creating opportunities to walk within the city that did not exist before.
	Circulation	Goal 2 plus related policies and actions support development of infrastructure and services for active modes of travel including pedestrian and bicycle access, and strives for connectivity and amenities.
	Land Use	Goal 3 and associated policies promote pedestrian-friendly mixed-use projects with public spaces and lively street fronts where people can meet and interact.
	Resource Management	Plans for parkland and recreational open space. Goal 1 is to provide parks, recreation and open space to meet the needs of all residents. Policy 1.3 is to look for opportunities to establish public parks and other useable open space areas in those parts of Rosemead underserved by such facilities.
		Goal 2 is to increase greenspace throughout to improve community aesthetics, encourage pedestrian activity and provide passive cooling benefits. Action 2.8 is to connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.
	Land Use	Action 5.20 supports bicycle and walking access.
Civic Engagement	Housing	Section 1.E describes the importance of public input and how it influenced policies and programs.
	Public Safety	Addresses equitable and effective civic engagement. Including Goal 6 and associated policies. Goal 4 includes policies for community engagement related to climate vulnerabilities.
	Resource Management	Action 1.5 is to emphasize the need for citizen participation in reducing vandalism in city parks through the city's Neighborhood Watch programs.
Needs of Disadvantaged Communities	Public Safety – EJ Section	Identifies Rosemead's disadvantaged community areas and addresses issues through Goals 5 and 6 and associated policies and actions.
	Land Use – Goal 5 and Actions	Sets forth targeted land use changes that improve housing and economic opportunities. Calls for green buildings, energy and water efficiency and shade producing trees, and developing a heat island mitigation plan.
	Resource Management	Goal 2 calls for increased greenspace throughout Rosemead to improve community aesthetics, encourage pedestrian activity, and provide passive cooling benefits.

2.5 Disproportionate Housing Needs

The AFFH Rule Guidebook defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” (24 C.F.R. §5.152) The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

Cost Burden

A household is considered cost burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. HUD Comprehensive Housing Affordability Strategy (CHAS) data demonstrates the extent of housing problems and housing needs, particularly for low-income households. Extremely low-income households represent the highest need group in terms of affordable housing, as the greatest subsidies are needed to make housing affordable for this group. As shown on Table D-12, there are 4,031 (27.4 percent) extremely low-income households in Rosemead. Of these, 3,030 are renter occupied and 1,000 are owner occupied.

Table D-12 also provides a breakdown of extremely low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely low-income households in Rosemead is Hispanic (32.6 percent compared to 27.4 percent of total population). In the SCAG region, the highest share of extremely low-income households is Black, non-Hispanic (27.1 percent compared to 17.7 percent of total households). CHAS data also reports that 64.5 percent (2,320) of the city’s extremely low-income households has at least one of four housing problems (incomplete kitchen facilities; incomplete plumbing facilities, more than 1 person per room; and cost burden greater than 30 percent).

Table D-12 – Extremely Low-Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	1,058	189	17.9%
Black, non-Hispanic	30	0	0.0%
Asian and other, non-Hispanic	8,727	2,243	25.7%
Hispanic	4,909	1,599	32.6%
Total	14,724	4,031	27.4%
Renter-occupied	7,800	3,030	38.8%
Owner-occupied	6,930	1,000	14.4%
Total	14,730	4,030	27.4%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The HCD Data Viewer provides a visual assessment of overpayment by homeowners and renters, by census tracts. Figure D-18 shows that in most of the city, 40 to 60 percent of Owner Households have monthly costs that are 30 percent or more of household income, using ACS (2015-2019) data. Figure D-20 shows that renters are more cost burdened than owners for the same period, as all census tracts show that 40 to 80 percent of renter households have monthly costs that are 30 percent or more of household income. However, overpayment by both owners and renters generally has generally gone down throughout the city since 2014, as the proportion of residents in higher income groups has increased (Figure D-17 through Figure D-20). Median household income in the city increased by approximately 60.3 percent from 2000 - 2019, closely tracking the trend in the county as a whole (61.2 percent) but continued to be lower than the county median income (for more details see Housing Element Table 12).

The rise of higher income groups raises risks of displacement. In response, the city has provided Programs 4, 5, 6, 10, 11 and 14 that focus on maintaining existing housing and providing assistance to lower income and special needs households. For example, Program 12 addresses housing vouchers. The city's 2020-2025 Con Plan reported that the Section 8 Housing Choice Vouchers have continued to be administered by the Los Angeles County Development Authority (LACDA) on behalf of the City of Rosemead, offering tenant assistance for those qualifying low- to moderate-income residents. Voucher funds were used to provide rental assistance to very low-income residents within the city. The 2019 CAPER reports that 347 families received housing assistance. Of this, 83 families were Hispanic or Latino (of any race) and 264 were considered Non-Hispanic. The average contract rent was \$1,503. The average Housing Assistance Payment was \$1,025.

Overcrowding

HCD defines overcrowding as housing units occupied by more than one person per room in a dwelling unit, excluding kitchen and bathrooms, and severe overcrowding as more than 1.5 occupants per room. The most commonly occurring household size in Rosemead is two people (24.7 percent). However, when categories are combined, households of four to seven or more people make up 43.8 percent of the total households. The percent of households with four or more people is much higher in Rosemead than the county overall (29.3 percent in 2019). Large households often live in overcrowded conditions due to both the lack of units of appropriate size, and insufficient income to afford available units of adequate size.

In Rosemead, 792 owner-occupied households (11.3 percent) and 2,105 renter-occupied households (27.4 percent) had more than 1.0 occupants per room, compared to 4.9 percent for owners and 15.6 percent for renters, respectively, in the SCAG region. 174 owner-occupied households (2.5 percent) and 648 renter-occupied households (8.4 percent) had more than 1.5 occupants per room, compared to 1.3 percent and 6.4 percent, respectively, in the SCAG region. Overcrowded households in the city within a regional context is shown on Figure D-21, which generally shows more overcrowding in the City of Los Angeles, and a wide range of conditions within the San Gabriel Valley. The city's efforts to increase capacity for residential development through the Garvey Avenue Specific Plan, as well as new mixed-use zoning overlays, provide for more opportunities for a range of housing types suitable for various household types and income levels to be provided.

Figure D-17 – Overpayment by Homeowners – 2014, City of Rosemead

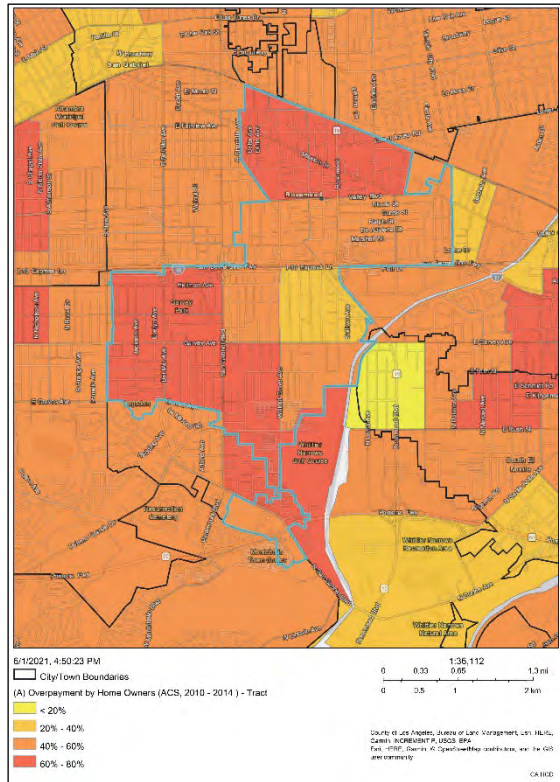


Figure D-18 – Overpayment by Homeowners – 2019, City of Rosemead

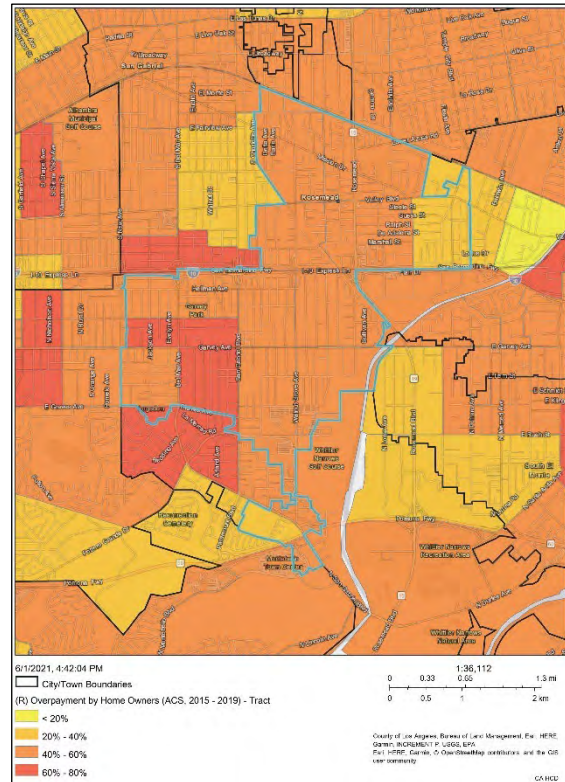


Figure D-19 – Overpayment by Renters – 2014, City of Rosemead

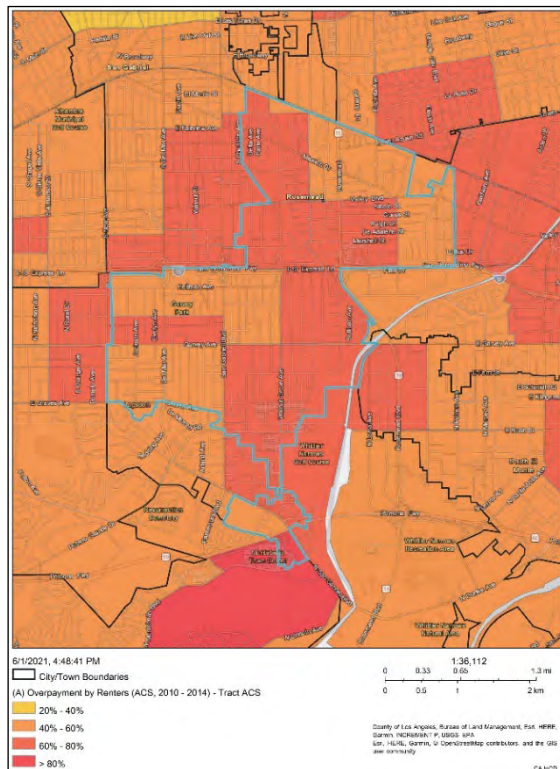


Figure D-20 – Overpayment by Renters – 2019, City of Rosemead

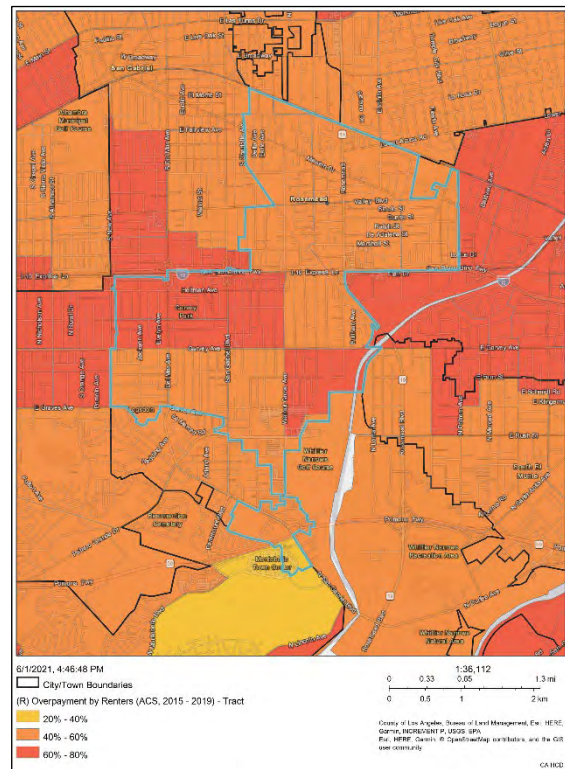
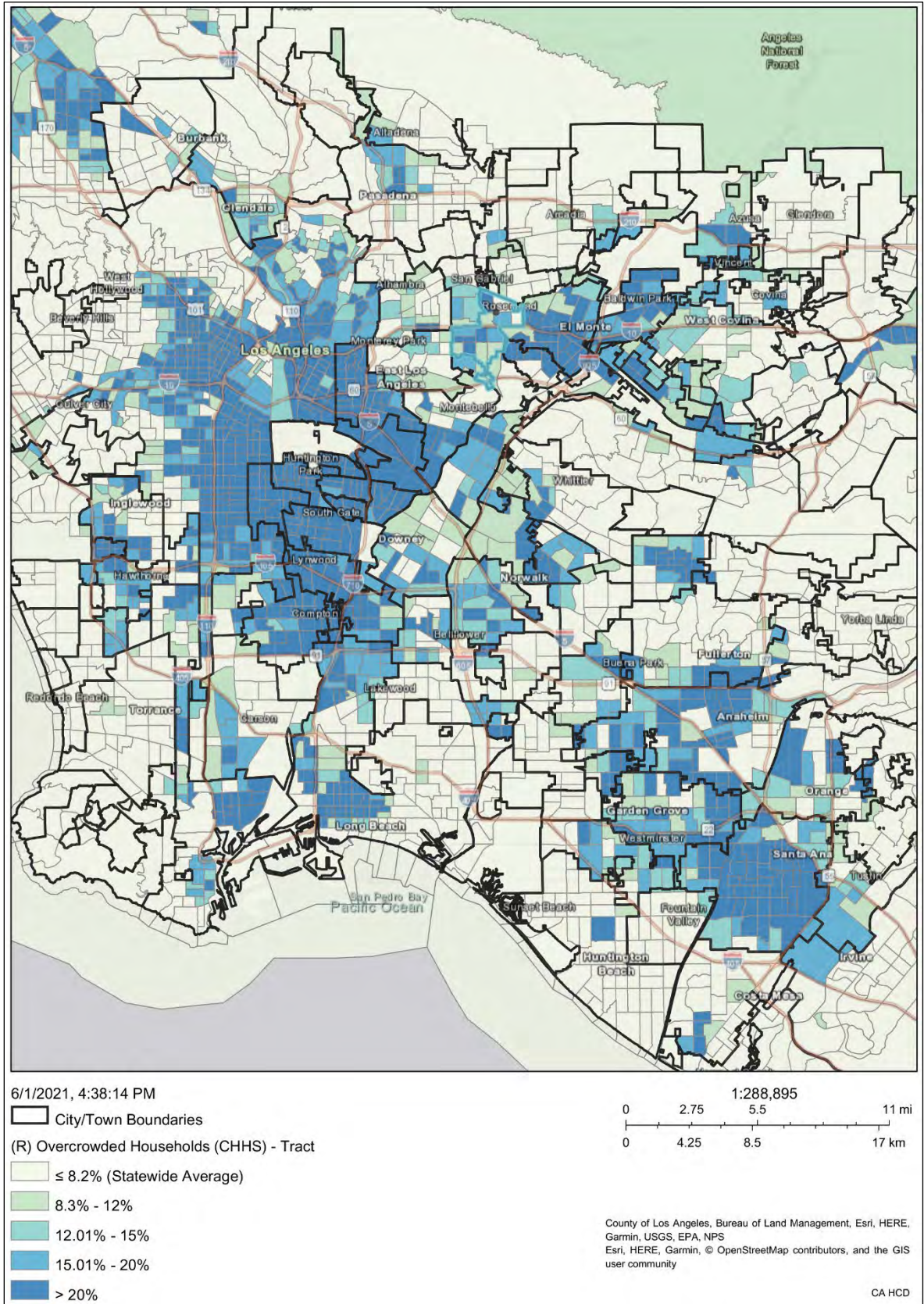


Figure D-21 – Overcrowded Households – Regional, City of Rosemead



Substandard Conditions

Because Rosemead is a mature community, the vast majority of its housing stock is 30 years of age or older. The advanced age of the majority of Rosemead's housing stock indicates the significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. The ACS includes surveys about three factors of what may be considered substandard housing. Of these, as stated in the SCAG Report, Rosemead has 389 units that lack telephone service, 77 units that lack plumbing facilities, and 268 units that lack complete kitchen facilities. The City of Rosemead's 2019 CAPER reported 1,306 code enforcement cases.

The Data Viewer shows that the entire city falls within the category that indicates 40 to 60 percent of all households have any of the four severe housing problems monitored by CHAS (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 50 percent). Figure D-22 provides a city and regional view of incidence of severe housing problems.

To maintain adequate housing conditions, the city operates an active Owner Occupied Housing Rehabilitation Program aimed at eliminating blight and improving the quality of life in Rosemead neighborhoods. The city's 2020-2025 Con Plan reported that major activities focused on preservation of the city's affordable housing stock through rehabilitation performed through grant and little to no interest deferred loan programs. The improvements ranged from basic health and safety improvements to full scale renovation projects to eliminate blighted conditions. Figure D-23 shows all property owners who applied for the city's Owner Occupied Home Improvement Programs. As depicted, home improvement loans are distributed throughout the city, and there does not appear to be an overconcentration in any single neighborhood.

Figure D-22 – Households with Severe Housing Problems – Regional, City of Rosemead

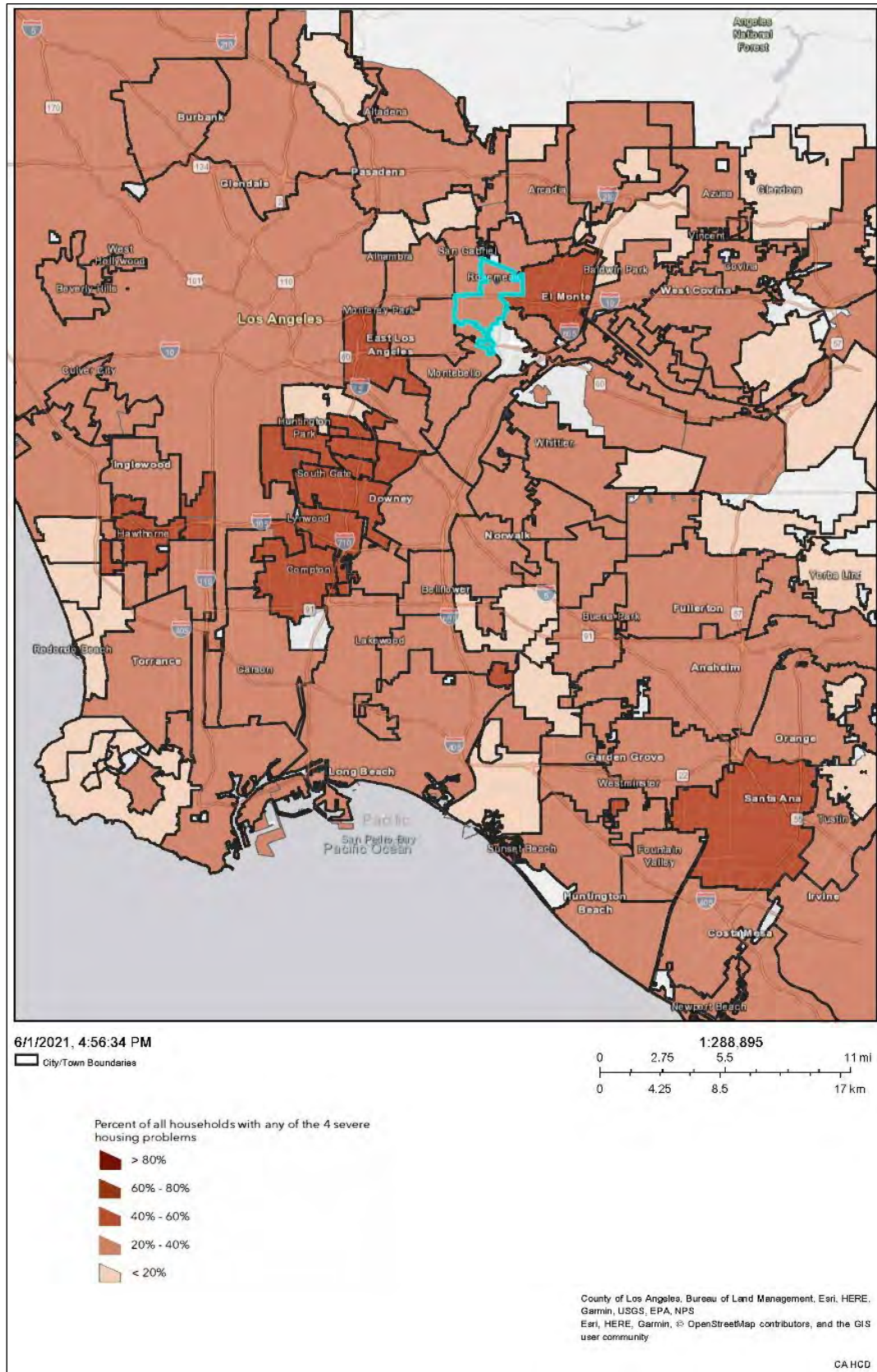
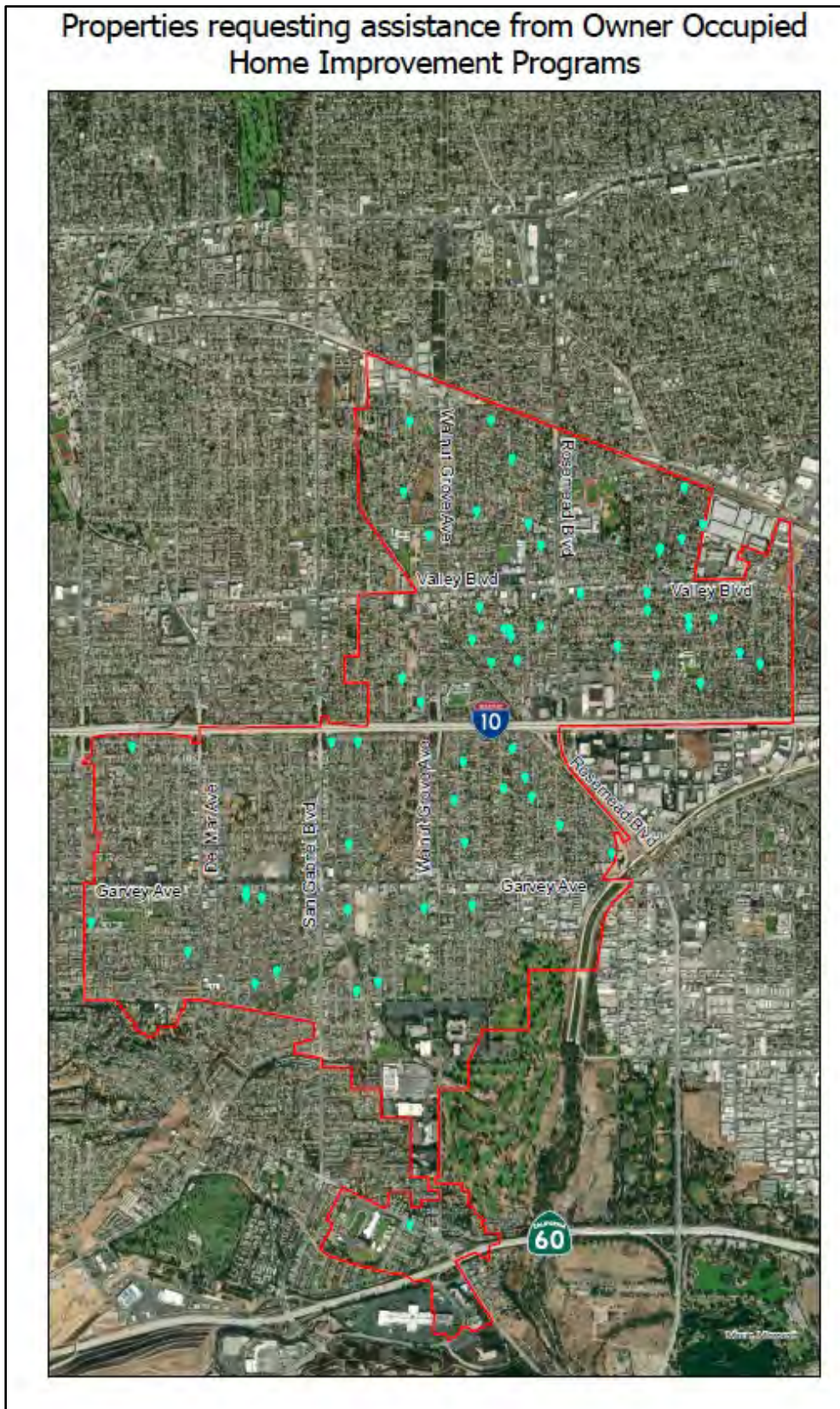


Figure D-23 – Properties Requesting Assistance from Owner-Occupied Home Improvement Programs



Displacement Risk

The HCD Data Viewer, citing the UC Berkley Urban Displacement Project, shows that tracts in the northern and southern areas of the City contain “Sensitive Communities” that are identified as “Vulnerable” (see Figure D-24). Communities were designated Sensitive if they met the following criteria:

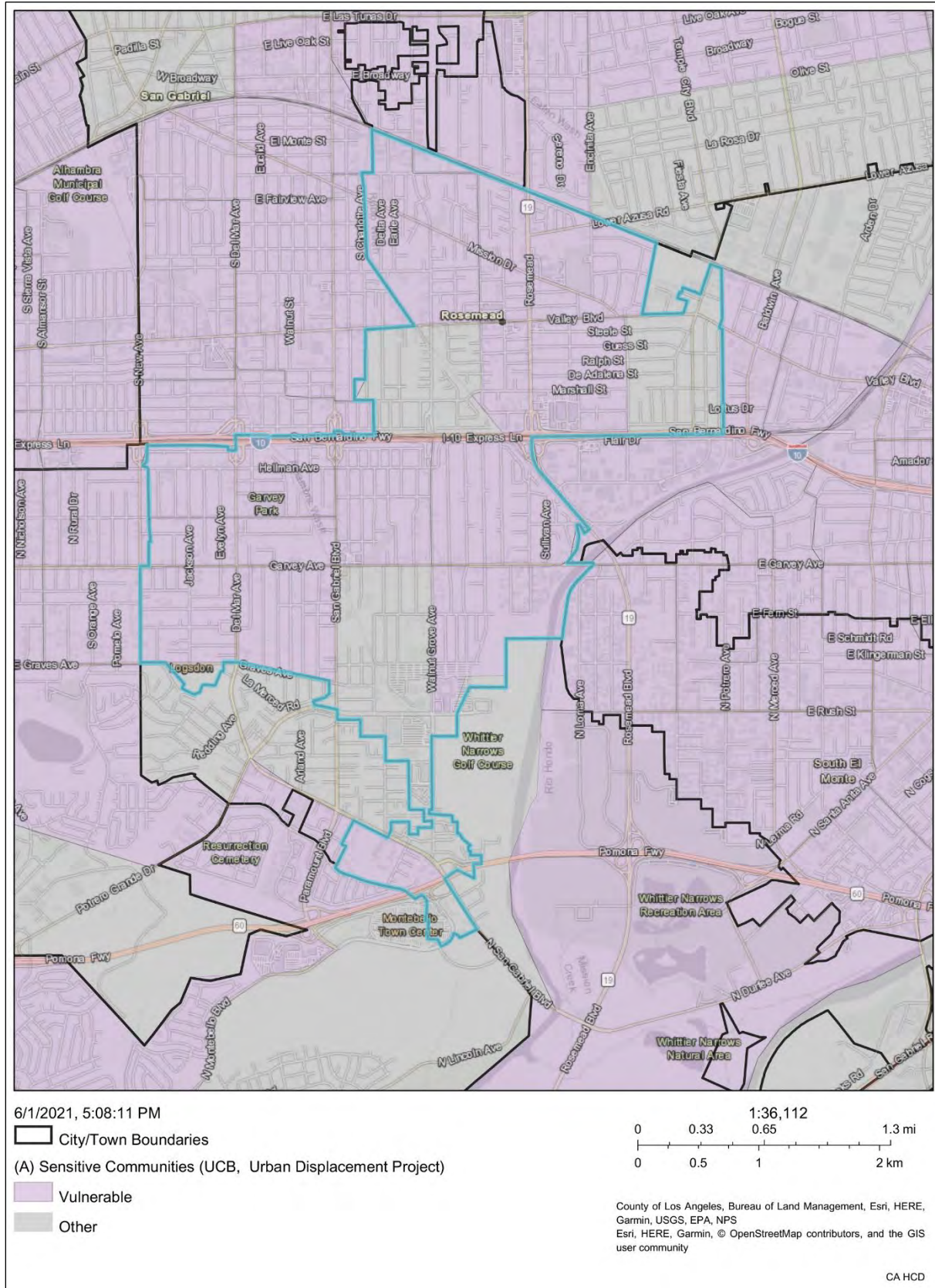
- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost.
- Vulnerability is defined as:
 - Share of very low-income residents is above 20 percent, and
 - The tract meets two of the following criteria:
 - Share of renters is above 40 percent
 - Share of people of color is above 50 percent
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median
 - They, or areas in close proximity have been experiencing displacement pressures

Additional local and regional data that informs displacement risk and helps shape program development includes:

- State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The current at-risk analysis covers the period of 2021 through 2031. There are no at-risk units during this planning period and for the following ten years.
- Housing security can depend heavily on housing tenure. Rosemead’s housing stock consists of 14,712 total units, 7,016 of which are owner-occupied and 7,696 of which are renter-occupied. The share of renters in Rosemead is higher than in the SCAG region overall (ACS 2014-2018).
- In many places, housing tenure varies substantially based on the age of the householder. In Rosemead, the age group where renters outnumber owners the most is 15-24 (by 59.1 percent). The age group where owners outnumber renters the most is 60-64 (by 25.1 percent).
- The SCAG Report, using 2012-2016 CHAS data, reports that 40.4 percent of Rosemead's elderly households earn less than 30 percent of the surrounding area income (compared to 24.2 percent in the SCAG region), and 62.4 percent earn less than 50 percent of the surrounding area income (compared to 30.9 percent in the SCAG region). Elderly households on fixed incomes may face a higher displacement risk as housing costs rise.

In response, the city has provided Housing Element Programs 4, 5, 6, 9, 10, 11 and 12 that focus on maintaining existing housing and providing assistance to lower income and special needs households. For example, Program 1 seeks to assist low- and moderate-income households in repairing or improving their homes, Program 9 calls for zoning amendments that facilitate development of needed housing, Program 10 focuses on development of housing for extremely low-income households, and Program 12 addresses housing choice vouchers to provide direct assistance to qualified households.

Figure D-24 – Sensitive Communities, City of Rosemead



2.6 Outreach

State law requires that the preparation, adoption, and implementation of a housing element include a diligent effort to include public participation from all economic segments of the community. A diligent effort means going beyond simply giving the public an opportunity to provide input and should be proactively and broadly conducted through a variety of methods to assure access and participation. AB 686 also requires jurisdictions to include a summary of their fair housing outreach capacity. To address these requirements, the housing element must describe meaningful, frequent, and ongoing public participation with key stakeholders.

In addition to outreach conducted specifically for preparation of the Housing Element update (and described in Housing Element Section 1.E), the update was also informed by public input received for the 2021-2022 Annual Action Plan report to the HUD pertaining to the city's Con Plan. During the development of the Con Plan, the city solicited input from residents to identify and prioritize the various community needs. Furthermore, the city consulted with local public and private service providers to assess the housing and community development needs of low- to moderate-income households and special needs households. The city consulted with the Los Angeles County Development Authority (formerly the Los Angeles County Development Commission) and nonprofit organizations to determine funding needs for housing and services for homeless persons, low- to moderate-income persons, and low-income neighborhoods.

As a result of the outreach, the Action Plan calls for concentrating resources to address the following goals:

- Expand Fair Housing choice and access;
- Expand affordable housing opportunities;
- Maintain viable and energy efficient housing and commercial areas;
- Maintain safe and green neighborhoods; and
- Provide vital public services.

These goals are reflected in the 6th Cycle Housing Element goals, policies and programs.

2.7 Summary of Fair Housing Issues

The overlap of low resources, high segregation, and lower income households throughout most of the city indicates a need for comprehensive and place-based land use planning programs to remedy existing problems and work toward improving future opportunities and conditions. To address these needs, a significant city accomplishment was the adoption of the Garvey Avenue Specific Plan in 2018, which includes part of the area identified as a TCAC Area of High Segregation and Poverty (see Figure D-9). The Specific Plan vision is to “revitalize the Garvey Avenue corridor from a commercial/industrial area into a vibrant commercial, residential, and mixed-use district, with a complement of local and subregional serving retail, entertainment, and service businesses, office space, and community uses, all tied together with public improvements that create a vibrant and enjoyable pedestrian environment.”

In addition, the City of Rosemead is now considering a Freeway Corridor Mixed-Use Overlay zone in targeted areas in and around the Interstate 10 (I-10) Freeway, which includes RHNA inventory sites along Del Mar Avenue, San Gabriel Boulevard, Walnut Grove Avenue, Valley Boulevard, Temple City Boulevard, and Rosemead Boulevard as shown on Figure D-9. The primary goal of this effort is focused on creating usable and modern development standards and guidelines, streamlining review procedures, and integrating implementation focused strategies. The city envisions transforming the identified opportunity areas into multi-modal, multi-use areas, where new residential development may be

incorporated. In addition, fostering investments in opportunity sites along the I-10 Freeway supports Strategy 1 of the City of Rosemead's Strategic Plan 2018-2020. Strategy 1 focuses on aggressively pursuing economic development to enhance local shopping and dining options, encourage new high quality and affordable housing stock, beautify commercial corridors, create jobs, and increase General Fund revenues to sustain service levels and maintain public facilities. Completion of the FCMU Zone is anticipated to occur in 2021. Additional Zoning Code amendments described in Program 9 would, over time, result in incremental change citywide.

As stated in the AI, the city's accomplishments in affirmatively furthering the goal of fair housing choice, and eliminating impediments for fair housing choice, include continuing to contract with the HRC, a fair housing organization. HRC provided materials addressing disability, familial status, HRC services and protected individuals in multiple languages. In addition, housing, supportive services, and case management were provided to homeless persons through several of the city's subrecipients such as Family Promise of San Gabriel Valley and Los Angeles Homeless Service Authority. Emergency, transitional, and permanent support was provided based on client need. Funding of nonprofit facilities that serve the homeless and other eligible recipients and neighborhoods align with the goals and strategies outlined in the Con Plan. In addition, the city continued to offer housing programs without impediments based on race, color, religion, sex, disability, familial status, or national origin. The city also strived to increase the awareness of the availability and benefits of city programs regarding housing choice, housing assistance, and landlord/tenant counseling through public information to the community. This information was distributed to the community in several ways, including notices placed in the city's newsletter, website, other social media outlets (i.e., Facebook, Instagram, Twitter), and community events. This proved to have a positive impact on the community by ensuring that the community is aware of the different services provided in works with the HRC on behalf of the City of Rosemead. The city also made significant progress in terms of land use and housing planning, including a Zoning Code Update as described in Appendix A, and adoption of the Garvey Avenue Specific Plan as previously discussed.

Summary of Additional Fair Housing Concerns

Priority areas of need as determined from public participation and research for the Con Plan include:

1. Preserve the city's existing affordable housing stock for low- and moderate-income households (LMI) in the 0 to 80 percent of Area Median Income (AMI) category;
2. Promote, increase, maintain homeownership for LMI households;
3. Provide safe, affordable, decent housing for LMI renters;
4. Assist with energy efficient improvements;
5. Provide supportive services for non-homeless persons with special needs; and
6. Promote fair housing among all income categories.

Housing, supportive services, and case management were provided to homeless persons through several of the city's subrecipients such as Family Promise of San Gabriel Valley and Los Angeles Homeless Service Authority. Emergency, transitional, and permanent support was provided based on client need. Funding of non-profit facilities that serve the homeless and other eligible recipients and neighborhoods align with the goals and strategies outlined in the Con Plan. These priority areas were incorporated into the Housing Element Section 5, Program 14 - Fair Housing Program.

2.8 Local Data and Knowledge

The City of Rosemead’s General Plan expresses an overall vision for the city to become a place “where people have many options for housing, employment, shopping, and recreation; where businesses create a strong economic foundation for high quality municipal services; where parks and recreational facilities offer opportunities for a diverse population to exercise and interact; where schools and teachers educate and inspire youth; and where the natural environment is protected and enhanced.” A specific vision is identified to “enhance parks and recreational space in underserved neighborhoods.” In addition, concurrent with the Housing Element update, the city has undertaken a focused Public Safety Element update that includes adoption of environmental justice policies and actions (see Table D-11). Specific Housing Element programs implemented in accordance with the 2014-2021 Housing Element that further fair housing included a Comprehensive Zoning Code Update and adoption of the Garvey Avenue Specific Plan. Through the Specific Plan, the city pre-entitled the development of 892 residential units and approximately 1.18 million square feet of commercial development. As such, new developments are not required to go through a lengthy and time-consuming planning entitlement process and additional environmental studies such as Environmental Impact Report. Together, these citywide plus place-based initiatives help foster a comprehensive approach to furthering fair housing goals.

3. Identification and Prioritization of Contributing Factors

In January 2020, the city adopted an AI. Through data analysis and community engagement activities the following barriers to fair housing were identified:

- Low number of affordable housing units.
- High housing land, construction and labor costs.
- Lack of rent control/stabilization policies particularly for single parent households, persons with disabilities and seniors.
- Stagnant salaries compared to the rising cost of housing.
- Lack of time or finances for increased education.
- Safe crosswalks and guards on routes to school.
- Access to the internet for school-age children.
- Limited amount of recreation and open play areas and public spaces.
- Lack of funding and knowledge about existing housing placement services, rental assistance, and rent deposit services/programs.
- Lack of individual and local resources to maintain housing stock.
- Lack of wrap-around services for families purchasing homes for the first time.
- Lack of local housing agencies’ capacity for family placement services and to create more housing opportunities in the city.
- Lack of implementation of local housing policies for affordable housing development.

The final chapter of the AI discusses the ways and means the city can begin to remediate or reduce the barriers to affordable housing, which were used to inform the city’s Five-Year Con Plan (2020-2025). The 2020-2025 Con Plan included priority areas of need and a set of goals which are listed below and were determined from public participation, including a Community Needs Survey, and research for the Con Plan, which included review of the AI.

Priority Needs

1. Provide ongoing assistance to combat discrimination through the promotion of fair housing education, legal representation, local support for affordable housing development projects, and counseling and financial training services.
2. Build new affordable housing units, acquire lands for affordable housing projects, affordable housing programs, homebuyer and rental assistance programs.
3. Combat housing purchase and development costs by partnering with public and private developers and supporting programs and projects that further collaboration.
4. Support social service agencies and nonprofit development corporations that provide innovative services and provide housing for homeless or those at risk for homelessness.
5. City capital improvement projects, social service agency capital projects, street infrastructure improvements such as streets, sidewalks, curbing and other public facilities, safe routes to school infrastructure, and addressing public safety concerns.
6. Support future capital recreation improvement projects throughout the city as well as connection points to and from LMI neighborhoods and schools.
7. Support social service agencies that provide shelter space and services that address homeless needs.
8. Continue to fund housing and commercial property rehabilitation initiatives including the city's housing improvement program, residential (or commercial) façade improvement programs, housing acquisition and rehab; lead-based paint testing and abatement; commercial façade program; and supported project work.

Goals

1. Expand Fair Housing choice and access
2. Expand affordable housing opportunities
3. Maintain viable and efficient energy efficient housing and commercial areas
4. Maintain Safe and Green Neighborhoods
5. Provide Vital Public Services
6. Planning and Administration-Efficient and effective administration of planning and execution of community development and housing rehabilitation

4. Summary and Conclusions

The overall conclusion of the AFFH assessment is that there is a need for additional affordable housing and actions to address environmental justice. Environmental justice is addressed in the Public Safety Element and throughout the General Plan. Regarding housing, the city's built-out nature means that it can only make incremental additions to the housing supply. Focused initiatives to increase housing capacity, such as the Garvey Avenue Specific Plan, help to address the challenge, but the number of units ultimately added will likely be insufficient to affect the larger regional housing market. Programs to increase affordable housing supply and affordability include Program 3 actions to support infill development and site recycling, and Program 6 to provide adequate sites to support efforts for the city to meet its fair share of the regional housing need. In addition, Program 10 addresses development of for lower income housing using HOME funds, and other State and federal loans and grants, according to the specific nature of the project. The city will also provide regulatory incentives, such as implementing the density bonus program. Program 12 addresses use of Housing Choice Vouchers to support low-income renters. Since housing voucher assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments. The

participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects, which could help the city meet integration goals.

The identification of contribution factors and additional meaningful actions to address them are included in Housing Element Section 5.B, Program 14.

5. Fair Housing Program

The city has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, and adopted an updated Five-Year Analysis of Impediments to Fair Housing Choice (AI) in January 2020. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified in the AI, and to additionally address other impediments that were discovered through the AB 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment is provided as Appendix D, and the resulting programs are identified as follows. All of the factors are High Priority contributing factors, because they have direct and substantial impacts on fair housing.

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
Outreach and Enforcement		
Implementation of fair housing laws	Lack of public awareness of fair housing laws and affordability housing advocacy Lack of funding and knowledge about existing housing placement services, rental assistance, and rent deposit services/ programs.	Work with the Housing Rights Center (HRC) to expand its Fair Housing Program in Rosemead to: • Develop a local outreach program about the positive impacts of affordable housing. • Begin educational programs that promote the positives of integrated income neighborhoods to change local attitudes about affordable housing. • Annually review and report on apartment rental advertisements released by private housing companies. Provide CDBG funding to the HRC to handle fair housing cases and education. Assist 10 households and conduct 5 tenant or landlord training sessions.
Segregation and Integration		
Housing Mobility	Increasing levels of segregation with high concentrations of Asian and/or Hispanic populations, but is likely the result of natural settlement patterns. All census tracts have a high concentration of minority residents.	Adopt an official affirmative marketing policy designed to attract renters and buyers of protected classes. Assign HRC, as a part of its Fair Housing Contract, to annually review and report on apartment rental advertisements released by private housing companies. When holding community meetings, proactively outreach to a wide range of community groups.
R/ECAP and Access to Opportunity		
City has a TCAC area of High Segregation and Poverty. City has no R/ECAPs, but is in a region with R/ECAPs	Low homeownership Difficulty in securing housing using Housing Choice Vouchers Enhance place-based investments Barriers to mobility Lack of opportunities for residents to obtain	Provide more outreach and education to housing providers and potentially qualified residents regarding Housing Choice Voucher program Pursue community revitalization through development in the mixed-use overlay zones and the Garvey Avenue Specific Plan (GASP). Increase public investment to provide public services, “green” characteristics, public amenities and overall characteristics that foster positive economic, environmental and educational opportunities. Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
	housing in higher opportunity areas	standards pursuant to procedures and criteria set forth in the Municipal Code. Identify vacant residential properties for targeted rehabilitation. Stimulate economic growth by providing low interest loans to business owners using CDBG funds, including two business owners in TCAC areas. Support Infill, Site Recycling and ADU development per Program 3. See also Programs 6 and 8 regarding adequate sites and marketing economic development opportunity sites.
Safe and Green Neighborhoods	Land use planning and economic development decisions Limited amount of recreation and open play areas and public spaces	Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their effect on AFFH. See Program 3. Pursue funding to assist neighborhoods of concentrated poverty for investment in factors such as rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods
Disproportionate Housing Needs and Displacement Risk		
Displacement in Vulnerable Communities	Lack of affordable housing in a range of sizes Land use and zoning laws High housing land, construction and labor costs High cost of repairs Displacement risk as higher-income households move into the community	Increase city efforts to enable and promote residential development through use of the mixed-use overlay zones, the Small Lot Ordinance and GASP. These initiatives provide new opportunities for a variety of residential development types and prices, and include areas where residential development was previously not allowed. Promote use of the State Density Bonus Law through website materials and counter assistance. Preserve the city's existing affordable housing stock for low- and moderate-income households (LMI) in the 0 to 80 percent of Area Median Income (AMI) category Acquire land for affordable housing using CDBG funding to assist 20 low-income families. Review ways to control rent and or housing sale costs for city rehabbed properties. To assist in the housing needs for persons with developmental disabilities, the city will implement programs to coordinate housing activities and outreach with the Eastern Los Angeles Regional Center (ELARC), encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities Provide low interest loans to five low- to moderate-income homeowners of single-family home and condominiums to make home repairs using HOME funds. Promote, increase, maintain homeownership for LMI households. See Programs 1 and 2 regarding rehabilitation and down payment assistance programs.

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
		Continue to monitor and preserve affordable senior housing units for lower income elderly households. Promote fair housing among all income categories.
	Access to services	Provide more outreach and education to extremely low-income households regarding Housing Choice Voucher and other supportive programs, as described in Program 12. Provide supportive services for non-homeless persons with special needs. • Provide nutritious meals to 50 seniors each week. • Provide employment opportunities for 15 high school-aged youth. • Coordinate housing activities and outreach with ELARC and pursue funding sources designated for persons with special needs and disabilities
	Rental housing conditions	Review the feasibility of establishing city-wide rental property inspection programs as a way to combat issues of blight and deterioration in rental housing. A local program could be created with other jurisdictions to share costs. Enforces routine rental inspection that encourage landlords make financial decisions to either reinvest or to sell.
	Aging housing stock	Continue and expand rehabilitation programs based on available funding, including CDBG funding to rehabilitate 10 units. Assist with energy efficient improvements. Develop innovative code enforcement methods to create a larger pool of decent housing options. Review the feasibility of establishing a city-wide rental property inspection program as a way to combat issues of blight and deterioration in rental housing. • A local program could be created with other jurisdictions to share costs. • Enforces routine rental inspection that encourage landlords make financial decisions to either reinvest or to sell. Create a revolving loan fund for homes with dire code violations so that properties could be available for purchase or rent.

CITY OF ROSEMEAD

2021-2029 Housing Element – Public Hearing Draft, Adopted January 2022

Response to State Department of Housing and Community Development (HCD) Comments

ADDITIONAL DATA / LOCAL KNOWLEDGE		
HCD Question/Concern by Topic	City's Response	Location - Section
<u>Racial/Ethnic Areas of Concentration of Poverty (R/ECAP)</u> : The element notes there are no R/ECAPs in the City. However, the City does have an area of High Segregation and Poverty according to TCAC/HCD Opportunity maps and should include specific analysis. The analysis should address trends, past and current efforts, including investment and their effectiveness, local data and knowledge, other relevant factors (as noted below), particularly relative to equitable quality of life, resources, and strategies to address any inequities in quality of life. The analysis should also consider any overlapping fair housing issues with other components of the assessment of fair housing (e.g., access to opportunity and disproportionate housing needs, including displacement).	City has identified one tract designated as an area of High Segregation and Poverty (Census Tract No. 060374823.04) based on information provided by HCD. A majority of the parcels in this area are within in the Garvey Avenue Specific Plan (GASP). The City adopted the GASP in an effort to revitalize the area and create an attractive and convenient destination for local residents.	• HE Appendix D - Fair Housing
<u>Disparities in Access to Opportunity</u> : While the element addresses access to education, economic and environmental quality opportunities, it should also address access to opportunities for transportation.	City has included analysis of transportation opportunities utilizing data from HCD's AFFH Data Viewer and high-quality transit areas in the City.	• HE Appendix D - Fair Housing
<u>Disproportionate Housing Needs</u> : In addition to analyzing patterns of overpayment and overcrowding, the element should also address housing conditions. For example, while the element mentions City-wide statistics on lacking plumbing and kitchen facilities, it should also address patterns and trends within the City. The analysis could utilize data from the City's code enforcement and neighborhood preservation programs and compare conditions from neighborhood to neighborhood.	City has provided additional information regarding substandard housing conditions using local code enforcement data, and has provided a geographic assessment of where homeowner assistance/improvement programs have been provided throughout the City. Based on City mapping, there does not appear to be an overconcentration in any single neighborhood.	• HE Appendix D - Fair Housing
<u>Sites Inventory</u> : While the element included data on the location of RHNA sites relative to all fair housing components, the analysis should address how the sites improve fair housing conditions related to each component of the analysis (if sites exacerbate conditions, programs that can mitigate impact), whether the sites are isolated by income group and should be supported by local data and knowledge.	City has provided additional information regarding impact of fair housing conditions described in the fair housing assessment on RHNA sites.	• HE Appendix D - Fair Housing
<u>Local Data and Knowledge</u> : The element should consider other local data and knowledge to complete the affirmatively furthering fair housing (AFFH) analysis.	City has provided additional data/information from local agencies to bolster the fair housing assessment throughout Appendix D.	• HE Appendix D - Fair Housing

CITY OF ROSEMEAD

2021-2029 Housing Element – Public Hearing Draft, December 2021

Response to State Department of Housing and Community Development (HCD) Comments

Examples include input from neighborhoods such as the identified area of high segregation and poverty, knowledge from local planners and city administrators and city records and reports.		
<u>Other Relevant Factors:</u> The element must include other relevant factors that contribute to fair housing issues. For instance, the element can analyze historical land use, zoning and investment practices, presence of redlining, restrictive covenants, neighborhood investment or disinvestment, federal investment such as transportation infrastructure, demographic trends or any other information that supplements the reported data and assists in a complete analysis.	City has provided additional information related to historical land use trends and demographic shifts specific to race as further analysis of factors that contribute to fair housing issues.	• HE Appendix D - Fair Housing
<u>Contributing Factors:</u> Upon a full analysis of the AFFH section, the element should re-evaluate contributing factors to fair housing issues. In addition, the element lists several contributing factors, but it should also prioritize those contributing factors.	City has updated list of contributing factors in the AFFH section to reflect changes made throughout the Fair Housing appendix. Contributing factors have been prioritized, and those identified as "High Priority" have been listed.	• HE Appendix D - Fair Housing
<u>Goals, Actions, Metrics, and Milestones:</u> The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.	City has updated the list of goals, actions, metrics, and milestones in the AFFH section to reflect changes made throughout the Fair Housing appendix.	• HE Appendix D - Fair Housing
<u>Extremely Low-Income (ELI) Households:</u> While the element identifies the projected number of ELI households, it must still analyze their existing housing needs. This is particularly important given the unique and disproportionate needs of ELI households. For example, the element could analyze tenure, cost burden, overcrowding and other household characteristics then examine trends and the availability of resources to determine the magnitude of gaps in housing needs. For	City has provided expanded analysis of extremely low-income (ELI) households by providing addition information related to race, tenure (occupancy), cost burden/severe cost burden, and overcrowding, and has provided programs to address conditions.	• HE Background Information, Section E • HE Housing Plan • HE Appendix D – Fair Housing

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additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml .		
<u>Housing Conditions:</u> The element quantifies the age of the housing stock and some enforcement activities. However, it must estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including nonprofit housing developers or organizations. For additional information, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml .	City has provided additional data from the Code Enforcement Division in the assessment housing conditions of existing residential properties/structures throughout the City.	• HE Background Information
<u>Overcrowding:</u> The element quantifies the number of overcrowded households, but it should also quantify overcrowded households by tenure (renter and owner) and include analysis such as evaluating trends, comparing rates of overcrowding to other areas, and assessing the magnitude of the need.	City has provided additional Census information related to overcrowding households by tenure (occupancy), a comparison between city and regional (SCAG) conditions, and programs to address overcrowding.	• HE Background Information
SITES INVENTORY ANALYSIS		
HCD Question/Concern by Topic	City's Response	Page Number
<u>Progress in Meeting the RHNA:</u> The City's RHNA may be reduced by the number of new units built since July 1, 2021. The element must credit these units to the various income groups based on actual or anticipated sales price or rent level of the units or other mechanisms ensuring affordability (e.g., deed-restrictions). Most of the projects are credited toward the above moderate-income category and do not require analysis. However, the element should demonstrate the affordability of the approved project at 3001 Walnut Grove Avenue as described above.	City has provided additional information related to the affordability restrictions of the residential development located at 3001 Walnut Grove Avenue. The developer is required to enter into an affordable housing agreement with the City. The developer will deed restrict seven units for low-income households for a minimum of 55 years.	• HE Housing Resources, Section B
<u>Parcel Listing:</u> The element lists parcels by various factors such as size, zoning, general plan designation and existing use. However, the description of existing use is generic and must include sufficient detail to facilitate an analysis of the potential for addition development on nonvacant sites. For example, many sites describe existing uses as commercial. Instead, the inventory could	City has updated the Sites Inventory Table to include additional parcel information such as detailed land use, year built, and square footage.	• HE Appendix C – Sites Inventory

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describe the use as commercial, structure older than 50 years in poor condition, vacancies present, and an existing floor area 0.1. Alternatively, the inventory could utilize various data layers with similar information. For more information, see the HCD's Housing Element Sites Inventory Guidebook at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml .		
<u>Suitability of Nonvacant Sites:</u> The element briefly mentions nonvacant sites mainly consist of underdeveloped properties with low-value or marginal uses, but it must include analysis to demonstrate the potential for redevelopment of nonvacant sites. The analysis should consider the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. In addition, because the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.	City acknowledges that the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. To address HCD's concern the City has provided additional information and findings including age and condition of structures, development trends of non-residential uses, potential retention of non-residential use on mixed-use sites, details on incentives and available financial resources to demonstrate that existing uses on non-vacant sites will not significantly impede additional housing development during the planning period.	• HE Housing Resources, Section C
<u>Realistic Capacity:</u> The element mentions expected densities in mixed-use designations based on aggregated intensity across all land and the average density of some recent developments. However, the element should also address the likelihood of 100 percent nonresidential uses and account for this likelihood in the calculation of residential	Of the mixed-use areas within the City, only the Garvey Area Specific Plan-Incentivized Mixed-Use (GSP-MU) area would allow 100% non-residential development. However, the likelihood that properties within this area are developed exclusively non-residential is considered very low as building permit	• HE Housing Resources, Section A

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capacity. This is particularly important since the mixed-use overlay appears to allow 100 percent nonresidential uses, including uses allowed under base zoning. The analysis should address development trends, performance standards or other relevant factors such as enhanced policies and programs. For example, the element should analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly.	data shows that the three largest sites within this area have been approved for mixed use development featuring at total of 528 residential units. These development projects are currently in plan check with permit issuance pending.	
<u>Small Sites:</u> The element identifies several sites at less than a half-acre in Table A, Appendix C. These sites are not eligible absent a demonstration that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless other evidence is provided. If the inventory indicates some sites can be consolidated it should also provide analysis demonstrating the potential for consolidation. For example, the analysis could describe the City's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for lot consolidation, or information from the owners of each aggregated site.	City has verified there are no parcels less than a half-acre in size which were assumed to accommodate lower-income households that are not part of a larger consolidated site. City has also included additional information related to historical trends which demonstrate a successful track record in facilitating small lot consolidation, specifically within the Garvey Avenue Special Plan area.	• HE Housing Resources, Section C
<u>Environmental Constraints:</u> While the element generally describes a few environmental conditions within the City (pp. 33-34), it must relate those conditions to identified sites and describe any other known environmental or other constraints that could impact housing development on identified sites in the planning period.	City has provided additional information related to environmental impacts of seismic hazards (liquefaction zones) and noise generated from typical vehicular traffic on identified RHNA sites.	• HE Constraints on Housing Production, Section A
<u>Infrastructure:</u> The element mentions water and sewer providers, but it should also clarify whether sufficient total water and sewer capacity (existing and planned) to accommodate the regional housing need is available and add or modify programs if appropriate.	City has providing addition data and information which indicates the City's water, wastewater, and sewer capacity will remain adequate to accommodate the projected RHNA allocation. Additionally, the City has included a program to develop water and sewer master plans by the end of 2025 to ensure of adequate infrastructure capacity is available throughout the planning period (Program 7).	• HE Constraints on Housing Production, Section A • HE Housing Plan, Program 7

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<u>Electronic Sites Inventory:</u> For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.	City will submit an electric version of the Sites Inventory Table to HCD after City Council adoption of the Housing Element for State certification, per HCD procedures.	• HE Appendix C – Sites Inventory
ZONING AMENDMENTS		
HCD Question/Concern by Topic	City's Response	Page Number
<u>Emergency Shelters:</u> The City currently does not have a zone available to permit emergency shelters without discretionary action, a requirement in statute for over a decade. HCD cannot find the element in compliance until the appropriate zoning is adopted with sufficient capacity to accommodate the need for emergency shelters. In addition, the element should analyze capacity in the proposed M-1 zone relative to any conditions inappropriate for human habitability. The analysis should also address the proposed development standards, including parking requirements, for compliance with statutory requirements and add or modify programs as appropriate.	City is currently processing an amendment to the Zoning Ordinance which will allow emergency shelters by-right to address current housing needs. The Zoning Ordinance amendment is anticipated to be adopted in January 2022.	• HE Constraints on Housing Production, Section B • HE Housing Plan, Program 9
<u>Manufactured Housing:</u> Government Code section 65852.3 generally requires manufactured homes on foundations to be allowed on lots zoned for single-family residential uses and only subject to the same standards as single-family residential uses. The element describes that manufactured housing is only allowed in the R-2 zone and may be allowed in the R-1 zone subject to essentially a conditional use permit. This appears inconsistent with state law. The element should either demonstrate compliance with statutory requirements or add or modify programs as appropriate.	City has included a program to amend the Zoning Code to allow manufactured housing in the R-1 Zone by-right, in compliance with State law. (Program 9, formerly Program 8)	• HE Constraints on Housing Production, Section B • HE Housing Plan, Program 9
<u>Transitional and Supportive Housing:</u> Transitional and supportive housing must be permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other	City has included a program to amend the Zoning Ordinance to address changes to State law including AB 101 (Low Barrier Navigation Center) and AB 139 (Emergency and Transitional Housing).	• HE Constraints on Housing Production, Section B

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residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).) The element states transitional and supportive housing are allowed by right in the R-1, R-2, R-3 and GSP-R/C zones but does not clearly demonstrate whether these uses are permitted in all zones allowing residential uses such as mixed-use zones. The element must demonstrate compliance with statutory requirements or add or revise programs.	Program also will amend the Zoning Ordinance to allow supportive housing by right in the RC-MUDO and FCMUO zones. In addition, remove minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop per AB 2162 (Supportive Housing). (Program 9)	• HE Housing Plan, Program 9
<u>Zoning Code and Fees Transparency:</u> The element must clarify its compliance with new transparency requirements for posting all zoning and development standards on the jurisdiction's website or add or modify programs as appropriate.	City's website already maintains development codes and full fee schedule for online viewing, in compliance with State law. Hyperlinks to associated webpages have also been provided.	• HE Constraints on Housing Production, Section B
<u>SB 35 Streamlined Ministerial Approval Process:</u> The element must clarify whether there are written procedures for the SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process or add a program to address these requirements.	City has provided a program to adopt SB 35 (Streamlining Provisions) to allow streamlined ministerial approval for qualified residential developments with at least 10% affordability, in compliance with State law, by end of 2024. (Program 9)	• HE Housing Plan, Program 9
<u>Large Households:</u> The element notes large households are defined as consisting of five or more persons and refers to data in Table 10. However, Table 10 refers to large households as four or more persons and the element should include the correct data. In addition, the element should quantify large households by tenure (renter and owner) and include analysis such as evaluating trends, comparing percentages to other areas, and assessing the magnitude of the need.	City has updated data tables as appropriate. Additional information regarding large household trends and comparisons of conditions between the city and county.	• HE Background Information, Section F
<u>Farmworkers:</u> The element indicates a small amount of the workforce in Rosemead are farmworkers. However, farmworkers from the broader area and those employed seasonally may have housing needs, including within the City's boundaries. As a result, the element should at least acknowledge the housing needs of permanent and seasonal farmworkers at a county-level (e.g., using USDA county-level farmworker data) and include programs as appropriate.	City has provided additional information regarding farmworker population within the surrounding SCAG region and included a program to address promotion/facilitation of farmworker housing (Program 9, formerly Program 8)	• HE Background Information, Section F • HE Housing Plan, Program 9
HOUSING PLAN (POLICIES/PROGRAMS)		
HCD Question/Concern by Topic	City's Response	Location within Housing Element
<u>Program 6 (Adequate Sites):</u> The Program commits to rezone sites that meet various requirements, including permitting at least 16	City has not selected a rezone site that does not permit at least 16 units for lower income housing. Of the ten sites	• HE Housing Plan, Program 6

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units on a site. Then the Program appears to identify a site(s) that does not permit 16 units. This site(s) may not be utilized toward the shortfall of sites to accommodate the RHNA for lower-income households.	listed in Program 6, three are projected to accommodate lower income housing: 9238 Lower Azusa Rd (19 lower income units), 9200 Lower Azusa Rd (37 lower income units), and 9201 Lower Azusa Rd (16 lower income units). Program 6 data table has been updated to reflect this finding.	
<u>Sites Identified in Prior Planning Periods:</u> The element must include a program for vacant sites identified in two of more consecutive planning periods' housing elements or nonvacant sites identified in a prior housing element, that are currently identified to accommodate housing for lower-income households. The program must be implemented within the first three years of the planning period and commit to zoning that will meet the density requirements for housing for lower-income households and allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households. (Gov. Code, § 65583.2, subd. (c).)	City has added Program 11 By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Housing Element Sites to be implemented within three years from the 2021-2029 Housing Element statutory deadline, in compliance with State law.	• HE Housing Plan, Program 11
<u>Lot Consolidation:</u> The element includes Programs 4 and 7 to promote consolidation of smaller sites. However, based on information in Appendix A, these programs do not appear to have been effective in the prior planning period. These Programs should be revised as appropriate based on a complete analysis under Finding A4 and a complete evaluation of program effectiveness in the prior planning period.	City has provided additional information describing Rosemead's successful trend of lot consolidation, as well as the effectiveness of existing city policies incentivizing land assemblage (e.g., Community Benefits Program), specifically within the mixed-use zones and specific plan areas.	• HE Housing Resources, Section C
<u>Program 8 (Special Housing Needs and Zoning):</u> As noted in Finding A4, the element cannot be found in compliance until zoning is amended to permit emergency shelters without discretionary action. This program should be revised with specific and clear commitment and timing as appropriate.	City is currently processing an amendment to the Zoning Ordinance which will allow emergency shelters by-right to address current housing needs. The Zoning Ordinance amendment is anticipated to be adopted in January 2022. Program 9 has been updated to reflect this.	• HE Housing Plan, Program 9
The element must include programs to assist in the development of very low-, low-, and moderate-income households, including ELI and all special needs households (e.g., elderly, homeless, farmworkers, persons with disabilities, female-headed households). Program actions could include proactive outreach (e.g., annually) and assistance to non-profit service providers and developers,	Meaningful actions to assist all income and special needs groups, including ELI, are included in several programs within the Housing Plan including provisions for owner- and renter-occupied grant and loan funding for low- and moderate-income households (Program 1), down payment assistance to lower income families (Program 2), creation of	• HE Housing Plan, Programs 1, 2, 3, 4, 9, 11, 12, 13, and 14

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prioritizing some funding for housing developments affordable to lower-income, ELI and special needs households and offering financial incentives or regulatory concessions to encourage a variety of housing types. While the element includes Program 9 (Development of Housing for ELI), it must still include actions for lower-income and all special needs households. Finally, Program 9 should be revised with discrete timing and outreach with developers (e.g., annually) and Program 11 (Mobile Home Park Assistance) should be revised with specific commitment and timing to apply or assist applications for funding (e.g., bi-annually).	additional housing options (Program 3), land development financial assistance for construction of low- and moderate-income households (Program 4), policy changes to facilitate development of special needs housing, especially for those experiencing homelessness (Program 9, formerly Program 8), allowing by-right approval of projects with 20% affordable units on certain sites identified in the element inventory (Program 11), rental assistance payment to low-income families and seniors (Program 12, formerly 10), and fair housing policies to address disparities in housing opportunities for all income groups (Program 14, formerly 12). Program 13 (formerly 11) Mobile Home Park Assistant Program (MPAP) has been updated to include specific action and timing commitments.	



City of Rosemead 2021-2029 Housing Element

City of Rosemead
Community Development Department

Public Hearing Draft
Adopted January 2022
(Revision Copy for HCD Review)

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Acknowledgements

City of Rosemead

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Sandra Armenta, Council Member
Steven Ly, Council Member

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John Tang, Vice Chair
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RESOLUTION 2021-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEMEAD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA APPROVING GENERAL PLAN AMENDMENT 20-01 ADOPTING THE CITY OF ROSEMEAD 2021-2029 HOUSING ELEMENT, PUBLIC SAFETY ELEMENT UPDATE WITH ENVIRONMENT JUSTICE POLICIES, AND ADDENDUM TO THE ROSEMEAD GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT AND THAT THE CITY COUNCIL SUBMIT THE 2021-2029 HOUSING ELEMENT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR STATE CERTIFICATION

WHEREAS, the City of Rosemead (the “City”) has an adopted General Plan, which includes all of the state mandated elements; and

WHEREAS, the State of California Government Code Section 65588 requires the review and adoption of a Housing Element that may be updated according to the Southern California Association of Governments Regional Housing Needs Assessment (“RHNA”) planning cycle; and

WHEREAS, based on age and condition of non-residential structures on nonvacant sites, as well as the likelihood of commercial uses on nonvacant sites converting to mixed-use residential developments due to the continued decline of retail-only uses specifically within the existing Residential/Commercial Mixed-Use Development Overlay (MUDO), Freeway Mixed-Use Overlay (FCMUO), and Garvey Avenue Specific Plan (GASP) areas, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be integrated with new residential uses or discontinued during the planning period, and therefore are not considered significant impediments to additional residential development during the period covered by the housing element; and

WHEREAS, the State of California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort, the City launched a multi-lingual online housing needs survey, conducted stakeholder interviews on February 4 - 10, 2021, held a virtual joint City Council and Planning Commission study session on March 9, 2021, and held a duly noticed virtual community workshop on June 10, 2021. Issues raised during these public participation events were addressed in the 2021-2029 Housing Element and Public Safety Element Update; and

WHEREAS, the City conducted several meetings with the City of Rosemead’s Housing Development Subcommittee and Commercial Task Force Subcommittee; and

WHEREAS, the draft 2021-2029 Housing Element was advertised for a 60-day public review period from September 3, 2021 to November 4, 2021 in compliance with State of California Government Code Section 65583; and

WHEREAS, on September 15, 2021, the draft 2021-2029 Housing Element was reviewed by the (“HCD”) per Government Code Section 65585(b), and has been revised to comply with State housing element law (Article 10.6 of the Government Code); and

WHEREAS, on October 15, 2021, the draft Public Safety Element Update with Environmental Justice policies was submitted to the California Geological Survey of the Department of Conservation prior to adoption, for review to determine if all known seismic and other geologic hazards are addressed, pursuant to California Government Code Section 65302.5(a); and

WHEREAS, Section 17.152.060(A) of the Rosemead Municipal Code provides the criteria for a General Plan Amendment; and

WHEREAS, the Planning Commission is an advisory body to the City Council with regard to the approval of General Plan Amendments; and

WHEREAS, on December 20, 2021, the Planning Commission conducted a public hearing a duly noticed and advertised public hearing to receive oral and written testimony on General Plan Amendment 20-01, 2021-2029 Housing Element, Public Safety Element Update with, Environmental Justice policies, Addendum to the Rosemead General Plan Update Final Environmental Impact Report, and recommended the City Council adopt Resolution 2021-66 approving the 2021-2029 Housing Element and Public Safety Element Update with Environmental Justice policies, Addendum to the Rosemead General Plan Update Final Environmental Impact Report, and transmit the adopted 2021-2029 Housing Element to the State Department of Housing and Community Development for State certification; and

WHEREAS, on December 30, 2021, notices were posted in six public locations and published in the Rosemead Reader, specifying the date, time, and location of the City Council public hearing to consider amending the General Plan pursuant to California Government Code State Department of Housing and Community Development Section 65091; and

WHEREAS, on January 11, 2022, the City Council held a duly noticed and advertised public hearing to receive oral and written testimony relative to General Plan Amendment 20-01, the 2021-2029 Housing Element, Public Safety Element Update with Environmental Justice policies, and Addendum to the Rosemead General Plan Update Final Environmental Impact Report; and

WHEREAS, the City Council duly authorizes the City Manager to make iterative changes to the 2021-2029 Housing Element in response to comments from HCD to support state certification of the 2021-2029 Housing Element.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Program Environmental Impact Report (EIR) (SCH No. 2007111090) for the Rosemead General Plan Update was prepared and certified by the City of Rosemead on October 14, 2008, by City Council Resolution No. 2008-66.

WHEREAS, the City of Rosemead acting as a lead agency has completed an environmental analysis and determined that there are no new significant environmental impacts or previously identified significant impacts made more severe by project modifications, new circumstances, or new information associated with the project. Therefore, the City has

determined that an Addendum to the Rosemead General Plan Update Final Environmental Impact Report is the appropriate CEQA document to address project modifications in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164(c) provides that an addendum need not be circulated for public review; and

WHEREAS, the City Council, having final approval authority, has sufficiently considered all testimony and public comment presented to them prior to taking action on the project and its environmental determination.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rosemead hereby resolves as follows:

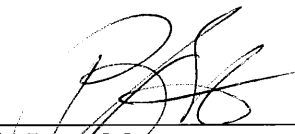
SECTION 1. The City Council finds and determines an Addendum to the Final Program EIR (SCH No. 2007111090) has been completed in compliance with CEQA, the CEQA Guidelines and the City's environmental review guidelines. The City Council has reviewed and considered the information contained in the Addendum to the Final Program EIR prior to making a decision on General Plan Amendment for the 2021-2029 Housing Element and Public Safety Element Update with Environmental Justice policies. The Addendum to the Final Program EIR reflects the independent judgment of the City Council and contains sufficient information and analysis to allow the City Council to make an informed decision, considering the environmental implications of the proposed project, mitigation measures and alternatives.

SECTION 2. The City Council approves General Plan Amendment 20-01 as set forth in Exhibit "A" and adopts the 2021-2029 Housing Element, Public Safety Element with Environmental Justice policies, and Addendum to the Rosemead General Plan Update Final Environmental Impact Report.

SECTION 3. The City Council authorizes submittal of the 2021-2029 Housing Element to the State Department of Housing and Community Development for state certification.

SECTION 4. The City Clerk shall certify to the adoption of this resolution and hereafter the same shall be in full force and effect.

PASSED, APPROVED, AND ADOPTED this 11 day of January, 2022.



Polly Low, Mayor

ATTEST:



Ericka Hernandez, City Clerk

APPROVED AS TO FORM:



Rachel H. Richman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF ROSEMEAD)

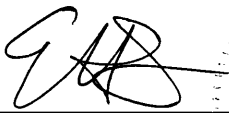
I, Ericka Hernandez, City Clerk of the City Council of the City of Rosemead, California, do hereby certify that the foregoing City Council Resolution No. 2021-66, was duly adopted by the City Council of the City of Rosemead, California, at a regular meeting thereof held on the 11th day of January, 2022, by the following vote, to wit:

AYES: ARMENTA, CLARK, DANG, LOW, TANG

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Ericka Hernandez, City Clerk

Exhibits:

A. General Plan Amendment 20-01, 2021-2029 Housing Element and Public Safety
Element Update with Environmental Justice Policies

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1. INTRODUCTION

State law recognizes the vital role local governments play in the supply and affordability of housing. As such, the governing body of every local governmental entity in California is required to adopt a comprehensive long-term General Plan to oversee physical development within its jurisdictional boundaries. Housing Element law, enacted in 1969 as one of seven required elements of a General Plan, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. The law also requires the California Department of Housing and Community Development (HCD) to review local housing elements for compliance with state law and to report its written findings to the local government.

A. Purpose of the Housing Element

The City of Rosemead 2021-2029 Housing Element of the Rosemead General Plan (Housing Element) sets forth ongoing strategies to address the city's housing needs. This includes the preservation and enhancement of the community's residential character, the expansion of housing opportunities for all economic segments of the community, and the provision of guidance and direction for local government decision-making in all matters relating to housing.

This Housing Element identifies housing strategies and programs that focus on:

1. Conserving and improving existing affordable housing;
2. Providing adequate housing sites;
3. Assisting in the development of affordable housing;
4. Removing governmental constraints to the development of housing; and
5. Promoting equal housing opportunities.

B. Housing Element Contents

Section 65583 of the California Government Code sets forth the following specific components to be analyzed in this Housing Element:

1. Population and employment trends;
2. The city's fair share of the regional housing needs;
3. Household characteristics;
4. Suitable land for residential development;
5. Governmental and non-governmental constraints on the improvement, maintenance and development of housing;
6. Special housing needs;
7. Opportunities for energy conservation; and
8. Publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and programs that promote the preservation, improvement, and development of diverse types and costs of housing throughout the community.

A full list of all required Housing Element components and the locations of required information in this document is in Appendix A of this Housing Element.

C. Organization

This Housing Element extends through 2029 and complies with all requirements pursuant to §65583 of the California Government Code. This Housing Element consists of the following major components:

Background Information (Chapter 2): This chapter describes the existing demographic, social and economic conditions and trends of the City of Rosemead. It provides information on population, employment, and housing, and describes special needs groups. It also provides an inventory of affordable housing units, and includes a summary of regional housing and fair housing needs.

Constraints on Housing Production (Chapter 3): This chapter describes various constraints to providing affordable housing opportunities in Rosemead, including physical, market, governmental and regional, and constraints to housing opportunities for persons with disabilities.

Housing Resources (Chapter 4): This chapter describes the resources available for providing affordable housing opportunities for all income groups in Rosemead, including inventories of vacant land and land suitable for recycling, identifying units at-risk of losing use restrictions, analyzing potential housing growth, and financial resources.

Housing Plan (Chapter 5): This final chapter describes the housing goals and policies of the Housing Element and the programs to be implemented during the 2021-2029 planning period.

Appendices: The appendices contain: A) review of the Rosemead 2013-2021 Housing Element; B) information on the city's public outreach program; C) adequate sites inventory; and D) Affirmatively Furthering Fair Housing Assessment.

D. Relationship to Other General Plan Elements

State law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city.

This Housing Element is part of the Rosemead General Plan. All elements of the General Plan have been reviewed for consistency and completed in coordination with this Housing Element. In addition, concurrent amendments to the Public Safety Element have been prepared as well as environmental justice policies added, pursuant to state law. The city will assume responsibility for maintaining consistency among this Housing Element and other General Plan elements. Upon future amendment to the General Plan, this Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among elements.

E. Community Participation

Section 65583(c)(6)(B) of the California Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community members to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the city's housing needs.

The 6th Cycle Housing Element was developed through the combined efforts of city staff, the City Council, and the city's consultant in consultation with the public. Involvement with the community was prioritized to fully understand their values and ideas for the future. Several opportunities were provided for community members and housing interest groups to express their input and weigh in on housing issues. Although in-person outreach was extremely limited due to COVID-19 constraints, meaningful ways to get involved in the Housing Element update process were provided through online engagement and virtual meetings.

Outreach efforts were guided by use of a variety of strategies and activities as summarized in Appendix B, which also identifies how public input shaped the Housing Element. The city sought input from the general public pertaining to the formulation of this Housing Element update through a comprehensive program of public outreach, including the following components:

- City website
- Online Housing Needs Survey (Translated to Spanish, Chinese, and Vietnamese)
- Stakeholder Interviews
- Joint Study Session with Planning Commission and City Council
- Community Workshop (Polling questions translated to Spanish, Chinese, and Vietnamese)
- Public Hearings

The Housing Element update was also informed by public input received for the 2021-2022 Annual Action Plan report to the U.S. Department of Housing and Urban Development (HUD) pertaining to the city's Consolidated Plan (Con Plan). During the development of the Con Plan, the city solicited input from residents to identify and prioritize the various housing and community needs. Furthermore, the city consulted with local public and private service providers to assess the housing and community development needs of low- to moderate-income households and special needs households. The city consulted with the Los Angeles County Development Authority (LACDA, formerly the Los Angeles County Development Commission) and nonprofit organizations to determine funding needs for housing and services for homeless persons, low- to moderate-income persons, and low-income neighborhoods.

Priority areas of need as determined from public participation and research for the Con Plan include:

1. Preserve the city's existing affordable housing stock for low- and moderate-income (LMI) households in the 0 to 80 percent of Area Median Income (AMI) category¹;
2. Promote, increase, maintain homeownership for LMI households;
3. Provide safe, affordable, decent housing for LMI renters;
4. Assist with energy efficient improvements;
5. Provide supportive services for non-homeless persons with special needs; and
6. Promote fair housing among all income categories.

In addition, as required by California Government Code §65589.7, upon the adoption of this Housing Element, the City of Rosemead shall distribute a copy of the Housing Element to the area water and sewer providers, along with information that the providers must have adopted written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. Water service providers include Adams Ranch Mutual Water Company, San Gabriel County Water District, Golden State Water Company, Amarillo Mutual Water District, San Gabriel Valley Water Company, Upper San Gabriel Valley Municipal Water

1 HUD housing and community development programs define moderate income as households making up to 80 percent of AMI. This moderate income is equivalent to the low income level under state law for Housing Element purposes.

District, and the Metropolitan Water District. Sewer service is provided by the County Sanitation Districts of Los Angeles County.

F. Source of Information

In preparing the 2021-2029 Housing Element, various sources of information were consulted. The following are a few of the key sources used to update the Housing Element:

- **U.S. Census Bureau:** 2019 American Community Survey (ACS).
- **U.S. Department of Housing and Urban Development (HUD):** Comprehensive Housing Affordability Strategy (CHAS), 2012-2016 and 2013-2017 data.
- **Southern California Association of Governments (SCAG):** Connect SoCal (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy), and the 2021-2029 Regional Housing Needs Assessment (RHNA)
- **SCAG Pre-Certified Local Housing Data Report (2020) (SCAG Report):** The SCAG Report references: American Community Survey (ACS) 2014-2018 5-year estimates (from the U.S. Census Bureau); the California Department of Finance (DOF) Population and Housing Unit Estimates; CHAS 2012-2016; the California Department of Developmental Services; and SCAG Local Profiles including Construction Industry Research Board (CIRB) and Core Logic/DataQuick. Because the SCAG Report uses 2018 ACS data and 2016 CHAS data, totals vary from citations that use 2019 ACS and 2017 CHAS data. In most respects, the totals are not as significant as the trends illustrated in the data collected.
- **State Department of Finance (DOF) and the State Employment Development Department (EDD):** Estimates used to update population and demographic data.
- **Housing market information,** such as home sales, rents, vacancies, and land costs are updated by property tax assessors' files, internet sources listing sales and rent data, and interviews with the local real estate community, and through rental data collected by the city.
- **City of Rosemead:** Analysis of Impediments to Fair Housing Choice (2020) Consolidated Plan, Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER) for city housing program, and the General Plan and Municipal Code.
- Consultation with local and county service agencies for information on special needs populations, the services available to them, and the gaps in the system.

The data collected by various sources and utilized in the preparation of this document may reflect totals that are not identical due to different reporting periods. In addition, totals are rounded to the nearest tenth.

2. BACKGROUND INFORMATION

A. Housing Needs Assessment

This section of the Housing Element discusses the characteristics of the city's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. This section includes demographic profiles and projections, descriptions of housing stock characteristics, and a summary of regional housing needs. These descriptions provide a foundation upon which decisions regarding programs and policies for the provision of adequate housing in the city can be based.

B. Market Setting

Located in the San Gabriel Valley in east-central Los Angeles County, Rosemead incorporated as a city in 1959, with a population of 15,476. According to the 2019 American Community Survey, the city's population is 54,282. Rosemead functions as a residential suburb for surrounding employment centers; the majority of existing development consists of low-density housing. Despite being home to Southern California Edison, the city has experienced relatively slow economic growth. According to the State Employment Development Department (EDD), as of February 2021, the city's unemployment rate was 10.88 percent, which was slightly below the county average of 10.99 percent. Overall, median household income in Rosemead continues to be lower, and the number of low-income residents continues to be higher, than county averages.

As of 2020, according to California Department of Finance (DOF) estimates, there were an estimated 15,059 dwelling units in the city. With relatively affordable housing prices and rental rates and a variety of housing options, Rosemead offers housing opportunities to its residents with widely varying incomes. While Rosemead has a range of affordable housing options, there is still a need for affordable units with three or more bedrooms to accommodate large families. At the same time, the city is almost completely built-out, and opportunities for larger-scale housing developments are limited. Thus, most of Rosemead's recent housing growth has come in the form of smaller infill projects located within established neighborhoods and oriented toward moderate- and above moderate-income households. In light of these conditions and trends, the city is focused on providing a diversity of housing options by:

- Encouraging infill development and recycling of underutilized land;
- Encouraging housing production through mixed-use development;
- Expanding homeownership; and
- Maintaining and upgrading the existing housing stock.

C. Demographic Profile

The housing needs of a community are generally predicated on local demographics; predictably, changing conditions (e.g., population, age, income) can impact these needs. Identifying demographic trends during the planning stages of housing programs and policies is a critical component in ensuring that the community's future housing stock meets the needs of all local population segments.

Significant population growth in the San Gabriel Valley occurred prior to 1990; however, since that time the region has seen more modest growth in population. In Rosemead, population growth is close to average compared to neighboring cities in the San Gabriel Valley. The region overall saw an increase in

population of 4.64 percent across 1980 to 2019. Population growth trends between 1990 and 2019 in Rosemead and surrounding cities are presented in Table 1 below.

Table 1**Local Population Trends: Rosemead and Surrounding Cities (1990-2019)**

City	Population					
	1990	2000	2010	2019	Change 1990 to 2019	
					Actual	Present
Rosemead	51,638	53,505	53,764	54,282	2,644	5.12%
Alhambra	82,087	85,804	83,089	83,732	1,645	2.00%
El Monte	106,162	115,965	113,475	115,477	9,315	8.77%
Montebello	59,564	62,150	62,500	62,742	3,178	5.34%
Monterey Park	60,738	60,051	60,269	60,439	-299	0.49%
San Gabriel	37,120	39,084	39,718	40,143	3,023	8.14%
South El Monte	20,850	21,144	20,116	20,721	-129	0.62%
Total	418,159	437,703	432,931	437,536	419,377	4.64%

Source: 1990-2010 U.S. Census, 2019 American Community Survey

According to the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG) and presented in Table 2, population in Rosemead is projected to increase modestly to 58,100 by 2035. Overall, the amount of growth anticipated by 2035 represents a 4.7 percent increase over the city's 2020 population. These projections are based on regionwide trends throughout southern California and appear to assume the continued eastward migration of residents from Los Angeles and Orange counties to Riverside and San Bernardino counties.

Table 2**SCAG Population Projections: Rosemead and Los Angeles County (2020, 2035)**

	2020	2035
Rosemead	55,500	58,100
Los Angeles County	10,404,100	11,353,300

Source: 2012-2035 SCAG RTP/SCS

Age Characteristics

As presented in Table 3, the city's population is aging. In 2010, the age group under 20 years represented 25.5 percent of the city's total population, but by 2019 the same age group declined to 22.1 percent of the population. During the same period, Rosemead's seniors (the population of 65 and above) increased from 12.9 percent to 16.9 percent, which, according to SCAG, is higher than the regional share of 13 percent. These changes result in the median age of the City's population increasing from 38.1 years in 2000 to 41.9 years in 2019. The median age of residents in Rosemead will likely continue to increase during this Housing Element period as the Baby Boom generation ages, which means that the city will experience an increased demand for senior housing.

Table 3
Age Distribution: Rosemead (2010-2019)

Age Group	2010		2019	
	Number	Percent	Number	Percent
Younger than 5 years	2,909	5.4%	3287	6.1
5-14 years	6,932	12.9%	5278	9.7
15-19 years	3,859	7.2%	3424	6.3
20-24 years	3,756	7.0%	3504	6.5
25-34 years	7,091	31.2%	7459	13.7
35-44 years	7,861	14.6%	6400	11.8
45-54 years	8,059	15.0%	7974	14.7
55-64 years	6,333	11.8%	7807	14.4
65-74 years	3,611	6.7%	4924	9.1
75-84 years	2,472	4.6%	2708	5.0
85 years and older	881	1.6%	1517	2.8
Total	53,764	100.0%	54,282	100.1%
Median age	38.1 years		41.9	

Source: 2010 U.S. Census, 2019 ACS 5-Year Estimates

Race and Ethnicity

The city's racial/ethnic composition has shifted over the past several decades. Following a trend that began in the 1990s, the proportion of White, Non-Hispanic community members has been decreasing in the city, accompanied by an increase in other racial/ethnic groups, primarily Asian, Non-Hispanic and Hispanic/Latino (of any race) community members. This trend can be seen in Table 4 below, which compares data from the 2000 and 2010 census data with data from the 2019 American Community Survey.

Table 4
Race and Ethnicity Distribution: Rosemead (2000-2019)

Race/Ethnicity	2000	2010	2019		Percent Change (2010 to 2019)
			Number	% of Total	
White, Non-Hispanic	4,295	2,549	2,216	4.1%	-15%
Black, Non-Hispanic	262	176	270	0.5%	-53%
Native American, Non-Hispanic	112	56	378	0.7%	+85%
Asian, Non-Hispanic	25,988	32,439	33,353	61.7%	+2.8%
Other, Non-Hispanic	751	397	0	0.0%	-100%
Hispanic/Latino (of any race)	22,097	18,147	17,623	32.6%	+2.9%
Total	53,505	53,764	53,840	99.6	+0.14%

Source: 2000-2010 U.S. Census, 2019 American Community Survey

D. Employment

An assessment of employment characteristics held by community residents provides insight into potential earning power and the segment of the housing market into which they fall. Information regarding the manner in which the employment base of the community is growing or otherwise changing may be critical in identifying potential housing demand changes in the future.

Employment by Industry

According to American Community Survey data presented in Table 5, the number of employed residents in Los Angeles County totaled approximately 5.25 million persons in 2019. The four largest employment industries in the county were Educational, Health, and Social Services (20.7%); Professional, Scientific, Management, Administrative, Waste Management Services (13.2%); Retail Trade (10.2%); and Manufacturing (9.3%). Combined, these industries accounted for 53.4 percent of those employed in the county.

Table 5
Employment by Industry: Los Angeles County (2011, 2019)

Industry	2011		2019	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, mining	23,297	0.5%	22,103	0.4%
Construction	253,062	5.7%	292,507	5.9%
Manufacturing	483,897	10.9%	457,164	9.3%
Wholesale trade	161,153	3.6%	165,094	3.3%
Retail trade	469,379	10.6%	501,902	10.2%
Transportation and warehousing, utilities	230,836	5.2%	299,395	6.1%
Information	191,136	4.3%	219,495	4.5%
Finance, insurance, real estate, and rental leasing	286,073	6.4%	296,339	6.0%
Professional, scientific, management, administrative, waste management services	545,083	12.3%	649,795	13.2%
Educational, health, social services	919,453	20.7%	1,021,009	20.7%
Arts, entertainment, recreation, accommodation, food services	444,134	10.0%	555,779	11.3%
Other services (except public administration)	275,386	6.2%	288,015	5.8%
Public administration	155,569	3.5%	161,266	3.3%

Sources: 2011 and 2019 American Community Survey

As shown in Table 6, the predominant employment industries for Rosemead residents are Educational, Health and Social Services (19.3%); Manufacturing (12.0%); and Arts, Entertainment, Recreation, Accommodation, and Food Services (11.9%). Overall employment rose by approximately 12 percent from 2000 to 2011. Manufacturing employment experienced the largest decline of any industry during this time, dropping by more than one-third. The Public Administration and Other Services categories had numerically small, but proportionately large, gains in employment (more than 100% in both cases). Gains of more than 20 percent were also observed in the Retail Trade (22.0%), and Arts, Entertainment, Recreation, Accommodation, and Food Services (22.3%) categories. Over 87 percent of employed residents drive to work, with an average commute of about 27 minutes, suggesting that most are employed outside of Rosemead but within Los Angeles County.

Table 6
Employment by Industry: Rosemead (2011, 2019)

Industry	2011		2019		Change 2011-2019
	Number	Percent	Number	Percent	Percent
Agriculture, forestry, fishing/hunting, mining	44	0.2%	87	0.3%	97.8%
Construction	879	3.9%	1,469	5.8%	67.1%
Manufacturing	2,969	13.1%	3,023	12.0%	1.8%
Wholesale Trade	1,196	5.3%	1,031	4.1%	-13.8%
Retail Trade	2,903	12.8%	2,709	10.8%	-6.7%
Transportation and warehousing, utilities	1,030	4.5%	1,520	6.0%	47.6%
Information	389	1.7%	625	2.5%	60.7%
Finance, insurance, real estate, rental leasing	1,382	6.1%	1,628	6.5%	17.8%
Professional, scientific, management, administrative, waste management services	1,660	7.3%	2,147	8.5%	29.3%
Educational, health, social services	3,907	17.2%	4,854	19.3%	24.2%
Arts, entertainment, recreation, accommodation, food services	2,687	11.8%	2,987	11.9%	11.2%
Other services (except public administration)	2,215	9.8%	2,101	8.3%	-5.1%
Public administration	1,436	6.3%	992	3.9%	-30.1%

Sources: 2011 and 2019 American Community Survey

Table 7 presents the 2019 wages by key industries for Los Angeles County. It shows that the three highest average hourly wages countywide by industry were business and financial operations (\$64.75), educational instruction and libraries (\$63.86), and life, physical, and social sciences (\$48.11).

Table 7

Average Hourly Wage by Industry: Los Angeles County (2019)

Industry	Average Hourly Wage
Management	\$28.74
Business and financial operations	\$64.75
Computer and mathematical	\$39.41
Architecture and engineering	\$47.23
Life, physical, and social science	\$48.11
Community and social service	\$42.73
Legal	\$28.62
Educational instruction and library	\$63.86
Arts, design, entertainment, sports, and media	\$33.65
Healthcare practitioners and technical	\$40.01
Healthcare support	\$47.43
Protective service	\$15.61
Food preparation and serving related	\$29.02
Building and grounds cleaning and maintenance	\$14.36
Personal care and service	\$17.16
Sales and related	\$16.48
Office and administrative support	\$22.31
Farming, fishing, and forestry	\$21.81
Construction and extraction	\$16.34
Installation, maintenance, and repair	\$28.94
Production	\$26.75
Transportation and material moving	\$18.98
Average	\$32.37

Source: U.S. Bureau of Labor Statistics, 2019

Jobs/Housing Balance

The “jobs-to-housing balance” compares a community’s employment opportunities with housing needs of its residents. There is no standard ratio for this balance; however, the city aims to provide enough housing to meet the demands of the job opportunities in the city and vice versa. As shown in Table 8 below, a comparison between the number of employed persons in Rosemead in 2012 (22,000) and the number of dwellings in the city at that time (14,863), reveals a 1.5 jobs-housing ratio, which exceeded the county’s 1.41 ratio. The fact that the city’s ratio exceeds 1.0 indicates that Rosemead continues to generate more jobs than housing opportunities, which is reflective of the city’s stature as an employment center in the San Gabriel Valley. However, a significant number of the moderate- and upper-income employees who work in Rosemead live outside the city. The city would like to encourage these workers to remain in the city by providing more housing options to meet their needs through the new overlay zones and specific plan area creating new opportunities for a range of mixed use and multi-family homes. The built-out nature of the city is a constraint to developing new single-family detached housing.

Employment in the city steadily increased during the early and mid-2010s, before declining during the COVID-19 pandemic. The long-term trend is nonetheless one of growth, which in turn can generate demand for housing. As employers in the city offer a variety of wage types, the city should continue to

accommodate a wide range of housing options that suit the needs of wage earners, such as single room occupancy units, apartments, and large and small attached and detached single-family homes.

Table 8**Jobs/Housing Ratio: Rosemead and Los Angeles County (2012, 2019, 2020)**

	2012	2019	2020	Percent change (2012-2020)
Rosemead				
Jobs	22,000	24,300	21,300	- 0.03%
Housing	14,863	14,964	15,059	+1.31%
Jobs/Housing Ratio	1.50	1.62	1.41	–
Los Angeles County				
Jobs	4,365,700	4,888,600	4,291,700	+1.69%
Housing	3,454,131	3,568,900	3,590,574	+3.95%
Jobs/Housing Ratio	1.27	1.37	1.20	–

Sources: EDD (employment) and DOF (housing)

E. Household Characteristics

Household type and size, income levels, and the presence of special needs populations affect the housing needs of a community. This section details various household characteristics that affect housing needs in Rosemead.

Household Type

A household is defined as all persons living in a housing unit. The U.S. Census defines a family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.” “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent facilities, are not considered households.

Rosemead remains a predominantly family-oriented city with 88 percent of its households comprising families. The remaining 16 percent of households in the city are categorized as “Non- Family Households,” which consist of householders living alone (12 percent), or individuals not related by blood or marriage sharing a housing unit (4 percent). Between 2000 and 2010, the number of Family Households as a percentage of total households in the city increased. Household characteristics in Rosemead are shown in Table 9 below. See also “Definition of Family” (Section 3.C) for the city’s definition of family for purposes of zoning, which does not differentiate between related and unrelated individuals living together.

Table 9**Household Characteristics: Rosemead (2010, 2019)**

	Percent (2010)	Percent (2019)	Difference (2010-2019)
Family (total)	81.8%	88%	6.2%
Married-Couple	57.2%	61%	3.8%
Other family	24.5%	27%	2.5%
Nonfamily	18.2%	16%	-1.8%
Alone	14.4%	12%	-2.2%
Not alone	3.8%	4%	0.2%

Source: 2010, 2019 American Community Survey

Household Size

Household size is an important indicator identifying sources of population growth and may be a sign of overcrowding in individual housing units (depending on the number of bedrooms). A city's average household size will increase over time if trends move toward larger families. In communities where the population is aging, the average household size typically declines.

As shown in Table 10, the most commonly occurring household size in Rosemead is two people (24.7 percent). However, when combined, households of four to seven or more people make up 43.8 percent of the total households. This figure (43.8 percent) is down slightly from the 2010 estimate of 45.9 percent. The percent of households with four or more people is much higher in Rosemead than the county overall (29.3 percent in 2019), which generally reflects a community where families with children represent a larger component of the population. Growth trends in the city can be attributed to cultural differences in relation to household size, privacy, and cohabitation of extended families. A gradual decrease in household size in the city will result in slightly lower demand for large units than in years past, though still significantly higher than in both the county and the State as a whole. However, it is not expected that construction will keep pace with demand, because the city is, for the most part, built out.

Table 10
Household Size: Rosemead (2010, 2019)

Location	2010	2019
Rosemead		
1-person household	14.4%	11.3%
2-person household	20.4%	24.7%
3-person household	19.2%	20.1%
4-or-more-person household	45.9%	43.8%
Los Angeles County		
1-person household	25.6%	25.6%
2-person household	27.1%	28%
3-person household	16.4%	16.8%
4-or-more-person household	31.0%	29.3%

Source: 2010, 2019 American Community Survey

Tenure

Housing tenure refers to whether a housing unit is owner-occupied, renter-occupied, or vacant. Tenure is an important indicator of the housing climate of a community, because it reflects the relative cost of housing opportunities and the ability of residents to afford housing. Tenure also influences residential mobility, with owner-occupied units generally evidencing lower turnover rates than renter-occupied units. In 2019, according to American Community Survey data, slightly more than half of Rosemead households were renter-occupied, a continuation of the tenure breakdown observed in the city in previous decades. Renters also outnumber owners in Los Angeles County as a whole; with a slightly higher proportion of renters in the county than in the city (54.6 percent vs. 51.7 percent, respectively). The shift from majority owner-occupied to majority renter-occupied has been occurring gradually and can be seen especially in the last decade. Trends in housing tenure for the city and the county are shown in Table 11.

Table 11**Households by Tenure Trends: Rosemead and Los Angeles County (2010, 2019)**

Location	2010		2019	
	Number	Percent	Number	Percent
Rosemead				
Owner	7,378	51.0%	6,982	48.3%
Renter	7,086	49.0%	7,473	51.7%
Los Angeles County				
Owner	1,552,091	48.2%	1,511,628	45.4%
Renter	1,665,798	51.8%	1,816,770	54.6%

Source: 2010, 2019 American Community Survey

Household Income

Household income continues to be among the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities.

In the last two decades, the proportion of Rosemead residents in lower income groups has decreased, while the proportion of residents in higher income groups has increased. As shown in Table 12, percent of residents earning less than \$15,000 per year has decreased by 9 percent from 2000 to 2019. At the same time, the percent of residents earning more than \$150,000 per year increased by 7.7 percent over the same period. Median household income in the city increased by approximately 60.3 percent during this period, closely tracking the trend in the county as a whole (61.2 percent) – but continued to be lower than the county median income.

Table 12**Households by Income Trends: Rosemead (2000, 2010, 2019)**

Income Group	2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent
Less than 15,000	2,368	17.0%	1,484	10.3%	1,159	8.0%
\$15,000 to \$24,999	2,427	17.4%	1,766	12.2%	1,658	11.5%
\$25,000 to \$34,999	1,877	13.6%	1,678	11.6%	1,427	9.9%
\$35,000 to \$49,999	2,402	17.1%	2,855	19.7%	2,073	14.3%
\$50,000 to \$74,999	2,640	19.0%	2,901	20.1%	2,934	20.3%
\$75,000 to \$99,999	1,186	8.5%	1,541	10.7%	1,696	11.7%
\$100,000 to \$150,000	768	5.5%	1,618	11.2%	2,122	14.7%
Greater than \$150,000	252	1.9%	621	4.3%	1,386	9.6%
Total	13,930	100.0%	14,464	100.1%	14,455	100.0%
Median Income	\$36,181		\$46,706		\$57,999	
County Median Income	\$42,189		\$55,476		\$68,044	

Source: 2000 U.S. Census; 2010, 2019 American Community Survey

HUD CHAS data (Comprehensive Housing Affordability Strategy) demonstrate the extent of housing problems and housing needs, particularly for low-income households. As shown on Table 13, the 2013-2017 CHAS data shows that 3,595 households in Rosemead are extremely low income, which represents 24.5 percent of the city's households. Extremely-low-income households represent the highest need group in terms of affordable housing, because the greatest subsidies are needed to make housing affordable for this group.

Table 13
Household Income Distribution: Rosemead

Income Group	Estimated Households	Percent of Total
Extremely Low ($\leq 30\%$ of HAMFI)	3,595	24.5%
Very Low ($>30\%$ to $\leq 50\%$ HAMFI)	2,635	18.0%
Low ($>50\%$ to $\leq 80\%$ HAMFI)	3,215	21.9%
$>80\%$ to $\leq 100\%$ HAMFI	1,565	10.7%
$>100\%$ HAMFI	3,660	24.9%
Total	14,670	100.0%

Source: HUD CHAS 2013-2017.

HAMFI refers to Housing Urban Development Area Median Family Income

As shown in Table 14, CHAS data also reports that 64.5 percent (2,320) of the city's extremely-low-income households have at least one of four housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent). Moreover, 89.6 percent of extremely low-income renters and 68.2 percent of extremely low-income owners experienced at least one of four housing problems, as shown in Table 15. To assist lower income residents, Programs 3, 6 and 9 focus on providing additional opportunities for new affordable housing, and Programs 1, 2, and 10 addresses direct assistance to renters and owners. In addition, Program 14 includes meaningful actions to increase access to opportunity and reduce displacement.

Table 14
Income by Housing Problems: Rosemead

	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Household Income $\leq 30\%$ HAMFI	2,985	475	135	3,595
Household Income $>30\%$ to $\leq 50\%$ HAMFI	1,845	795	0	2,635
Household Income $>50\%$ to $\leq 80\%$ HAMFI	2,185	1,030	0	3,215
Household Income $>80\%$ to $\leq 100\%$ HAMFI	665	900	0	1,565
Household Income $>100\%$ HAMFI	705	2,960	0	3,660
Total	8,375	6,155	135	14,670

Source: HUD CHAS 2013-2017

Table 15
Housing Needs for Extremely Low-Income Households by Tenure: Rosemead

	Renters	Owners	Total
Total Number of ELI Households	2,620	975	3,595
Percent with Any Housing Problems	89.6	68.2%	83.0%
Percent with Cost Burden (30% of income)	87.7%	66.6%	82.1%
Percent with Severe Cost Burden (50% of income)	71.8%	44.1%	64.9%
Total Number of Households	7,405	7,265	14,670

Source: HUD CHAS 2013-2017.

More information on income levels is found in the SCAG Pre-Certified Local Housing Data Report (SCAG Report), which states that 11.4 percent of Rosemead's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds vary by household type. In 2018, a single individual under age 65 was considered in poverty with an income below \$13,064 per year, while the threshold for a family consisting of two adults and two children was \$25,465 per year.

F. Special Needs Groups

State law recognizes that certain households may have more difficulty finding decent and affordable housing due to special circumstances. For the purposes of this Housing Element, special needs populations are defined as: elderly, persons with disabilities, large households, female-headed households, farmworkers, and the homeless. The number of special needs households and/or persons with disabilities in Rosemead is summarized in Table 16.

Table 16
Summary of Special Needs Groups: Rosemead (2019, 2020)

Group	Number	Percent of Total
Elderly Residents (65 years and over)	9,149	16.9%
Persons with Disability	4,904	9.1%
Large Households (5 or more persons)	3,248	22.1 %
Female-Headed Households	2,383	16.5%
Farmworkers	87	0.3%
Homeless	79	0.15%

Source: 2019 American Community Survey, 2020 Los Angeles Homeless Services Authority (LAHSA) Homeless Count by Community/City

Elderly

Federal housing data define a household type as “elderly family” if it consists of two persons with either or both age 62 or over. The SCAG Report, using 2012-2016 CHAS data, reports that 40.4 percent of Rosemead’s elderly households earn less than 30 percent of the surrounding area income (compared to 24.2 percent in the SCAG region) and 62.4 percent earn less than 50 percent of the surrounding area income (compared to 30.9 percent in the SCAG region). When considering housing Rosemead’s elderly population, there are four primary concerns:

1. **Income:** Typically retired and living on a fixed income;
2. **Health Care:** Typically affected by higher rates of illness and dependency; therefore, health care and supportive housing are vital;
3. **Transportation:** Many use public transit and/or have disabilities that require special assistance for mobility; and
4. **Housing:** Typically live alone and/or in rental units.

The share of elderly persons in Rosemead has been steadily increasing. As presented in Table 16 above, in 2019 this segment of the population numbered 9,149 persons, representing 16.9 percent of the total population. Table 17 shows that in 2019 there were 3,470 elderly-headed households. It also shows that 2,133 were owner-occupied units (61.5 percent) and 1,337 were renters (38.5 percent).

In 2019, 75.0 percent of the elderly-headed households were living in family households, which are defined as a householder living with one or more persons related by birth, marriage, or adoption. The remaining 25.0 percent of the elderly-headed households live in non-family households, such as a non-relative roommate or living alone, or in group quarters (e.g., nursing homes).

Table 17
Elderly-Headed Households by Household Type and Tenure: Rosemead (2019)

Household Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Family	1,566	60.1%	1,038	39.9%	2,604	100.0%
Non-family	567	65.4%	299	34.6%	866	100.0%
Total	2,133	61.5%	1,337	38.5%	3,470	100.0%

Source: 2019 American Community Survey

Resources

Many organizations and facilities provide services to the elderly throughout the county. The city intends to support the activities of these entities as critical partners who help respond to the housing and service needs of low-income special needs populations. It is also the city's intention to support the efforts of nonprofit agencies that apply for funding to locate housing facilities that serve persons with special needs within the city. The list below identifies the organizations that offer services to the elderly and frail elderly of Rosemead and the types of services provided:

- **Angelus/Garvey Senior Housing:** Two apartment complexes in Rosemead are currently rented exclusively by low-income seniors (Angelus and Garvey Senior Apartments). There is a single waiting list for both senior apartment complexes. Angelus Senior Apartments is made up of 50 one-bedroom units and 1 two-bedroom unit, while Garvey Senior Apartments contains 64 one-bedroom and 8 two-bedroom units. In addition, the California Mission Inn is an assisted living facility for seniors and disabled individuals.
- **Congregate Meal Program for the Elderly:** This service, which is sponsored by Volunteer Center of San Gabriel Valley, provides low-cost, nutritious meals to persons who are 60 years and older.
- **Dial-A-Ride and Rosemead Explorer:** The city offers a Dial-A-Ride service for Rosemead residents who are 55 years or older or have disabilities. For 50 cents each way, Dial-A-Ride customers can schedule a personalized service to travel anywhere within a 5-mile radius of the City of Rosemead. The Rosemead Explorer operates fixed-route services Monday through Friday from 5:00 a.m. to 8:00 p.m. The Rosemead Explorer offers affordable transportation throughout the city for the convenience of residents of all ages. Seniors and disabled persons who have a Rosemead Transit ID ride for free.
- **Owner-Occupied Rehabilitation Programs:** Senior residents who own their own homes may apply to any of the four programs offered by the city that provide financial assistance in making needed repairs and upgrades. These programs are available to lower-income (0 to 80 percent of area median) homeowners, and take the form of loans, grants, emergency grants, and rebates. In particular, the grant program is reserved exclusively for disabled residents and seniors 62 and older, and interest on loans is calculated at zero percent for seniors and disabled residents.
- **Senior Nutrition Program:** The program provides high quality, cost efficient, but nutritious meals at the Garvey Community Center to seniors living in Rosemead and promotes the role of nutrition in preventive health and long-term care.
- **Vietnamese American Senior Association:** The Vietnamese American Senior Association is designed to help Vietnamese seniors lead a happy and independent life by making sure that they have access to healthcare, social service, and recreational resources that they otherwise may not have access to due to language barriers.
- **Down Payment Assistance Program:** The city has funds available to assist low-income residents, including the elderly, with the purchase of their first home. The amount of the loan will vary depending on the value of the home to be purchased, with the objective being to assist the homebuyer in making a maximum 20 percent down payment. The maximum allowable loan is currently \$70,000, but the city is anticipating increasing the maximum loan amount in the next fiscal year.
- **Section 8 Rental Assistance Program:** This program, which is administered by the Los Angeles County Development Authority (LACDA), assists low-income persons and households, including the elderly and frail elderly, in making rents affordable.

Persons with Disabilities

A disability is defined as a long-lasting condition that impairs an individual's mobility, ability to work, or ability to provide self-care. Persons with disabilities include those who suffer from physical, mental, or emotional disorders. Disabled persons typically have special housing needs because of fixed incomes, shortage of affordable and accessible housing, and higher health costs associated with their disability. Disability data provides valuable context for assessing current and future need for accessible housing units. Because some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate. In addition, some individuals may have more than one disability.

Table 18
Disabled Persons by Age: Rosemead (2019)

Group	Number	Percent of Total Residents in Age Group
Under 5 years	0	0.0%
Ages 5 to 17	124	1.7%
Ages 18 to 34	353	2.9%
Ages 35 to 64	1,461	6.6%
Ages 65 to 74	1,014	20.7%
75 years and over	1,952	46.9%

Source: 2019 American Community Survey

As presented in Table 19, 22.3 percent of elderly residents in Rosemead had an ambulatory (i.e., walking) difficulty, and 12.5 percent had a self-care disability. Additionally, Table 19 shows that 20.8 percent of elderly residents had a disability related to an independent living difficulty. This proportion does not include elderly residents in skilled nursing or other related facilities. These elderly individuals may need some type of assisted living or residential care facility.

Table 19
Disabled Persons by Age: Rosemead (2019)

Disability	Age Group			
	5-64		65 and older	
	Number	Percent	Number	Percent
Hearing disability	307	0.9%	942	10.4%
Vision disability	410	1.2%	429	4.7%
Cognitive disability	909	2.2%	1,133	12.5%
Ambulatory difficulty	725	1.7%	2,022	22.3%
Self-care difficulty	440	1.1%	1,127	12.5%
Independent living difficulty	812	2.4%	1,881	20.8%

Source: 2019 American Community Survey

The California Department of Developmental Services (DDS) provides data on developmental disabilities by age and type of residence, as shown on Table 20. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG.

State law defines “developmental disability” as a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;

- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Table 20 Developmental Disabilities: Rosemead

By Residence	Number
Home of parent/family/guardian	496
Independent/supported living	15
Community care facility	33
Intermediate care facility	0
Foster/family home	5
Other	5
By Age	
0-17 years	554
18+ years	294
Total	1,402

Source: SCAG Report. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

CA DDS consumer count by California ZIP, age group, and residence type for the end of June 2019.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

DDS currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers and State-operated facilities. The East Los Angeles Regional Center (ELARC) is one of 21 regional centers in the State of California that provide a point of entry to services for people with developmental disabilities. The center is a nonprofit organization that works in partnership with the State to offer a wide range of services to individuals with developmental disabilities and their families.

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, housing choice vouchers, special programs for home purchase, HUD housing, and specialized homes (originally piloted under SB 962 in 2005). The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Approximately 98 percent of the city's affordable housing units are reserved for seniors, who are more likely than the general population to have a disability of some kind, whether physical or mental. Incorporating "barrier-free" design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Resources

To assist in the housing needs for persons with developmental disabilities, the city will implement programs to coordinate housing activities and outreach with ELARC, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities (see [Program 9 and Program 14](#)). In addition, the city offered several rehabilitation programs to disabled residents who own and occupy their home. As stated in the city's CAPER, these programs include grants, emergency grants, rebates, and deferred loans. Eligible improvements include retrofit activities to help with a person's needs (see Program 1).

The city allows group homes, and there is no specific siting requirement between group homes. In addition, [Program 9](#) calls for review of the Zoning Code for provisions for large group homes (7+ persons) and to develop mitigating strategies if needed to remove potential constraints and facilitate development of large group homes.

The city is dedicated to accommodating the needs of disabled persons and therefore supports all residential care facilities in Rosemead. The organizations and facilities listed below offer services to persons with physical and/or mental disabilities who reside in the City of Rosemead include:

- Community Advocates for People's Choice;
- Congregate Meal Program for the Disabled;
- Intercommunity Blind Center;
- California Mission Inn assisted living facility for seniors and the disabled;
- Intercommunity Child Guidance Center;
- Dial-A-Ride;
- Metro Access; and
- Southern California Rehabilitation Services.

Female-Headed Households

Statute requires analysis of specialized housing needs, including female-headed households, in an effort to ensure adequate childcare or job training services. The SCAG Report found that of Rosemead's 14,712 total households (using 2018 ACS data), 17.3 percent are female-headed (compared to 14.3 percent in the SCAG region), 7 percent are female-headed and with children (compared to 6.6 percent in the SCAG region), and 1.2 percent are female-headed and with children under 6 (compared to 1.0 percent in the SCAG region). Female-headed households with children, in particular, tend to have lower incomes that limit their housing options and access to supportive services. SCAG estimates that 617 female-headed households in the city are experiencing poverty. Of these, 436 are estimated to have children.

Resources

The YWCA-Wings organization offers services to female-headed households who reside in Rosemead. It provides emergency shelter for women and children who become homeless due to domestic violence. Services include 24-hour access to emergency housing and crisis hotline, food and basic personal items, crisis support and advocacy, counseling and support groups, medical and legal advocacy, and specialized children's services. The city offers housing assistance services to qualified residents through the LACDA and the Housing Resources Center.

Large Households

A large household is defined as a household consisting of five or more persons and is considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is particularly evident among rental units. Large households often live in overcrowded conditions, due to both the lack of units of appropriate size, and insufficient income to afford available units of adequate size.

As shown in Table 21, 24.3 percent of the total households in Rosemead in 2019 consisted of five or more persons. This is much higher than the county's proportion of 14.2 percent with five or more persons per household, shown in Table 22.

Table 21
Large Households: Rosemead

Household Size	Renter Households		Owner Households		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	759	10.1%	880	12.6%	1,639	11.3%
2-person	1,837	24.5%	1,735	24.8%	3,572	24.7%
3-person	1,414	18.9%	1,497	21.4%	2,911	20.1%
4-person	1,579	21.1%	1,227	17.5%	2,806	19.4%
5 or more-person	1,884	25.2%	1,643	23.5%	3,527	24.3%
Total	7,473	100%	6,982	100%	14,455	100%

Source: 2015-2019 ACS

Table 22
Large Households: Los Angeles County

Household Size	Renter Households		Owner Households		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	560,840	31.2%	290,464	19.1%	851,304	25.6%
2-person	472,810	26.3%	458,616	30.1%	931,426	28.0%
3-person	283,055	15.7%	276,318	18.1%	559,373	16.8%
4-person	242,405	13.4%	258,477	17.0%	500,882	15.1%
5 or more-person	238,169	13.2%	235,641	15.5%	473,810	14.2%
Total	1,797,279	100%	1,519,516	100%	3,316,795	100%

Source: 2015-2019 ACS

Resources

Lower income large households would benefit from many of the same organizations and that provide services to other lower income households. To assist lower income residents, [Programs 1, 2, and 12](#) addresses direct assistance to renters and owners, [Programs 3, 6 and 10](#) focus on providing additional opportunities for new affordable housing, and [Program 14](#) includes meaningful actions to increase access to opportunity and reduce displacement.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they typically earn lower wages than many other workers and move throughout the season from one harvest to the next. [According to the 2019 ACS data, the industry sector including agriculture accounted for 87 employees \(0.3 percent\) of the Rosemead labor force, and 22,103 employees \(0.4 percent\) of the Los Angeles County workforce. The](#)

SCAG Report provides additional context, reporting that there were 57,741 farmworkers by occupation in the SCAG region. Currently, there are no parcels in the city dedicated to farming operations or identified on the State Farmland Map. Such agricultural land uses are not identified on the Land Use Map of the Rosemead General Plan or in the Rosemead Zoning Ordinance. Although the presence of farmworkers in the community and surrounds is extremely limited, the city acknowledges the need for expanded housing opportunities for this group. The California Employee Housing Act requires that housing for six or fewer employees, including farmworkers, be treated as a regular residential use. This is not currently addressed in the city's code. Therefore, an action has been added to Programs for compliance with state law (Program 9).

Homeless Persons

Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include the general lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill. However, homeless numbers in Rosemead have tended to be lower than in many parts of Los Angeles County.

The city is a member of the San Gabriel Valley Homeless Coalition and participates in the countywide Continuum of Care through the Los Angeles Homeless Service Authority (LAHSA) for HUD SuperNOFA funds. In this capacity, city staff attends meetings of social service providers, supplies information to the umbrella organization responsible for coordinating the continuum, and receives information from them. In addition, the city works with public service agencies and others to identify services and service gaps in the community to ensure that citizens looking for services are referred to agencies that can be of the most assistance to them.

The most recent homeless count in the city was in 2020, conducted as part of the Greater Los Angeles Homeless Count by LAHSA in cooperation with the city's Community Development Department and the Los Angeles County Sheriff's Department. As an opt-in partner in the program, Rosemead was able to obtain a specific point-in-time estimate of all homeless individuals and families within its borders. The report of the count prepared by LAHSA estimates that there were 79 unsheltered homeless persons in the city at this time. Table 23 provides a breakdown of sheltered versus unsheltered persons.

Table 23
Locations of Homeless Persons: Rosemead (2020)

	Number	Percent
Persons on the Street	42.0	53.0%
Persons in Cars	7.0	8.8%
Persons in Vans	8.1	10.3%
Persons in RVs/Campers	11.8	14.9%
Persons in Makeshift Shelters	8.8	11.1%
Persons in Tents	1.5	1.9%

Source: 2020 Los Angeles Homeless Services Authority (LAHSA) Homeless Count by Community/City

Resources

In response to homelessness, city designated employees will respond to the homeless in a positive way to ensure that their needs are met. City staff will direct the needy and homeless to an agency or provider that meets their specific needs. On average, there are five or fewer requests for assistance per year.

Currently, the city provides the following supportive services to homeless individuals and families through the following agencies and service providers:

- **211 LA County:** Dedicated to providing an easy-to-use, caring, professional source of guidance and advocacy to a comprehensive range of human services, available on a 24 hour/ 7 days per week basis. Also operates the Cold Weather Shelter Hotline for the county and provides staffing and human services information for emergency centers during disasters.
- **Catholic Rainbow Outreach:** Provides shelter and rehabilitation for men dealing with drug and alcohol abuse issues. This shelter has 13 beds available.
- **Down Payment Assistance Program:** The city has funds available to assist low-income residents with the purchase of their first home. The assistance is in the form of a silent second loan (no payments until the loan is paid or until 30 years from the loan origination) and is available to low-income families who have not owned a home within the previous 3 years. The amount of the loan will vary depending on the value of the house to be purchased to assist the homebuyer in achieving a 20 percent down payment. The maximum allowable loan is currently \$70,000, with increases anticipated in the next fiscal year.
- **Los Angeles Homeless Service Authority (LAHSA):** LAHSA Emergency Response Teams (ERTs) are available to assist residents Monday through Friday from 8:00 a.m. to 5:00 p.m. LAHSA ERTs offer outreach services to homeless encampment dwellers, emergency services and shelter referrals to homeless families and unaccompanied adults and youth, direct emergency services and transportation, and emergency assistance and referrals to social service agencies for people in the county who are at risk of experiencing homelessness.
- **People for People:** Provides short-term services (food and clothing) directly. Its primary purpose is to assist the needy residents of the city. The group is composed of volunteers that raise funds year-round to provide distribution of food to families.
- **Section 8 Housing Assistance Agency:** Provides rental assistance through the Federal Housing Choice Voucher program. The primary objective of the voucher program is to assist low-income (0% to 50% of MFI) persons and households, including those who are homeless or in danger of becoming homeless, in making rents affordable. The LACDA serves the City of Rosemead and provides voucher assistance to the residents.
- **The San Gabriel Pomona Valley Chapter of the American Red Cross:** Provides emergency shelter for people who become homeless because of natural disasters.
- **The Salvation Army:** Provides a variety of services including shelter service for men and women focusing on substance abuse treatment for persons with co-occurring mental and substance abuse disorders, overnight shelter, food, shower facilities, and case management to homeless persons.
- **The Southern California Housing Rights Center:** Provides counseling assistance to families at risk of homelessness.
- **Family Promise of San Gabriel Valley:** Provides temporary transitional housing for families as well as a full range of social services for clients.
- **YWCA-Wings:** Provides emergency shelter for women and children who become homeless as a result of domestic violence. Services include 24-hour access to emergency housing and crisis hotline, food and basic personal items, crisis support and advocacy, counseling and support groups, medical and legal advocacy, and specialized children's services.

Overall, the city has not experienced an overwhelming population of homeless persons and has not experienced an outpouring of public concern to provide additional services within its boundaries. Social

service agencies and providers within Rosemead and adjacent communities (where nearly all major services are provided) have not expressed that there is an extraordinary need to provide emergency shelters within Rosemead, as adequate facilities are available nearby and are not always filled to capacity.

G. Housing Stock Characteristics

To determine the extent of housing needs in a community, the analysis must be expanded beyond population, households, and employment characteristics, to also quantify the types of housing available. Housing need is defined as the difference between the types of housing required by the city's existing and projected population, and the types of housing available. Size, price, and condition of existing units are the major factors in determining suitability.

Housing Type and Tenure

With a 2019 housing stock of 15,297 units, Rosemead is a medium-sized community in the San Gabriel Valley. Between 2010 and 2019, the city experienced a 1.8 percent increase in housing units, which was less than the growth observed in most nearby communities, including the County's overall increase of 2.8 percent. As an older community with little remaining vacant residential land for new development, housing growth over the past several years has primarily been attributable to in-fill construction on small residential lots, or the construction of additional units on larger, previously under-utilized residential lots.

Table 24
Housing Trends: Rosemead and Surrounding Jurisdictions (2010-2019)

Jurisdiction	2010	2019	Percent Change (2010-2019)
Rosemead	15,028	15,297	1.8%
Alhambra	30,551	31,719	3.8%
Monterey Park	20,631	21,318	3.3%
San Gabriel	13,069	13,645	4.4%
Los Angeles County	3,444,870	3,542,800	2.8%

Source: 2019 American Community Survey

As shown in Table 25, single-family units are the overwhelmingly dominant housing type in the city, accounting for 87.2 percent of all units in 2019. The number and proportion of multi-family units has declined slightly since 2010, as most new development came in the form of single-family homes.

Table 25
Housing Units by Number of Units in Structure: Rosemead (2010-2019)

Housing Type	2010		2019	
	Number	Percent	Number	Percent
Single-Family	12,280	84.9%	12,602	87.2%
2 to 4 units	810	5.6%	499	3.5%
5+ units	1,215	8.4%	1,143	7.9%
Mobile Home	174	1.2%	211	1.5%

Source: 2019 American Community Survey

Housing tenure refers to whether a housing unit is owned, rented, or vacant. Tenure is an important indicator of the housing climate of a community, reflecting the ability of residents to afford housing. Tenure characteristics are primarily a function of household income, composition, and householder age.

Tenure also influences residential mobility, with owner units generally experiencing lower turnover rates than rental housing.

Historically, housing tenure in Rosemead was primarily characterized by owner-occupancy. However, according to the 2019 American Community Survey, less than one half (48.3 percent) of the units in the city were owner-occupied, reflecting an increase in the number of rental units. Overall, owner- and renter-occupied units have come to represent roughly equal proportions of Rosemead's housing supply, and it is anticipated that the ratio will remain relatively stable during this planning period.

Table 26
Occupancy Status by Tenure: Rosemead (2010-2019)

Tenure	2010		2019	
	Number	Percent	Number	Percent
Owner-Occupied	7,378	49.1%	6,982	45.6%
Renter-Occupied	7,086	47.2%	7,473	48.9%
Vacant	564	3.8%	842	5.5%
Total	15,028	100.0%	15,297	100.0%

Source: 2019 American Community Survey

Housing vacancy rates measure the overall housing availability in a community and are often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty finding housing that is affordable, leading to overcrowding or overpayment.

Housing Conditions

The age of a community's housing stock can provide an indicator of overall housing conditions. Generally, the functional lifetime of housing construction materials and components is approximately 30 years. Housing units beyond 30 years of age typically experience rehabilitation needs that may include replacement plumbing, roofing, doors and windows, foundations, and other repairs.

Because Rosemead is a mature community, the vast majority of its housing stock is 30 years of age or older. As presented in Table 27, 94.6 percent of the 2019 housing stock units were constructed prior to 1980; a fact that reflects the community's numerous older single-family neighborhoods. A majority (51.6 percent) of the units in the city, in fact, were constructed prior to 1960, making them more than 60 years old.

The advanced age of the majority of Rosemead's housing stock indicates the significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. The ACS includes surveys about three factors of what may be considered substandard housing. In Rosemead, 389 units lack telephone service, 77 units lack plumbing facilities, and 268 units lack complete kitchen facilities. Additional insights on housing conditions were gained through a review of data compiled by the city's proactive Code Enforcement Program and Neighborhood Preservation Program, which are aimed at eliminating blight and improving the quality of life in Rosemead neighborhoods. According to Code Enforcement Division records, a higher number of cases related to property maintenance occurred within areas identified as High Segregation and Poverty (Census Tract No. 060374823.04) than other neighborhoods within the city. From January 1, 2021 to December 15, 2021, the areas within the census tract had 62 code enforcement cases related to illegal construction.

property maintenance, zoning, and construction projects. Of the 62 cases, 55 of those cases dealt with property maintenance. Approximately 30 percent of the properties in that area are in need of rehabilitation. Through the Code Enforcement and Neighborhood Preservation programs, residents are encouraged to become educated on the city's municipal and zoning codes and to establish neighborhood and other community partnerships to find ways to keep their neighborhoods blight-free. The City of Rosemead's 2019 CAPER reported 1,306 code enforcement cases, when only 1,000 were expected. The data shows the city opened 532 CDBG case for the 2018/2019 fiscal year with 496 of the CDBG cases have been close and 36 remain active. The city did not refer any cases to the City Attorney. For 2020, 746 residential code enforcement cases have been opened.

Table 27
Age of Housing Stock: Rosemead (2019)

Year Structure Built	Units	Percent of Total
2014 or later	117	0.8%
2010 – 2013	154	1.1%
2000 – 2009	514	3.6%
1980 – 1999	2,499	17.3%
1960 – 1979	3,708	25.7%
1940 – 1959	5,678	39.3%
1939 or earlier	1,785	12.3%
Total	14,455	100.1%

Source: 2019 American Community Survey

Housing Costs

The cost of housing determines whether a household will be able to obtain an adequately sized unit in good condition in the area in which they wish to locate. Table 28 shows that according to the 2019 ACS, Rosemead's median home value was \$556,600 or 18 percent higher than the median home value in 2010. This does not reflect the recent (2013) post-recession trends, which indicate even greater increases since 2011. Rosemead's median home value is higher than the countywide median and in general, home values in the San Gabriel Valley have increased faster than the county as a whole.

Table 28
Median Home Value: Rosemead and Surrounding Cities (2010, 2019)

Jurisdiction	Median Home Value		Percent Change (2010-2019)
	2010	2019	
Rosemead	\$470,700	\$556,600	18.1%
Alhambra	\$514,800	\$667,000	30.0%
El Monte	\$396,600	\$558,100	40.7%
Montebello	\$456,500	\$492,300	7.84%
Monterey Park	\$495,600	\$616,000	24.3%
San Gabriel	\$569,100	\$680,700	19.6%
Temple City	\$582,100	\$715,300	22.9%
Los Angeles County	\$508,800	\$644,100	26.6%

Source: 2019 American Community Survey

To obtain detailed information on housing sales activity in the city, housing and condominium sales were tracked over the period from May 2020 to May 2021 through Redfin. As shown in Table 29, 147 single-family homes were sold in the city during this period, while 73 multi-family homes/condominiums were sold. A local market survey done for the city's FY 2021-2022 Action Plan (for a 3-month period) shows

a median price of \$670,000 in the City of Rosemead and a 95 percent median value price of \$636,500 for single-family homes and \$561,450 for condominium sales.

Table 29
Home Sales: Rosemead (May 2020-May 2021)

Number of Bedrooms	Units Sold	Median Value	Average Value	Percent of Total
Single-Family Units				
One	1	\$870,000	\$870,000	0.7%
Two	45	\$595,000	\$641,662	30.6%
Three	54	\$658,500	\$700,062	36.7%
Four	31	\$880,000	\$870,547	21.1%
Five	14	\$887,500	\$844,843	9.5%
Six or More	2	\$934,000	\$934,000	1.4%
Total	147	–	–	100.0%
Multi-Family Units/Condominiums				
Two	12	\$550,000	\$618,666	16.4%
Three	24	\$593,000	\$619,379	32.8%
Four	22	\$851,500	\$850,491	30.1%
Five	5	\$855,000	\$861,800	6.8%
Six or more	10	\$1,430,500	\$1,396,150	13.7%
Total	73	–	–	100.0%

Source: Redfin, Data accessed 5/5/2021

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (AMI): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas such as Los Angeles County, these income limits may be increased to adjust for high housing costs.

Table 30 shows affordable rent levels and estimated affordable purchase prices for housing in Rosemead (and Los Angeles County) by income category. Based on State-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$664, while the maximum affordable rent for very-low-income households is \$1,255. The maximum affordable rent for low-income households is \$2,142, while the maximum for moderate-income households is \$2,177.

Maximum purchase prices are more difficult to determine due to variations in factors such as mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, and property insurance rates. With this caveat, the maximum home purchase prices by income category (Table 30) have been estimated based on typical conditions.

Comparing the sale prices for a home in Rosemead with the city’s income structure, it is evident that homes are not available for purchase at prices that are affordable to the city’s low- and moderate-income households. By assisting prospective first-time homebuyers with down payment and closing costs, the city is expanding the supply of housing that is affordable to these households. However, even with such assistance, most lower-income households will still be unable to find an affordable home.

Table 30 California Income Limits and Affordable Housing Costs

2021 Los Angeles County Median Income = \$80,000	California Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$35,450	\$664	\$93,135
Very Low (31-50%)	\$59,100	\$1,255	\$194,418
Low (51-80%)	\$94,600	\$2,142	\$346,450
Median	\$80,000	\$1,777	\$283,924
Moderate (81-120%)	\$96,000	\$2,177	\$352,446

Assumptions: Based on a family of 4, 10% down payment, 3% interest

Sources: CA HCD 2021 Income Limits; LACDA 2020 Utility Allowance Schedule; OC Housing and Community Development Department Utility Allowances, 2021; Veronica Tam & Associates, 2021.

Rental Housing

In 2019, the median rent in Rosemead was \$1,353, slightly lower than the countywide median of \$1,400 and generally comparable to surrounding communities. As presented in Table 31, between 2010 and 2019, median rent in the city had increased 21.9%. The increase is comparable to surrounding cities and the Los Angeles County average.

**Table 31
Median Monthly Rent: Rosemead and Surrounding Cities (2010, 2019)**

Jurisdiction	Median Rent		Change 2010 to 2019	
	2010	2019	Actual	Percent
Rosemead	\$1,110	\$1,353	\$243	21.9%
Alhambra	\$1,126	\$1,436	\$310	27.5%
El Monte	\$1,037	\$1,282	\$245	23.6%
Monterey Park	\$1,111	\$1,400	\$289	26.0%
San Gabriel	\$1,188	\$1,486	\$298	25.0%
Los Angeles County	\$1,117	\$1,460	\$343	30.7%

Source: 2010, 2019 American Community Survey

A review of fair market rents for the broader metropolitan areas provides additional context on the cost of rent in the region. Fiscal Year 2021 and 2021 Fair Market Rents for the Los Angeles-Long Beach-Glendale metropolitan area as reported by HUD are shown in Table 32 below.

**Table 32
Final FY 2021 and Final FY 2020 FMRs by Unit Bedrooms**

Year	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
FY 2021 FMR	\$1,369	\$1,605	\$2,058	\$2,735	\$2,982
FY 2020 FMR	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857

Source: HUD User, FY 2021 Fair Market Rent Documentation System

Local realtors indicate that the demand for high quality rental units in the city remains strong, and that new units with amenities command higher rents. The SCAG Report states that there is a 4.7 percent total vacancy rate in the city, which indicates a strong demand for rental housing. Location is also a key variable in the price of an apartment in Rosemead.

Cost Burden

Housing is generally the largest single expense item for most households. A household is considered to be cost burdened if housing costs (rent plus utilities) make up more than 30 percent of the household's income, and severely cost burdened if housing costs exceed 50 percent of household income. However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true "cost burden."

Many Rosemead households experience a high cost burden, with 23.3 percent (3,420) of all households paying more than 30 percent to less than 50 percent, and 23.5 percent (3,445) paying more than 50 of the household's income on housing costs, according to CHAS 2017 data shown on Table 30. While significant numbers of both owner and renter households are cost burdened, the problem is more prevalent among renters, with more than half (58.0%) of renters overpaying versus 35.3 percent of owners.

Table 33
Housing Cost Burden Overview: Rosemead

	Owner	Renter	Total
Cost Burden <=30%	4,620	3,050	7,670
Cost Burden >30% to <=50%	1,420	2,000	3,420
Cost Burden >50%	1,150	2,295	3,445
Cost Burden not available	75	60	135
Total	7,265	7,405	14,670

Source: CHAS 2013-2017

CHAS data (2017) provides further information on the extent of the cost burden problem. As shown in Table 34, across Rosemead's 7,405 renter households, 56.4 percent (4,180) are lower income and cost burdened. Additionally, of the 4,180 total, 30.1 percent (2,295) of these lower income renter households are severely cost burdened. Across Rosemead's 7,265 owner households, 17.0 percent (1,235) are lower income and cost burdened.

Table 34
Cost Burden by Income Level and Tenure: Rosemead

Income Level	Renters Cost burden > 30%*	Renters Cost burden > 50%	Owners Cost burden > 30%*	Owners Cost burden > 50%
Household Income <= 30% HAMFI	2,300	1,905	650	430
Household Income >30% to <=50% HAMFI	1,115	360	585	365
Household Income >50% to <=80% HAMFI	765	30	835	270
Household Income >80% to <=100% HAMFI	95	0	270	65
Household Income >100% HAMFI	20	0	230	20
Total	4,295	2,295	2,570	1,150

Source: CHAS 2013-2017

*Includes the >50% households

The widespread overpayment among households indicates a need for additional affordable housing; however, the city's built-out nature means that it can only make incremental additions to the housing supply. Focused initiatives to increase housing capacity, such as the Garvey Avenue Specific Plan, help to address the challenge, but the number of units ultimately added will likely be insufficient to affect the larger regional housing market. Programs to increased affordable housing supply and affordability include Program 3 actions to support infill development and site recycling, and Program 6 to provide adequate sites to support efforts for the city to meet its fair share of the regional housing need. In addition, [Program](#)

[10](#) addresses development of for lower income housing using HOME funds, and other State and federal loans and grants, according to the specific nature of the project. The city will also provide regulatory incentives, such as implementing the density bonus program.

[Program 12](#) addresses use of Housing Choice Vouchers to support low-income renters. The Housing Choice Voucher program (frequently referred to as “Section 8”) is the federal government’s major program for assisting very-low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Overcrowding

The California Department of Housing and Community Development defines overcrowding as housing units occupied by more than one person per room in a dwelling unit, excluding kitchen and bathrooms. In Rosemead, 2,060 (14.3%) occupied housing units had more than 1.0 occupants per room, which meets the definition for overcrowding, and 907 households (6.3%) had more than 1.5 occupants per room, which meets the definition for severe overcrowding (ACS 2019). [Moreover, 792 owner-occupied households \(11.3 percent\) and 2,105 renter-occupied households \(27.4 percent\) in the city had more than 1.0 occupant per room, compared to 4.9 percent for owners and 15.6 percent for renters in the SCAG region. Actions to address cost burden such as increasing capacity for residential development through the Garvey Avenue Specific Plan, as well as new mixed-use zoning overlays, can provide for more opportunities for a range of housing types suitable for various household types and income levels in efforts to address overcrowding issues \(see Programs 3, 6 and 10\).](#)

Preservation of Assisted Housing

California housing element law requires all jurisdictions to include a study of all low-income housing units that may be lost from the affordable inventory by the expiration of affordability restrictions. The law requires that the analysis and study cover a 10-year period.

Three general cases can result in the conversion of publicly assisted units:

- **Prepayment of HUD mortgages:** Section 221(d)(3), Section 202, Section 811, and Section 236: A Section 221(d)(3) is a privately owned project where HUD provides either below market interest rate loans or market rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income elderly tenants. Section 811 provides assistance for the development of units for physically handicapped, developmentally disable, and chronically mentally ill residents.
- **Opt-outs and expirations of project-based Housing Choice Voucher contracts:** This federally funded program provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by prepaying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.

- **Other:** Expiration of the low-income use period of various financing sources, such as Low-Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) funds, HOME funds, and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. Density bonus units expire in either 10 or 30 years, depending on the level of incentives.

Inventory of Affordable Housing Units

Table 35 summarizes all publicly assisted rental properties in Rosemead. The inventory includes properties assisted by HUD, the former Rosemead Redevelopment Agency (under covenants and other agreements initiated prior to redevelopment dissolution), and Los Angeles County multi-family bonds, in addition to density bonus properties. Target levels include the very-low- and low-income groups. A total of 125 assisted housing units were identified in the city. Many affordable housing projects in the city maintain 55-year affordability covenants. The Rosemead Housing Development Corporation (RHDC), a nonprofit organization, is responsible for the oversight of two senior housing facilities: the Angelus Senior Housing Project and the Garvey Senior Housing Project. The city will continue to allocate approximately \$250,000 annually toward the financing, operation, and management of the two sites.

Table 35

Inventory of Publicly Assisted Units and Complexes: Rosemead (2019)

Project	Address	Target Group	Target Level	Assisted Units
Angelus Senior Housing	2417 Angelus Ave. Project	Seniors	Very Low	51
Garvey Senior Housing	9100 Garvey Ave. Project	Seniors	Very Low	72
Rio Hondo Community Development Corp.	9331 Glendon Way 8628 Landis View Ln.	Family Family	Low/Moderate Low/Moderate	1 1

Source: City of Rosemead

At Risk Status

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the period of 2021 through 2031. There are no at-risk units during this planning period and for the following 10 years. Based on information contained in the city's CAPER, no federally assisted, low-income rental units within the city are at risk of converting to market rate by 2031. Similarly, the California Debt and Investment and Advisory Commission indicates no rental units within the city have been constructed with the use of multi-family mortgage revenue bonds.

The Angelus Senior Housing Project was constructed in 1995, and the Garvey Senior Housing Project was constructed in 2002. Both projects were constructed with assistance from the Community Redevelopment Agency, which no longer exists. However, these units are owned and operated by the Rosemead Housing Development Corporation, which is a nonprofit corporation established by the city to create affordable housing and will be preserved in perpetuity as affordable housing.

In addition, the city entered into an agreement in FY 2007/08 with the Rio Hondo Community Development Corporation (CDC) for a deferred-payment loan for the purchase of a three-bedroom single family home. In FY 2010/2011 the city entered into another agreement with the CDC for the purchase of a three-bedroom home located at 8628 Landis View Lane. The property is intended for rental to low-to moderate-income households and is subject to a 55-year affordability covenant.

H. Summary of Regional Housing Needs

State housing element law requires that each city and county develop local housing programs designed to meet its “fair share” of existing and future housing needs for all income groups, as determined by the jurisdiction’s council of governments. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of households expected to reside in a city, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

In the six-county southern California region, which includes the City of Rosemead, the agency responsible for assigning these regional housing needs to each jurisdiction is SCAG. The regional growth allocation process begins with the California Department of Finance’s projection of statewide housing demand for a given planning period, which is then apportioned by the State HCD among each of the State’s official regions. SCAG’s current RHNA model identifies the fair share of existing and future housing needs for each jurisdiction for the planning period from October 2021 to October 2029.

Providing adequate housing for all economic segments of the city’s current and future population remains a primary goal of the City of Rosemead. However, given the availability of limited resources, the city expects that current and future programs will focus exclusively on those households with the greatest needs.

The following summarizes major housing need categories by income group as defined by federal and state law. It includes the city’s RHNA housing need pursuant to §65584 of the California Government Code. The city recognizes the special status of very-low- and low-income households, which in many cases are also elderly, single-parent, or large family households. These specific areas – expected growth, substandard housing, overpayment for housing, and households with special needs – are areas where the city can focus its efforts toward realizing its goal of providing adequate housing opportunities for all segments of the city’s population. In addition, through efforts to increase homeownership for first-time homebuyers, the city can address housing affordability while also contributing to neighborhood stabilization. As part of a comprehensive housing strategy, the city can focus on promoting a range of housing types, particularly newer, larger units to meet the needs of the local population.

Future Housing Need

For this Housing Element, the City of Rosemead is allocated a RHNA of 4,612 units, as shown in Table 36. Approximately 38.8 percent of these units should accommodate very-low- and low-income households. It will be a challenge for the city to achieve this allocation because the city is essentially built out. The policies and programs identified in the Housing Element are focused on meeting this future housing needs allocation.

The RHNA does not distinguish between very-low- and extremely-low-income households, instead identifying a single projection for households with income up to 50 percent of the county median. To determine the number of units for extremely-low-income households, this Housing Element assigns 50 percent of the RHNA’s very-low-income units to the extremely-low-income category, as permitted under Government Code §65583(a)(1).

Table 36
Regional Housing Needs Allocation: Rosemead (2021-2029)

Income Category	Housing Need	
	Number	Percent
Extremely Low Income (0 to 30% AMI)	577	12.5%
Very Low Income (0 – 50% AMI)	577	12.5%
Low Income (51 – 80% AMI)	638	13.8%
Moderate Income (81 – 120% AMI)	686	14.9%
Above Moderate Income (More than 120% AMI)	2,134	46.3%
Total	4,612	100.0%

Source: SCAG, Final RHNA Allocation Plan (3/4/21) – Planning Period 2021 – 2029

I. Fair Housing

Affirmatively Furthering Fair Housing

In 2018, California passed Assembly Bill (AB 686) as the statewide framework to affirmatively further fair housing; to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defined “affirmatively furthering fair housing” to mean “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element, which includes the following components: a summary of fair housing issues and assessment of the city’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

The City of Rosemead is a federal entitlement grant recipient of Community Development Block Grant and HOME Investment Partnership funds from HUD, and is required to certify that it will engage in fair housing. The city has always had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, and adopted an updated Analysis of Impediments to Fair Housing Choice (AI) in January 2020. The city’s AI is a comprehensive review of policies, procedures, and practices within Rosemead that affect the location, availability, and accessibility of housing and the current residential patterns and conditions related to fair housing choice. Fair housing choice should be understood as the ability of persons of similar incomes to have available to them the same housing choices regardless of race, color, religion, sex, disability, familial status, or national origin. An impediment to fair housing choice is an action, omission, or decision taken because of race, color, religion, sex, disability, familial status, or national origin that restricts housing choices or the availability of housing choice. It is also any action, omission, or decision that has this kind of effect.

The city’s accomplishments in affirmatively furthering the goal of fair housing choice, and eliminating impediments for fair housing choice, include continuing to contract with a fair housing organization (Southern California Housing Rights Center). This agency implemented a Fair Housing Program within Rosemead that provided an extensive and comprehensive community education program to inform the community about fair housing laws and unlawful discrimination. In addition, the city continued to offer housing programs without impediments based on race, color, religion, sex, disability, familial status, or national origin. The city also strived to increase the awareness of the availability and benefits of city programs regarding housing choice, housing assistance, and landlord/tenant counseling through public information to the community. This information was distributed to the community in several ways,

including notices placed in the city's newsletter, website, other social media outlets (such as Facebook and Twitter), and community events. This proved to have a positive impact on the community by ensuring that the community is aware of the different services provided in works with the Housing Rights Center on behalf of the City of Rosemead. Additional accomplishments in expanding affordable housing opportunities through a Zoning Code Update and creation of new mixed-use development opportunities are further described in Appendix A.

Housing Inventory and Program Development

AB 686 also requires that preparation of the Housing Element land inventory and identification of sites occur through the lens of AFFH, and that the Housing Element include a program that promotes and affirmatively furthers fair housing opportunities throughout the community. The program should address the issues identified through the assessment. The program must include: 1) meaningful actions that address disparities in housing needs and in access to opportunity; 2) a timeline of concrete actions and a timeline for implementation; and 3) no actions inconsistent with AFFH. Section 5, Housing Plan, includes the required AFFH program, based on the recommendations of the AI and the additional analysis done for the 6th Cycle Housing Element update included as Appendix D.

3. CONSTRAINTS ON HOUSING PRODUCTION

Some constraints can limit or prohibit efforts to maintain and provide affordable housing. Such constraints must be overcome to implement the General Plan, including the Housing Element. Some constraints may be minor enough that market conditions can easily overcome problematic situations. Other types of constraints can be significant enough to discourage development altogether. This section of the Housing Element discusses potential constraints on the provision and cost of housing in Rosemead.

A. Physical Constraints

The physical constraints to development in Rosemead can be categorized into two types: infrastructure and environmental. To accommodate future residential development, improvements are necessary to infrastructure and public services related to man-made facilities such as sewer, water, and electrical services. Portions of the city are also constrained by various environmental hazards and resources that may affect the development of lower-priced residential units. Although these constraints are primarily physical and hazard-related, they are also associated with the conservation of the city's natural resources.

Infrastructure Constraints

Water and sewer services are the major infrastructure constraints to housing production in Rosemead.

Water: Water resources are provided to the city by five purveyors. If the water purveyor finds that adequate fire flow and supply do not exist, the developer must obtain a will serve letter from the water purveyor demonstrating adequate capacity for domestic and fire water requirements.

Water is available to purveyors operating in the city from the San Gabriel Valley Groundwater Basin (SGVGB), which is the only available source of local groundwater, and from the Upper San Gabriel Municipal Water District, which is the only available source of imported water.

Local groundwater accounts for a major portion of the city's water supply. In 1979, the SGVGB was discovered to have groundwater supplies that were contaminated. As a result of widespread pollution in the SGVGB, it has been classified as a "Superfund" site by the U.S. Environmental Protection Agency. Various local, state, and federal agencies are cooperating in the clean-up of the SGVGB and applying stringent water treatment to ensure the delivery of potable water to consumers.

Sewer: Los Angeles County Public Works Sewer Maintenance District maintains the city's sewer system. Large projects are required to prepare a sewer study and replace or contribute an in-lieu fee to undersized segments of the sewer system.

Wastewater from Rosemead is processed at the Whittier Narrows Wastewater Treatment Facility (WNWTF), which is located in the nearby City of El Monte. Built in 1972, the WNWTF provides primary, secondary, and tertiary treatment for 15 million gallons of wastewater per day, and serves a population of approximately 150,000 people. Most of the wastewater treated at this facility is reused as groundwater recharge in the Rio Hondo and San Gabriel Coastal Spreading Grounds, or for irrigation.

Public Services: Future residential growth in Rosemead will require additional public service personnel if the existing levels of service for law enforcement, fire protection, and other essential services are to be maintained. The nature and characteristics of future population growth will, to a large extent, determine which services will require additional funding to meet the city's future needs. Many of these new residents will include families that will impact schools and recreational facilities.

Overall, the city's water, wastewater, and sewer capacity will remain adequate to accommodate the projected RHNA allocation. While future development of identified RHNA sites would place higher demands on water, wastewater, and sewer facilities, development of land uses allowable under the Rosemead General Plan, inclusive of the identified RHNA sites, are not anticipated to exceed buildout capacities described in the General Plan. For example, water facilities associated with buildout scenarios, including RHNA site development, would use approximately 9,730 acre-feet per year (AFY), which is 5,946 AFY less than anticipated under the General Plan. Further, wastewater generation associated with the future development of potential RHNA sites is expected to be comparable to projected Los Angeles County Sanitation District's (LACSD) demands, and thus would not exceed those capacities.

As the City of Rosemead acknowledges that water and sewer services can be major infrastructure constraints to housing production. To this end, the city has included a program to develop water and sewer master plans by the end of 2025 to ensure of adequate infrastructure capacity is available throughout the planning period (Program 7). Master plans are anticipated to analyze existing capacity and maintenance factors as well as estimate future water, wastewater and recycled water facilities that will be necessary to provide adequate services to future residents and business based upon projected growth.

Environmental Constraints

The City of Rosemead is fully urbanized with the general location and distribution of land uses having been previously determined. Substantial changes to the city's incorporated boundaries are not anticipated. Future growth and change in the city will involve the conversion or replacement of existing uses or infill on vacant parcels and the only opportunity for measurable growth is through the intensification of existing land uses. There are no environmentally sensitive areas remaining in the city. The local topography generally does not represent a constraint to housing production.

Flooding Hazards: Four major Los Angeles County Flood Control District (LACFCD) channels traverse, or are adjacent to, the City of Rosemead including Alhambra Wash, Rubio Wash, Eaton Wash, and the Rio Hondo Channel. Rubio Wash traverses the City from the northwest to the southeast before emptying into the Rio Hondo Channel. Eaton Wash partially coincides with the northeastern boundary of the city and also drains into the Rio Hondo Channel. The Rio Hondo Channel is the major flood control channel in the region and accepts runoff from numerous channels in this portion of the San Gabriel Valley.

According to the LACFCD, a deficient storm drain system is only capable of conveying runoff from a 10-year storm. In Rosemead, many storm drains were designed for flood waters generated by 2- to 50-year storms. As such, the LACFCD has identified 22 areas within Rosemead that are deficient in storm drainage capacity. Very little residential land, or land designated for residential development, is affected by these flood-prone areas, however.

The entire City of Rosemead is in "Flood Zone X and D," as designated by the Federal Emergency Management Agency (FEMA). As such, FEMA has rescinded the community panel flood map. In addition, no flooding is expected due to dam or levee failure, and the city's inland location eliminates the possibility of damage due to tsunami or seiche.

Seismic Hazards: The City of Rosemead is located in a seismically active region, as are all southern California cities, and is subject to risks and hazards associated with potentially destructive earthquakes. The Rosemead General Plan identifies numerous active faults in the surrounding region and buried fault traces within the city.

Although there are no active faults within the city, four major active fault zones are located within a 15-mile radius of the city that could be responsible for considerable ground shaking in the event of a major earthquake. The Sierra Madre fault zone is located at the base of the San Gabriel Mountains approximately 5 miles north of the city. The Raymond fault zone is located less than 2 miles north of the City, and the Whittier-Elsinore fault zone is located 4 miles southeast of Rosemead. It is believed that an extension of the Whittier fault zone may exist in the city. In addition, the epicenter of the 1987 Whittier Narrows earthquake (magnitude 5.9) was approximately 1 mile south of Rosemead. The San Andreas fault zone, the largest in California, is located north of the San Gabriel Mountains approximately 35 miles north of the city.

Most of the city is located within an identified liquefaction zone.² According to the definition of this zone, the city lies within an area where historic occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in California Public Resources Code §2693(c) would be required. Liquefaction, if caused by a shock or strain from an earthquake, involves the sudden loss of soil strength and cohesion, and the temporary transformation of soil into a fluid mass. Older structures located in the city are especially vulnerable to liquefaction. They may not have been constructed or reinforced to meet modern seismic standards. Just over half the sites identified to accommodate the city's RHNA are within a liquefaction zone. These sites are scattered throughout the central and eastern portions of the city, located generally between San Gabriel Boulevard and Strang Avenue. As these sites become available for recycling, new residential development will be built to current codes, which require liquefaction remediation.

Noise: Residential land uses are considered the most sensitive to excessive noise. Development near major noise generators requires special consideration in terms of noise attenuation that could add to the cost of development. Traffic along the regional freeways and major arterials is the main source of noise in Rosemead. Other localized sources include schools/parks and activity related to various land uses both within and outside the city's boundaries. Typically, noise due to activity associated with various land uses is of concern only when it generates noise levels that may be viewed as a nuisance or would cause noise standards to be exceeded on adjacent properties. Other mobile noise sources include trains and aircraft from the nearby airport in the City of El Monte. The major generators of noise in the City of Rosemead include the following:

- Vehicular and rail traffic on the San Bernardino Freeway;
- Vehicular traffic on the Pomona Freeway;
- Rail traffic on the tracks that parallel the city's northern boundary; and
- Local and through traffic traveling on the major arterials in the city, including Rosemead Boulevard, Valley Boulevard, San Gabriel Boulevard, Garvey Avenue, and Walnut Grove Avenue.

A large majority of the sites identified to accommodate the city's RHNA are likely to be impacted by noise generated by local traffic on the city's major arterials such as Valley Boulevard, Garvey Avenue, San Gabriel Boulevard, and Del Mar Avenue. According to the General Plan Noise Element, noise levels along these corridors are typically 75 dBA CNEL or higher, which is considered "unacceptable" in proximity to residential uses. As sites along these arterials become available for recycling to new

2 State of California Seismic Hazard Zones, El Monte Quadrangle, Official Map Released March 25, 1999.

residential uses, new development will be built to current codes and designed to reduce nuisance noises to an acceptable level in compliance with General Plan policies and development standards.

B. Market Constraints

Non-governmental constraints on the provision of housing include the costs of land, construction, and labor, as well as ancillary expenses such as financing, marketing, fees, and commissions.

Construction: Hard construction costs, including the cost of materials (wood, cement, asphalt, roofing, pipe, glass, and other interior materials) and labor, comprise more than 60 percent of total development costs. Materials costs vary depending on the type of housing being constructed and amenities provided. Labor costs are influenced by the availability of workers and prevailing wages.

According to the Turner Center for Housing Innovation at UC Berkeley,³ affordable and market-rate developers have seen increasing construction costs throughout the State. For example, the cost of building a 100-unit affordable project in California increased from \$265,000 per unit in 2000 to almost \$425,000 in 2016. On a price-per-square-foot basis, the Turner Center reports that the cost of constructing multi-family housing increased by 25 percent between 2009 and 2018, reaching an average of \$222 per square foot by 2018. The cost increases reported by Turner align with other industry measures of construction cost including the California Construction Cost Index, which recorded a 24 percent change in costs between 2009 and 2018. In the Los Angeles region the costs increased even more, with the average hard costs exceeding the statewide average by \$35 per square foot. Although construction costs are a significant factor in the overall cost of development, the City of Rosemead has no direct influence over materials and labor costs.

Reduced amenities and lower-quality building materials (above a minimum level of acceptability for health, safety, and adequate performance) could result in lower sales prices. Additionally, manufactured housing (including mobile homes and modular housing) may provide for lower priced housing by reducing construction and labor costs. An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. The reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

Land: Expenses related to land include the cost of the raw land, site improvements, and all other costs associated with obtaining government approvals for development. Land costs vary significantly in Rosemead dependent primarily on location, zoning, and the availability of infrastructure to serve the proposed development. According to Zillow,⁴ the typical home value in Rosemead is \$700,700, and Realtor.com⁴ reports that the median sold price for homes in Rosemead was \$686,000 (both web pages accessed on May 22, 2021). On the same date, Zillow showed four vacant residential lots for sale in Rosemead with costs ranging from \$34 to \$40 per square foot of land. In Los Angeles County, it has been estimated that the average land share of home values in 2020 was 60.9 percent.⁵ Left alone, the escalating market price of land will tend to encourage mainly higher priced development. Higher density zoning could reduce the per unit cost of land, but land zoned for higher densities commands a higher market price.

3 See <https://turnercenter.berkeley.edu/research-and-policy/the-cost-of-building-housing-series/> and https://turnercenter.berkeley.edu/wp-content/uploads/pdfs/Hard_Construction_Costs_March_2020.pdf

4 Web pages accessed on May 22, 2021.

5 Bokhari, Sheharyar, Updated on 10/6/2020, <https://www.redfin.com/news/value-of-house-vs-land/>

Timing and Density: The market can also constrain the timing between project approval and requests for building permits. In some cases, this may be due to developers' inability to secure financing for construction. In Rosemead, the average time between project approval and request for building permit is typically six weeks.

As described in the Housing Resources section of this Housing Element, the realistic development capacity of the city's residential land was determined through an analysis of the city's land use controls in combination with existing housing market conditions. Using this methodology, the Low Density Residential designation achieved 100 percent of the maximum density allowed, while Medium Density and High Density were lower than the maximum at 71 percent and 66 percent, respectively, as shown in Table 43.

Financing: Financial constraints affect the decisions of consumers and developers alike. Nearly all homebuyers must obtain a loan to purchase property, and loan variables such as interest rates and insurance costs play an important role in the decisions of homebuyers. Homeowners also consider the initial costs of improvements following the purchase of a home. These costs could be related to making necessary repairs or tailoring a home to meet individual tastes. While the city does not control these costs directly, city activities such as code enforcement are related to the maintenance of housing stock.

Mortgage rates also have a strong influence over the affordability of housing. The availability of financing affects a person's ability to purchase or make improvements on a home. Increases in interest rates decrease the number of persons able to afford a home purchase. Decreases in interest rates result in more potential homebuyers introduced into the market.

Interest rates are determined by economic conditions and policies developed at the national level. Since local jurisdictions cannot affect interest rates, they can offer interest rate write-downs to extend home purchase opportunities to targeted resident segments, such as lower income households. Local governments may also insure mortgages, which would reduce down payment requirements.

In May 2021 home mortgages for borrowers with good credit were available at historically low rates (just over 3 percent). This comparatively low rate does not represent a constraint to the purchase of housing. However, the high cost of housing in the city in itself may reduce access to mortgages as potential homebuyers lack the necessary down payment and the percent of income required to cover mortgage payments that lenders generally require. These conditions make a home purchase particularly difficult for first-time homebuyers and lower- and moderate-income households. More information on housing cost is included in Section G, Housing Stock Characteristics.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and ethnicity of loan applicants. The city's AI includes an analysis of HMDA data, obtained from LendingPatterns.com, which include the following findings:

- Most city residents obtain conventional bank home mortgages with some FHA and VA loans.
- In the Los Angeles area, much like the city, 86% of approved loans are conventional mortgage loans. In 2018 there were 233 loans approved in the city of which almost 10% were denied and 56% were approved. Also 79% of the approved loans were anticipated to be owner-occupied homes.
- The majority of loans, 57.8%, were approved for upper income residents followed by moderate income residents, 16.5%.

- The Asian population, currently 61% of the city's population, make up 67% of the approved loans.

Governmental Constraints: Housing affordability can be affected by factors in both the private and public sectors. Actions by the city can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the quality of housing, may serve as a constraint to housing development.

Land Use Designations

The Land Use Element of the Rosemead General Plan sets forth policies for guiding development, including residential development, in Rosemead. These policies establish the quantity and distribution of land allocated for future development and redevelopment in the city. The city's Zoning Code implements the land use policies of the General Plan by establishing development regulations that are consistent with the General Plan policies. [The City's General Plan and Zoning Code are both posted on the city's website at https://www.cityofrosemead.org/government/city_departments/community_development/planning_in_compliance_with_state_law_including_Assembly_Bill_1483](https://www.cityofrosemead.org/government/city_departments/community_development/planning_in_compliance_with_state_law_including_Assembly_Bill_1483). The Land Use Plan Map is illustrated in Figure 1, General Plan Land Use Designations.

The city's land use categories are established to accommodate a range of housing types and densities. Preservation and enhancement of single-family residential neighborhoods, as well as providing new opportunities to pursue economic development through actions including encouraging new high quality and affordable housing stock, are key goals. New development must be compatible with and complement established residential areas. Two residential/commercial mixed-use categories provide options for innovative approaches to land use and development. These categories allow for a flexible mix of land uses in the same building, on the same parcel, or side by side within the same area. Such complementary use stimulates business activity, encourages pedestrian patronage, and provides a broader range of options to property owners to facilitate the preservation, re-use, and redevelopment of structures. Land use categories, as described in the General Plan, include the following.

Low Density Residential (LDR): This category is characterized by low-density residential neighborhoods consisting primarily of detached single-family dwellings on individual lots. The maximum permitted density is 7.0 dwelling units per acre, with a typical population density of approximately 28 persons per acre.

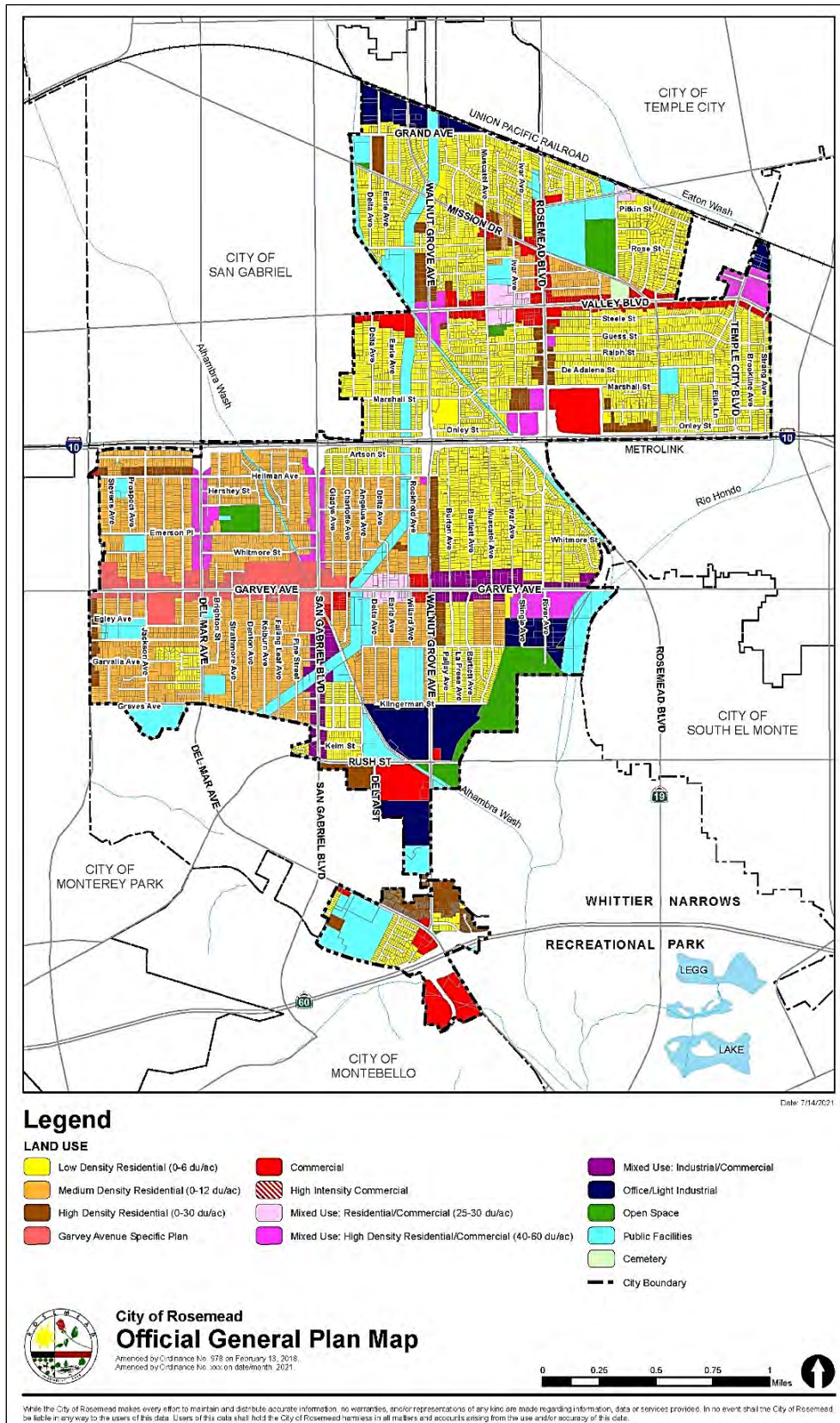
Medium Density Residential (MDR): This category allows for densities of up to 12 units per acre. Housing types within this density range include single-family detached homes on smaller lots, duplexes, and attached units. The typical population density is approximately 34 persons per acre.

High Density Residential (HDR): This category accommodates many forms of attached housing: triplexes, fourplexes, apartments, and condominiums/townhouses – and small-lot or clustered detached units. The maximum permitted density is 30 units per acre, with a typical population density of approximately 79 persons per acre.

Mixed Use Residential/Commercial (MRC): This category allows vertically or horizontally mixed commercial, office, and residential uses with an emphasis of retail uses along the ground floor. This designation applies to areas of Rosemead with historically less intensive commercial and office development. Parcels in these areas generally are not large enough to support major commercial development, and thus allow for infill development. Alternatively, parcels may be assembled and consolidated to create larger, integrated development sites. Residential densities are

a minimum of 25 units per acre with a maximum of 30 units per acre, with a typical population density of approximately 119 persons per acre.

Figure 1
General Plan Land Use Designations



Source: City of Rosemead General Plan, 2021

Mixed Use High Density Residential/Commercial: This category also permits vertically or horizontally mixed use commercial, office, and residential uses, but greater residential densities are permitted and encouraged. Residential densities are minimum of 40 units per acre with a maximum of 60 units per acre within the category, and the typical population density is approximately 191 persons per acre.

Garvey Avenue Specific Plan: The Garvey Avenue Specific Plan will support the development of over 1.18 million square feet of commercial development, 892 dwelling units (DU), and 0.77 acres of open space. These estimates represent a realistic building of the planning area based on an analysis of existing development that will persist through the life of the proposed Garvey Avenue Specific Plan plus anticipated redevelopment.

- The Garvey Avenue Specific Plan Residential/Commercial (GSP-R/C) zoning district modifies the R-2 and C-3 zoning districts' standards to be more specific to the Plan area and to facilitate a greater opportunity for residential or commercial development. Such development in the GSP-R/C area is expected to feature designs and forms that create an appropriate pedestrian scale along or nearby the Garvey Avenue corridor. The GSP-R/C zoning district provides transition and buffer areas between single- and multi-family residential land uses in the surrounding neighborhoods and the higher land use intensity and building scale on Garvey Avenue. The zoning district enables flexibility in development approaches while requiring high-quality design that respects and adds value to adjacent residential development.
- The Garvey Avenue Specific Plan, Incentivized Mixed-Use (GSP-MU) zoning district will transform key pockets of Garvey Avenue into active pedestrian and retail areas with a wide mix of uses to serve a variety of needs and stimulate a range of environments. The zoning district allows for the greatest possible flexibility in development choices and a model of development along the corridor featuring residential uses carefully integrated into buildings with active ground-floor commercial frontages.

Virtually all parcels designated for residential development in the city are already built out. Nonetheless, additional residential development can be accommodated through several means, including the development of vacant/underutilized land, redevelopment, recycling, and General Plan Amendments with associated rezonings, including the city's initiatives to create mixed-use zones to allow for the construction of additional dwellings as part of comprehensive development projects. The mixed-use designations expand allowable uses upon the approval of conditional use permits and include mixed commercial/residential development in designated commercial zones.

The residential land use categories of the General Plan, and the residential densities allowed there under, are shown in Table 37.

Table 37
General Plan Residential Land Use Categories

Designation	Land Use Category	Maximum Allowable Dwelling Units per Net Acre
Residential Categories		
LDR	Low-Density	7 du/ac
MDR	Medium-Density	12 du/ac
HDR	High-Density	30 du/ac
Mixed Use Categories		
MRC	Mixed Use: Residential/Commercial	30 du/ac
MHRC	Mixed Use: High Density Residential/Commercial	60 du/ac
Garvey Avenue Specific Plan	GASP-R/C GASP-MU	7 du/ac (30 du/ac with community amenities) 25 du/ac (80 du/ac with community amenities)

Source: Rosemead General Plan, Land Use Element 2010

Note: While not a General Plan land use designation, the FCMU Overlay provides a General Plan implementation tool with maximum residential density of 40 du/ac to 60 du/ac (and up to 80 du/ac with community benefits).

Over time, as properties transition from one use to another or property owners rebuild, land uses, and intensities will gradually shift to align with the intent of the city's General Plan Land Use Element. Table 38 summarizes the land use distribution, typical level of development anticipated, and the resultant residential levels of development that can be expected from full implementation of land use policies established by the General Plan. Average development densities and potential shown below reflect primarily established densities.

Table 38
Land Use and Estimated Dwelling Units for General Plan Buildout: Residential Land Uses

Designation	Land Use Category	Net Acres	Estimated Units per Net Acre	Estimated Dwelling Units
Residential Categories				
LDR	Low-Density	965	7.0	6,756
MDR	Medium-Density	582	8.5	4,947
HDR	High-Density	116	19.8	22,97
Mixed Use Categories				
MRC	Mixed Use: Residential/Commercial ¹	25	30.0	509
MHRC	Mixed Use: High Density Residential/ Commercial ²	39	48.0	1,415
GASP	Garvey Avenue Specific Plan ³	88	10.1	892
Total		1,815	—	16,826

Source: Rosemead General Plan, Land Use Element 2010

¹ Assumes a 67% residential / 33% commercial land use mix.

² Assumes a 75% residential / 25% commercial land use mix.

³ Assumes a 65% residential / 35% commercial land use mix.

Nevertheless, some projects, depending on scope and extent of amenities, may require additional consideration, such as subterranean parking, to accommodate the maximum number of units allowed by code. Regardless, it is possible to construct a project at maximum density with the full number of at-grade parking spaces if dwelling units remain at or near minimum development standards specified in the Municipal Code and the project excludes large-scale amenities such as swimming pools and fitness centers. Qualified affordable housing projects could also be built with reduced parking spaces, by requesting incentives or concessions as allowed under the State Density Bonus Law. Recent amendments to California’s Density Bonus Law (AB 2345, 2020) further provide that, upon a developer’s request, a locality must utilize State-mandated parking for qualifying projects. For example, under state law, only 1.5 on-site parking spaces is required for a 2- to 3-bedroom unit.

Table 39 presents the residential zoning code development standards (R-1, R-2, R-3, RC/MUDO, GASP, and FCMU Overlay). The R-3 zone has a 35-foot, 2.5-story height limit, which generally means that multi-family projects in this zone that are built out to the maximum density of approximately 29 units per acre will need to include subterranean parking, because the two required spaces per unit generally cannot be accommodated at-grade. Because subterranean parking can cost \$20,000 or more per space to construct, this could add significantly to the cost of purchasing or renting a finished unit. In recognition of this fact, the Housing Element’s land resources inventory considers all R-3-zoned sites to be inappropriate for lower-income housing development and assigns all units on these sites to the moderate/above-income category. Similarly, the provision of two spaces per unit in the R-1 and R-2 zones is anticipated to add significantly to the cost of development, and thus sites within these zones have also been classified as appropriate for moderate/above-income units. However, State Density Bonus Law allows for parking reductions, as discussed above and addressed in Code Amendments and Incentives (Section 5, Housing Plan).

Zoning for a Variety of Housing Types

Multi-family Housing

Per the Zoning Code (Title 17 of Rosemead Municipal Code), “Multi-family Housing” means a structure or portion thereof containing three or more dwelling units designed for the independent occupancy of three or more households. Multi-family housing is permitted in the R-2 and R-3 zones, the RC-MUDO (Residential-Commercial Mixed Use Development Overlay) zone, and the GSP-R/C (Garvey Avenue Specific Plan, Residential/Commercial), GSP-MU (Garvey Avenue Specific Plan Incentivized Mixed-Use) and FCMU Overlay zone. The R-2 zone only allows single-family detached and duplex units. The R-2 zone allows one unit per every 4,500 square feet of lot area, while the R-3 zone allows densities of up to 30 units per acre. The RC-MUDO zone allows maximum densities of 30 to 60 units per acre, depending on the precise General Plan designation of the property in question. The GSP-R/C zone allows up to 7 units per acre without the provision community benefits and up to 30 units per acre with the provision of community benefits. The GSP-MU zone allows up to 25 units per acre without the provision of community benefits and up to 80 units per acre with the provision of community benefits. The FCMU Overlay allows a maximum residential density of 40 du/ac to 60 du/ac (and up to 80 du/ac with community benefits).

Table 39
Residential Development Standards

Development Standards	R-1 (Single-Family Residential)	R-2 (Light Multiple Residential)	R-3 (Medium Multiple Residential)	R/C MUDO (Residential/Commercial Mixed-Use Development Overlay)	GSP-R/C (Garvey Avenue Specific Plan, Residential/Commercial)	GSP-MU (Garvey Avenue Specific Plan, Incentivized Mixed-Use)	FCMU (Freeway Corridor Mixed Use) Overlay
Lot Area (minimum)	6,000 SF ^m	6,000 SF ^m	10,000 SF ^m	30,000 SF ^m	6,500 SF ^m	Mixed-Use: 10,000 SF ^m Other: 5,000 SF ^m	FCMU-C 10,000 SF ^m FCMU-B 30,000 SF ^m
Lot Width (minimum)	50 Linear Feet (FT)	50 FT	70 FT	n/a	70 FT	100 FT	n/a
Front Setback (minimum)	20 FT	20 FT	15 FT	12 FT from curb ^g	10 FT	Nonresidential: no minimum Ground Floor Residential: 10 FT	Mixed Use: 0 FT Residential: 10 FT
Side Setback (minimum)	5 LF or 10% of lot width, whichever is greater (10 FT ^a)	5 LF or 10% of lot width, whichever is greater (10 FT ^a)	10 LF (15 ^a FT)	None required; 10 FT if provided ^e	5 ^h FT	10 FT when adjacent to existing residential, school, or park use (otherwise, no minimum) ^h	Mixed Use: 0 FT Residential: 5 FT
Rear Setback (minimum)	25 LF or 20% of lot depth, whichever is less (35 FT ^b)	20 LF or 20% of lot width, whichever is less (35 ^b FT)	15	If abutting non-residential uses: none required, 10 FT if provided; if abutting residential uses: 10 FT, if abutting an alley, 10 FT (20 LF if a parking structure access way is present)	20 FT or 20% of lot width, whichever is less ^k	20 FT if abutting existing residential, school, or park use (otherwise, no minimum) ^k	Mixed Use: 20 FT Residential: 20 FT
Height (maximum)	30 FT	30 LF	35 FT	If designated MRC, 45 FT; if designated MHRC, 55 FT ^l	35 ^l FT	75 ^l FT	Mixed Use: 65 FT Residential: 35 FT
Floor Area Ratio (maximum)	0.35 LF (0.40 ^c FT)	0.35 LF (0.40 ^c LF)	0.35 FT	If designated MRC, 1.6 FT; if designated MHRC, 2.0 FT	Without the provision of Community Benefits, 0.75 FT; with the provision of Community Benefits, 1.0 FT	Without the provision of Community Benefits, 1.6 FT; with the provision of Community Benefits, 3.0 FT	2.0
Floor Area (minimum)	1,000 SF	750 SF	See (f) below	n/a	see (i) below	see (i) below	n/a

Development Standards	R-1 (Single-Family Residential)	R-2 (Light Multiple Residential)	R-3 (Medium Multiple Residential)	R/C MUDO (Residential/Commercial Mixed-Use Development Overlay)	GSP-R/C (Garvey Avenue Specific Plan, Residential/Commercial)	GSP-MU (Garvey Avenue Specific Plan, Incentivized Mixed-Use)	FCMU (Freeway Corridor Mixed Use) Overlay
Parking (minimum)	2 spaces/unit (3 spaces ^b)	2 spaces/unit (3 spaces ^b)	2 spaces/unit; 0.5 spaces/unit for guest parking	2 space/unit; 0.5 spaces/unit for guest parking	1 space/unit; 0.5 spaces/unit for guest parking	1 space/unit; 0.5 spaces/unit for guest parking	Studio/1 bedroom: 1 space/du; 2+ bedrooms: 2 spaces/du 0.5 spaces/unit for guests

a Minimum requirement for corner lot (side-yard on street-side of lot) or for R-3 lot adjacent to R-1 or R-2 lot(s).

b Minimum requirement for dwellings with more than four (4) bedrooms and greater than 2,000 s.f. of living area.

c Additional five percent may be obtained through use of the design incentive program identified in the Municipal Code Section 17.16.260 and 17.20.230.

d At ground level.

e Where the rear of a lot abuts the side of residential uses, schools, or parks: a 20-foot setback shall be maintained within 25 feet of the established common property line.

f Bachelor apartment: 600 sq. ft.; one-bedroom apartment: 650 sq. ft.; two-bedroom apartment: 800 sq. ft.; 200 sq. ft. for each additional bedroom.

g Minimum building setback area shall include a minimum 7-foot-wide detached sidewalk and a minimum five-foot wide parkway adjacent to all streets.

h Where the side is adjacent to existing residential, school, or park use: a 10-foot setback shall be maintained. All residential, commercial, and mixed-use developments shall have a side variable height when abutting R-1 or R-2 zone. This specifies a setback minimum of 10 feet from the property line, which the height increasing at a 60-degree angle from that point.

i Studio unit: 600 sq. ft.; one-bedroom apartment: 650 sq. ft.; two-bedroom apartment: 800 sq. ft.; 200 sq. ft. for each additional bedroom.

j All residential/commercial mixed-use developments shall have a variable height limitation when abutting R-1 and R-2 zones in accordance with Section 17.08.050.I.

k All residential, commercial, and mixed-use developments shall have a rear variable height when abutting R-1 or R-2 zone. This specifies a setback minimum of 25 feet from the property line, which the height increasing at a 60-degree angle from that point.

l An additional 5 feet beyond the height limit is allowed for unique architectural elements as determined by the Community Development Director.

m A legally created lot that is nonconforming lot due to lot area may still developed by any use permitted in the zone.

Additional zoning provisions supporting housing development includes:

- **Exclusive Residential Zoning:** The city's zoning ordinance encourages the efficient reuse of land. The only permitted uses in the R-3 zone are multiple-family dwellings, apartment houses (defined as three or more units), boarding houses, and accessory structures. However, Rosemead Municipal Code §17.12.030(B)(2)(a) allows the construction of single units on lots that can only feasibly accommodate one unit under the R-3 development standards. In addition, nonconforming structures must be removed or modified to be incorporated as an integral part of one harmonious and coordinated multi-family development.
- **Minimum Density:** The city's mixed-use and high-density mixed-use designations carry minimum densities of 25 and 30 units per acre, respectively. This will encourage developers to realize the full development potential of their sites and add substantial numbers of units to the city's affordable housing stock.
- **Plan Approval:** The development of multiple dwellings in the R-2 and R-3 zones is permitted "by-right." Developers are required to submit and obtain Planning Division approval of plot plans and development plans showing conformity with the code, but no Conditional Use Permits are required.
- **Planned Development Zone:** Multi-family dwellings are permitted in the PD zone. Projects developed in the PD zone are designed to be approved under a precise plan, which may permit lot and yard areas that are smaller than would otherwise be allowed. To increase housing opportunities provided by this designation, the city has amended the zoning ordinance to reduce the minimum site size requirement from two acres to one acre.
- **Development Incentives:** The city will immediately notify owners of identified under-utilized parcels of incentives that are available to encourage recycling. These include State Density Bonus Law and below market rate financing available through multi-family mortgage revenue bond programs.
- **Anti-Mansionization Ordinance:** Any residence in the R-1, R-2, or R-3 zones that exceeds 2,500 square feet of developed living area requires design review to control the development of overly large dwellings.
- **In-Fill Development:** A recent trend in residential construction has been the development of small "flag lot" subdivisions on deep and narrow lots. The zoning ordinance contains provisions, such as reduced lot size requirements for interior lots, to facilitate this type of development. The City expects this trend to continue.

In addition, the City of Rosemead will be adopting a Freeway Corridor Mixed-Use Overlay zone in targeted areas in and around Interstate 10. The primary goal of this effort is focused on creating usable and modern development standards and guidelines, streamlining review procedures, and integrating implementation focused strategies. The city envisions transforming the identified opportunity areas into multi-modal, multi-use areas, where new residential development may be incorporated.

In addition, the creation of an overlay zoning district for opportunity sites along the I-10 Freeway with freeway ingress and egress off-ramps is an action item in Strategy 1 of the City of Rosemead's Strategic Plan 2018-2020. Strategy 1 focuses on aggressively pursuing economic development to enhance local shopping and dining options, encourage new high quality and affordable housing stock, beautify commercial corridors, create jobs, and increase General Fund revenues to sustain service levels and maintain public facilities. Adoption of the FCMU Overlay Zone is included as a Program in Section 5.

Mobile Homes and Manufactured Housing

Pursuant to the authority granted under California Government Code §65852.3(a), mobile homes and manufactured housing in Rosemead are permitted by-right in the R-2 zone and are regulated in the same manner as conventional housing. Also, in accordance with the city’s authority under state law, mobile homes must undergo design review before being installed. The review is limited to roof overhang, roof material and design, and the mobile home’s exterior finish. Current code allows mobile and manufactured homes to be installed on R-1 zoned lots, as long as applicants obtain a determination from the Planning Commission and the City Council that the mobile home use is compatible with surrounding uses, will not be detrimental to surrounding properties, and is in harmony with the elements and objectives of the General Plan. However, for further compliance with state law, the city will amend the Zoning Code to allow manufactured housing by-right in the R-1 zone and establish applicable standards to guide development (Program 9).

Per the Zoning Code (Title 17 of Rosemead Municipal Code), “Mobile Home Park” means a type of residential development, established either as a legal subdivision of land with individual mobile home pads and common areas or as a development where pads are leased or rented, for the purpose of accommodating mobile home units on individual pads as part of a coordinated development. A mobile home park may include common areas and facilities for the use of all park residents. To obtain a permit, the park must incorporate a number of improvements to ensure the well-being of its residents. These improvements include provision of utilities such as water and electricity, clearly designated vehicle parking, adequate circulation space, lighting, landscaping, garbage disposal, and laundry facilities. Each mobile home must be allotted a space of at least 3,000 square feet, and the park must dedicate at least 100 square feet per unit to recreation space.

The city also has a definition for “Trailer Parks.” “Trailer Park” means an area of land where two or more trailer spaces are rented, or held out for rent, to accommodate trailers used for human habitation, and where the predominant number of spaces is occupied for nine or more consecutive months.

Emergency Shelters

State law requires that the city address the emergency housing needs of persons experiencing homelessness. An emergency shelter is a facility that provides shelter to individuals and families experiencing homelessness on a short-term basis. AB 139 (Statutes of 2019) requires the need for emergency shelter to be assessed based on the capacity necessary to accommodate the most recent point-in-time count, the number of beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. Additionally, AB 139 requires that parking standards be based on staffing, not the number of beds in the shelter.

As stated in Section 2.F (Special Needs Groups), the most recent homeless count in the city was in 2020, conducted as part of the 2011 Greater Los Angeles Homeless Count by LAHSA in cooperation with the city’s Community Development Department and the Los Angeles County Sheriff’s Department. The report of the count prepared by LAHSA estimates that there were 79 unsheltered homeless persons in the city at this time.

Under SB 2, passed by the State Legislature in 2007, the city is required to identify at least one zone where emergency shelters will be permitted without a conditional use permit or any other type of discretionary approval, and to identify sufficient capacity to accommodate the need for emergency shelters, including at least one year-round facility. The city is not required to actually construct any shelters – simply to permit

them to operate in at least one zone with adequate sites to accommodate the unmet need for seven beds as identified above. A Municipal Code amendment to permit emergency shelters by-right (i.e., without a conditional use permit or any other type of discretionary review) in the M-1 zone is currently in process to meet this state law requirement. The amendment will be adopted in early 2022.

The city has determined that the M-1 Light Manufacturing zone is appropriate to accommodate emergency shelters. This zone, being primarily located along or close to arterial streets such as Garvey Avenue and Walnut Grove Avenue, offers the benefits of enhanced access to public transit, grocery stores, and other life-sustaining resources, while minimizing any incompatibility with existing neighborhoods. Currently, the M-1 zone can accommodate a total of 11 potential emergency shelters, which would only house 77 unsheltered persons (7 beds × 11 potential sites). To comply with state law, the Municipal Code amendment will amend the maximum number of beds to 10. By increasing the maximum number of beds to 10, the city can potentially house a total of 110 unsheltered persons (10 beds × 11 potential sites) and adequately accommodate the 79 unsheltered persons as identified in the 2020 Los Angeles Homeless Services Authority (LAHSA) Greater Los Angeles Homeless Point in Time (PIT) Count. In addition, the code amendment will no longer impose parking requirements for clients, and will only require one off-street parking space per staff member, in compliance with state law.

There are numerous non-vacant sites with marginal or low-value existing uses that could be feasibly adapted to accommodate one or more emergency shelters to satisfy Rosemead's unmet need. These sites generally are all located on or in close proximity to the Garvey Avenue commercial/industrial corridor between Walnut Grove Avenue and the eastern city limit as well as along the northern part of Walnut Grove Avenue. These areas offer all the resources described above. The sites located on or close to the Garvey Avenue commercial/industrial corridor also lies within walking distance of the Garvey Avenue Community Center, where residents can obtain assistance and referrals for social services, at 9108 Garvey. The area is served by several bus lines, including regional service provided by the Los Angeles County Metropolitan Transportation Authority's Lines 70, 287, and 770; and the Rosemead Explorer, a local circulator operated by the city.

State law (AB 101, Statutes 2019) also includes provisions for low barrier navigation centers (LBNC). AB 101, Article 12 defines a "Low Barrier Navigation Center" as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." LBNCs must be allowed by-right in mixed-use and nonresidential zones where multi-family uses are permitted. The city's Zoning Ordinance does not yet meet all of the new requirements; therefore, the 6th Cycle Housing Element includes a program to address these requirements.

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of individuals and families experiencing homelessness to permanent housing. Transitional housing offers case management and support services with the goal to return people to independent living, usually persons return to independent living within between 6 and 24 months. Supportive housing, in its broadest definition, is housing linked with social services tailored to the needs of the population being housed. Supportive services can be provided either on-site or off-site.

Typically, supportive housing is permanent housing. The Consolidated Plan states that the city's role and responsibility for homeless services and support are collaborative in nature, as this is largely covered by outside agencies (i.e., the Los Angeles Homeless Service Authority and the San Gabriel Valley Consortium

on Homeless). However, the city supports agencies through cooperation and financial resources (when available) to carry out this work. The city relies on coordinated efforts with LAHSA to provide shelter opportunities; the East San Gabriel Valley Coalition for the Homeless to provide information, counseling, and referral services to homeless persons who reside in the city, Family Promise of San Gabriel Valley to provide emergency shelter services and social services for families with children, as well as other local agencies in providing services for homeless persons.

The city provides an annual allocation of CDBG funds toward the operation of Family Promise of San Gabriel Valley, a homeless shelter for families with children. This year the city expects this investment of CDBG funds will benefit five families. The city will also work with LAHSA and the East San Gabriel Valley Coalition for the Homeless to address emergency shelter and transitional housing needs of homeless persons.

Per the Zoning Code (Title 17 of the Rosemead Municipal Code), “Transitional Housing” and “Transitional Housing Development” means buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. “Supportive Housing” means housing with no limits on the length of stay that is occupied primarily by persons with disabilities and individuals or families that are homeless at the time approved for occupancy, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, thereby improving the resident’s health status, and maximizing his or her ability to live and, when possible and applicable, work in the community. Supportive housing that is provided in single-family, two-family, or multi-family dwelling units will be permitted, conditionally permitted, or prohibited in the same manner as other single-family, two-family, or multi-family dwelling units under this code.

The city currently allows transitional and supportive housing by-right in the R-1, R-2, R-3, and GSP-R/C zones. Recent state law (AB 2162, 2018) requires that supportive housing, meeting certain criteria, be allowed by-right in zones where multi-family and mixed uses are permitted. State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within one-half mile of a public transit stop. The 6th Cycle Housing Element includes a program to amend the city’s code for conformance with state law.

Accessory Dwelling Units (ADUs)

The State Legislature has identified that the California housing shortage is a significant statewide issue. The State believes that increasing the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) is one approach to address the housing crisis. Over the last couple of years, the State has amended ADU laws, and on September 8, 2020, the city amended the ADU code to comply with State provisions in effect at the time. Changes to ADU laws effective January 1, 2020, further reduce barriers, better streamline approval processes, and expand capacity to accommodate the development of ADUs and JADUs. A program to address these changes is provided in Section 5.B.

Per the Zoning Code (Title 17 of Rosemead Municipal Code), an “Accessory Dwelling Unit” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An accessory dwelling unit also includes the following:

1. An efficiency unit as defined in §17958.1 of the California Health and Safety Code.
2. A manufactured home, as defined in §18007 of the California Health and Safety Code.

The city recognizes that ADUs are a valuable form of housing that meets the needs of family members, students, the elderly, in-home health care providers, people with disabilities, and others.

Rosemead maintains an ordinance that contains standards and requirements for the construction of ADUs. The ordinance, in compliance with state law, establishes a ministerial process for the approval of ADUs, with development standards that are designed to ensure that ADUs remain compatible with the surrounding neighborhood. The following key standards are included:

- ADUs are permitted in the R-1, R-2, R-3 zones or all other areas zoned to allow single-family or multifamily dwelling residential use.
- An ADU shall be deemed an accessory use. ADUs do not exceed the allowable density for the lot upon which they are located.
- On a lot with a proposed or existing single-family dwelling, the number of permitted ADUs are:
 - One attached ADU within the existing or proposed single-family dwelling or within an existing accessory structure; or
 - One detached new construction ADU and one JADU.
- On a lot with existing detached single-family dwellings, the number of permitted ADUs are:
 - One attached ADU within the existing or proposed single-family dwelling or within an existing accessory structure; and
 - One proposed ADU within an existing accessory structure.
- On a lot with an existing multi-family dwelling unit or two-family dwelling (duplex) unit, the number of permitted ADUs are:
 - Not more than two detached ADUs on a lot with one existing multi-family dwelling unit or two-family dwelling (attached duplex) unit.
 - At least one attached ADU is permitted within the existing multi-family dwelling unit or existing two-family (duplex) unit and up to twenty-five (25) percent of the existing dwelling units are permitted within the portions of the existing structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.
- No ADUs shall be used as a short-term rental.
- If floor-area ratio permits:
 - 150-850 square feet for a studio or one bedroom
 - 1,200 square feet detached, freestanding (not attached to any accessory use) ADU that provides more than one bedroom
 - If the creation of an ADU results in a floor-area ratio that is greater than what is permitted in the zone, an 800-square-foot ADU that is at least 16 feet in height with 4-foot side and rear yard setbacks shall be permitted provided that it is constructed in compliance with all other local development standards.
- An ADU built within an existing accessory structure may include an expansion of up to 150 square feet beyond the physical dimensions of the existing accessory structure to accommodate ingress and egress.

- Where both a JADU and a detached ADU are constructed, the ADU shall be no more than 800 square feet.

To the extent possible, the creation of an ADU shall not alter the primary dwelling appearance of the lot. For the construction of a new ADU, the ADU shall match or complement the primary residence in architectural design, color, and materials. For the conversion of an existing accessory structure into an ADU, the ADU shall be permitted to remain as is. However, if an existing garage use is being converted into an ADU, all garage doors shall be removed. An ADU shall have independent exterior access and shall not have interior access from the primary residence.

Single Room Occupancy (SRO)

Per the Zoning Code (Title 17 of Rosemead Municipal Code) “Single Room Occupancy (SRO) Development” is a structure with six or more guest rooms in which thirty (30) percent or more of the units do not have a private bath and toilet within the unit. SRO units are multi-family dwellings that are used as an occupant’s primary place of residence. SROs are not considered hotels or motels as defined by the Municipal Code, nor are they considered extended-stay hotel/motel rooms. Therefore, SRO units are not subject to the Transient Occupancy Tax, and SRO operators shall not be liable for the extended-stay hotel/motel room in-lieu fee if they elect to rent out their rooms on a single-room occupancy basis.

SRO developments are permitted in the Medium Commercial (C-3) zone, Central Business District (CBD), and Light Manufacturing and Industrial (M-1) zone upon the approval of a Conditional Use Permit. All SRO developments shall meet the development and operating standards listed in the Zoning Code (Title 17 of the Rosemead Municipal Code).

Development Fees

Various fees are collected by the city to cover the costs of processing permits and providing services and facilities, virtually all of which are assessed through a pro rata share system based on the magnitude of the project’s impact or on the extent of the benefit that will be derived. Table 40 describes the fees associated with typical single-family and multi-family development projects with assumptions given below.

Table 40
Summary of Residential Permit Development Fees: Rosemead¹

Type	Single Family	Multi Family
Tentative Subdivision Tract and Parcel	\$1,385 + \$100/lot + \$450	\$1,385 + \$100/lot + \$450
Maps	(Engineering)	(Engineering)
General Plan Amendment	\$2,000 + \$50 each add’l parcel	\$2,000 + \$50 each add’l parcel
Zone Change	\$1,700 + \$50 each add’l parcel	\$1,700 + \$50 each add’l parcel
Zone Variance	\$975	\$1,375
Design Review	\$800	\$1,000
Building Permit Fee	\$5,372.83	\$7,061.53
Plan Check Fee	\$4,164.86	\$5,554.18 ²
School District Fee	\$8,160	\$8,160
Sewer Connection Fee	\$82.65	\$82.65
Development Impact Fees³		
Traffic Facilities	\$1,024	\$634
Public Safety Facilities	\$145	\$121
General Government Facilities	\$1,013	\$844
Parks Facilities	\$4,318	\$3,598
Total fees per unit	\$18.562*	\$21.858*

Source: City of Rosemead Planning and Building Division and Public Works Department

- 1 Calculations based on: 2,500 s.f. floor area, 400 s.f. garage; assessed valuation of \$289,312 for Single Family and \$416,387 for Multi Family; Garvey School District fee of \$4.08/s.f.; excludes trade permits (plumbing, electrical, mechanical permit fees are assessed by fixture units).
 - 2 This fee would apply to the first unit in a multifamily residential development if all proposed units are identical. The fees for the remaining units are 70% of the fees for the first unit.
 - 3 For a project that involves the demolition of an existing structure and the construction of a new structure, the applicant shall be entitled to a credit in the amount of the applicable DIFs for the structure to be demolished, provided that such structure has not been vacant (as defined in Section 17.170.030), and provided that no DIF shall be reduced below \$0.
- *The shown fees are typical fees that apply to new single-family and multi-family developments.*

While the fees described above are based on outdated assumptions regarding assessed valuations, the total fees noted at \$18,562 per unit for a typical single-family residential unit comprise even less of a percentage of total costs than they did in prior years. Using the 2019 median housing price, the fees represent less than four percent of the price. Since Rosemead's fees and exactions contribute a relatively small amount to the total costs of housing development compared to land and construction costs, they do not impose an undue constraint on housing production in the city.

There were two notable changes to the city's fee schedule, neither of which affects the overall cost of development. The first of these is the addition of the optional, one-time Pre-application Review fee for multi-family residential projects. This optional review allows the applicant, staff, and outside agencies to identify and resolve critical issues at the outset of the approval process, so that the formal application and review proceed as smoothly as possible with minimal unexpected delays. The \$500 fee is charged on a per-project basis, meaning that the cost is spread among multiple units. If it is determined that the project should move forward with a formal development application and review process, the amount of the Pre-Application Review fee is deducted from the amount owed for all other fees incurred. Thus, the impact of this optional fee on overall development costs is negligible.

The second change is the optional fee for expedited processing, set at \$6,500. Payment of this fee gains the undivided attention of a planner, a building plan checker, and a public works plan checker. Optional expedited processing is a benefit, rather than a constraint on housing development.

The city has also taken actions to streamline the development approval process through the Garvey Avenue Specific Plan adopted in 2018. Through the Specific Plan, the city pre-entitled the development of 892 residential units and approximately 1.1 million square feet of commercial development. As such, new developments are not required to go through a lengthy and time-consuming planning entitlement process and additional environmental studies such as Environmental Impact Report. The fee for each review is \$700.

The Planning Division application and development fee schedules are posted on the city's website at https://www.cityofrosemead.org/government/city_departments/community_development/planning, in compliance with state law including Assembly Bill 1483.

On-site and Off-site Improvements

The City of Rosemead requires site improvements where they are not already in place to provide sanitary sewer and water service to residential areas, to make necessary circulation improvements, and to provide other infrastructure. In addition, the city may require, as a condition of granting additional entitlements, payment for various off-site improvements as part of project mitigation measures (e.g., payments to defray the cost of new traffic signals).

On-site improvements required may include water mains and service connections to the property line with shutoff valves, sanitary sewers, and other improvements that may be needed. Developers are also required to construct all on-site streets, sidewalks, curbs, gutters, and affected portions of off-site streets. This is sometimes the case even with infill projects where such infrastructure is already available, since the facilities may require upgrading. All roadways must be paved to provide for smooth, quick, all-weather travel and to facilitate drainage.

Because the city is built-out and its circulation system is well-established, it is anticipated that virtually no new street construction will be required for future residential development. Instead, street improvements tend to take the form of traffic mitigation measures, such as curb cuts, traffic signals, stop signs, turning lanes, and bus stop turnouts. Additional lanes may be required on selected roadway segments. If any future street construction is required, street widths and other aspects of roadway geometry will be required to conform to standards contained in the Policy on Geometric Design of Highways and Streets (commonly known as the “Green Book”) published by the American Association of State Highway and Transportation Officials.

The Department of Public Works has provided estimates for the costs of various street construction materials. These costs are given in Table 41.

Table 41
Estimated Street Construction Costs

Material	Cost per Unit
Asphalt construction	\$110 per ton
Sidewalk (concrete)	\$6 per square foot
Curb/Gutter (concrete)	\$50 per lineal foot
Slurry seal	\$215 per extra-long ton

Source: Rosemead Public Works Department

Roadway classifications are established in the General Plan Circulation Element according to the intended purpose and anticipated travel needs of each street. These classifications include major arterials, minor arterials, collector roads, and local streets. The city does not maintain uniform roadway width standards for existing streets, but rather determines the appropriate width for each individual roadway based on the traffic volume, surrounding land uses, available right-of-way, and other factors along the travel corridor.

Additional improvements are required for mixed-use development in the RC-MUDO overlay. As this zone is intended to provide for the construction of street-fronting retail that immediately adjoins the sidewalk, the city has incorporated standards for sidewalk width, street trees, and pedestrian amenities to be provided by new mixed-use structures, as well as undergrounding of utilities that could hinder pedestrian movement adjacent to these buildings. These improvements are necessary and appropriate for higher-density mixed-use projects that are expected to generate significantly greater volumes of pedestrian traffic than existing uses do.

The city currently does not require from developers of “by-right” projects any contributions toward off-site facilities or improvements, other than the development impact fees identified under “Fees and Exactions.”

The city’s on-site and off-site improvement requirements are typical for urban development in a highly urbanized community. While these improvements add incrementally to the cost of housing construction, they are necessary to the viability and livability of a well-functioning city and are consistent with similar

requirements in nearby jurisdictions. Thus, the city's improvement requirements do not place undue constraints on housing production.

The only requirement that has potential to add significantly to development costs is that of utility undergrounding for mixed-use projects. Complying with this requirement can add anywhere from thousands to tens of thousands of dollars to overall costs, depending on the size of the project, the particular circumstances of the site, and market conditions at the time of construction.

While the city considers undergrounding to be desirable, it nonetheless recognizes that it can be cost-prohibitive for some projects. Thus, the RC-MUDO zone allows for the waiver of the undergrounding requirement – as well as any other development standards deemed to be an undue burden – at the discretion of the Planning Commission. The city is also prepared to work with developers to identify outside funding sources to defray the cost of complying with the requirement, including Southern California Edison utility rate monies that have been set aside for undergrounding under Public Utilities Commission Rule 20. In any case, the city does not intend to allow the undergrounding requirement to preclude mixed-use development altogether and will take all necessary and reasonable steps to ensure that no individual mixed-use project is excessively burdened by this requirement.

Building Codes and Enforcement

The 2019 California Building Code (CBC) as amended by Title 26 Los Angeles County Building Code (adopted November 26, 2019, by the Los Angeles County Board of Supervisors), together with their appendices, were adopted by reference for use in the City of Rosemead. Furthermore, the codes are enforced throughout the State, and no local amendments have been adopted.

Local Processing and Permit Procedures

The evaluation and review process for residential development, as prescribed by city procedures, may affect the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the dwelling unit. The residential development review process in Rosemead is relatively uncomplicated but may involve up to three levels of reviewing bodies depending on the scope of the project: Planning Staff, Planning Commission, and the City Council.

Average processing times for various permits that may be required prior to the final approval of a project are shown in Table 42. Project processing begins with the submittal of plans to the Planning Division. Turnaround time for completeness review is 2 weeks, and the number of rounds of review prior to being deemed complete is two. Applications for discretionary permits and environmental review may also be submitted to the Division concurrently. Most residential development in the city consists of single-family dwellings and subdivisions that do not require the preparation of an environmental impact report, thereby expediting processing time and costs.

Average processing time for a typical residential project subject only to plan check and environmental review is two to three weeks, although projects subject to Planning Commission approval generally require an additional six weeks to process. While this review period is substantially shorter than other cities in southern California, a project's review period may be extended substantially through the appeals process.

Table 42
Residential Development Review and Processing Time Estimates

Process	Review Period	Reviewing Body
Design Review	2 months	Planning Staff; Planning Commission
Plan Check/Building Permit	6 weeks	Planning Staff; Building Staff
Conditional Use Permit	2-3 months	Planning Commission
Variance	2-3 months	Planning Commission
Tentative Parcels	4-6 months	Planning Commission
Environmental Impact Report	8-12 months	Planning Commission; City Council
General Plan Amendment with EIR	6-12 months	Planning Commission; City Council
Zone Change with EIR	6-12 months	Planning Commission; City Council

Source: City of Rosemead

By-Right Review

The procedure for processing an application to develop a typical new by-right residential structure is described below. This procedure is identical for both single-family homes and rental multi-family complexes. It is assumed that the structure is being constructed by-right with no additional entitlements sought (i.e., approval of tract or parcel map, variance, conditional use permit, zone change, development agreement, or General Plan amendment).

1. Applicant submits architectural plans (including site plans and floor plans) to the Planning Division.
2. Planning Staff conducts field review and issues comments to the project applicant.
3. Applicant re-submits architectural plans, revised as directed by Planning Staff.
4. Planning Staff reviews revised architectural plans for accuracy and completeness. Once all corrections are completed, Planning Staff will approve the plans.
5. Applicant submits the approved architectural plans and construction drawings to Building and Safety Division for plan check.
6. Building and Safety Division Staff conducts a preliminary review to verify application completeness and establish plan check review fees.
7. Once the Applicant submits the plan check review fee, Building and Safety Division Staff will conduct a full review and issue comments to the project applicant. In addition, Building and Safety Division staff will route the plans to the Public Works Department for review, if necessary.
8. Prior to Public Works Department submittal, the applicant shall have their engineer/architect prepare an LID Checklist and verify its accuracy by stamping and signing the checklist.
9. The applicant shall email an electronic copy of the project plans and any applicable reports to the Public Works Department.
10. The Public Works Department will issue comments to the project applicant.
11. Applicant re-submits revised plans and reports, as directed by the Public Works Department.
12. Public Works Staff reviews revised plans and reports for accuracy and completeness. Once all corrections are completed, Public Works Department Staff will approve the plans. If an encroachment permit is required, the Building and Safety Division is notified.

13. Applicant re-submits revised construction drawings as directed by the Building and Safety Division.
14. Building and Safety Division Staff reviews revised construction drawings for accuracy and completeness. Once all corrections are completed, Building Division Staff will approve the plans and route to the Planning Division for a stamp transfer.
15. Before permit issuance, the Building and Safety Division will ensure that all applicable approvals are obtain from the following agencies:
 - Planning Division
 - Public Works Department
 - Los Angeles County Fire Department/Fire Flow Form
 - Los Angeles County Public Works- Industrial Waste
 - Los Angeles County Public Works- Department of Sanitation
 - Los Angeles County Health Department
 - School District
 - South Coast Air Quality Management District
16. After the applicant has obtained all the necessary approvals, a building permit is issued and is valid for up to one year, unless extended.

For the purposes of this analysis, “by-right” is defined as any project that does not require a public hearing before the Planning Commission or the City Council to gain approval. This category includes projects that must undergo site plan review, since this is an administrative process that requires only staff approval.

Entitlement Review

For projects seeking a variance, subdivision, planned development, zone change, General Plan amendment, or development agreement, a full entitlement review is conducted, culminating in a public hearing before the Planning Commission and, if necessary, the City Council.

Pre-Application Process: The city has implemented a Pre-Application review for projects that will progress through other approval processes. The Pre-Application process has been created to streamline the overall entitlement process by helping the applicant, staff, and outside agencies identify and resolve critical issues at the outset. Applicants fill out a form with a checklist of required information, which staff uses to conduct an initial review of the proposal. Applications are accepted daily. If needed, a Pre-Application meeting is then scheduled to provide an opportunity for the applicant, city staff, and outside agencies to discuss the initial review in detail, answer questions and resolve any lingering issues. The meeting is attended by the applicant or a representative, and includes Planning, Building and Safety, and Public Works staff as well as representatives of any other department or outside agencies with an interest in the project.

Formal Entitlement Review: After the Pre-Application review has been completed the applicant submits the project for formal entitlement review. Staff analyzes the proposal, prepares appropriate environmental documentation, and makes a recommendation in the form of a written report which is used by the Planning Commission and the City Council, if necessary, to approve or disapprove the project at a public hearing. The formal review process consists of the following steps:

1. Applicant submits a Planning Application Form to the Planning Division.

2. Staff reviews and issues comments for application completeness, routes to reviewing agencies (including city departments), and performs California Environmental Quality Act (CEQA) review.
 - If the project is not exempt from CEQA, Planning Division Staff will send out a Request for Proposal for Environmental Services, and the Environmental Services shall be completed prior to Staff deeming the application complete.
3. Staff (Planning, Building and Safety, and Public Works) will schedule a meeting with the applicant to discuss comments. Applicant modifies plans and resubmits as necessary.
4. After Planning Division Staff deems the application complete, a Notice of Public Hearing and a staff report are prepared with conditions of approval in advance of public hearing.
5. Notice is posted 10 calendar days ahead of public hearing date at the project site, at various public locations within the city, on the city's website, and also published in the newspaper. If the project is not exempt from CEQA, notice is posted according to the requirements set forth by CEQA.
6. The project is presented as a public hearing at the Planning Commission hearing.
7. If the project requires City Council approval (such as a zone change, General Plan/Specific Plan amendment, appeals, etc.), the project is presented to the City Council at a second public hearing.
8. Within 10 calendar days, the applicant shall submit a notarized acceptance of conditions of approval, if any.
9. Applicant submits the approved architectural plans and construction drawings to Building and Safety Division for plan check.
10. Building and Safety Division Staff conducts a preliminary review to verify application completeness and establish plan check review fees.
11. After the Applicant submits the plan check review fee, Building and Safety Division Staff will conduct a full review and issue comments to the project applicant. In addition, Building and Safety Division staff will route the plans to the Public Works Department for review, if necessary.
12. Prior to Public Works Department submittal, the applicant shall have their engineer/architect prepare an LID Checklist and verify its accuracy by stamping and signing the checklist
13. The applicant shall email an electronic copy of the project plans and any applicable reports to the Public Works Department.
14. The Public Works Department will issue comments to the project applicant.
15. Applicant re-submits revised plans and reports, as directed by the Public Works Department.
16. Public Works Staff reviews revised plans and reports for accuracy and completeness. After all corrections are completed, Public Works Department Staff will approve the plans. If an encroachment permit is required, the Building and Safety Division is notified.
17. Applicant re-submits revised construction drawings as directed by the Building and Safety Division.

18. Building and Safety Division Staff reviews revised construction drawings for accuracy and completeness. After all corrections are completed, Building Division Staff will approve the plans and route to the Planning Division for a stamp transfer.
19. Before permit issuance, the Building and Safety Division will ensure that all applicable approvals are obtain from the following agencies:
 - Planning Division
 - Public Works Department
 - Los Angeles County Fire Department/Fire Flow Form
 - Los Angeles County Public Works- Industrial Waste
 - Los Angeles County Public Works- Department of Sanitation
 - Los Angeles County Health Department
 - School District
 - South Coast Air Quality Management District
20. After the applicant has obtained all the necessary approvals, a building permit is issued and is valid for up to one year, unless extended.

If the application is denied by the Planning Commission, the applicant may appeal to the City Council, which will render a decision at a second public hearing, generally within 30 days. The City Council's decision is final.

Design Review: Applicants seeking to build or alter any structure within the D-O (Design Overlay) Zone, or any structure requiring a precise plan of design, must undergo design review, in which proposed building elevations, site plans, landscaping plans, and signs are reviewed by Planning staff and/or the Planning Commission. Applicants submit an application form and are provided a checklist specifying any other required materials (e.g., architectural drawings, photographs, paint samples) that must be included for staff and/or the Commission to make a decision.

Where authorized, staff or the Commission approves, disapproves or conditionally approves each application based on the following findings, from RMC §17.28.020:

- A. The plans indicate proper consideration for the relationship between the proposed building and site developments that exist or have been approved for the general neighborhood;
- B. The plan for the proposed building and site development indicates the manner in which the proposed development and surrounding properties are protected against noise, vibration, and other factors which may have an adverse effect on the environment, and the manner of screening mechanical equipment, trash, storage, and loading areas;
- C. The proposed building or site development is not, in its exterior design and appearance, so at variance with the appearance of other buildings or site developments in the neighborhood as to cause the nature of the local environment to materially depreciate in appearance and value;
- D. The proposed building or structure is in harmony with the proposed developments on land in the general area, especially in those instances where buildings are within or adjacent to land shown on the General Plan as being part of the Civic Center or in public or educational use, or are within or immediately adjacent to land included within any precise plan which indicates building shape, size, or style;

- E. The proposed development is in conformity with the standards of this Code and other applicable ordinances in so far as the location and appearance of the buildings and structures are involved; and
- F. The site plan and the design of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effect of the development from the view of public streets.

To help streamline multi-family residential projects, [Program 9](#) includes an action to develop objective design guidelines for the R-3 zone.

Mixed Use Development Approval Timeline: All development taking place under the RC- MUDO zone must go through the design review process, with the added requirement that the City Council must “approve or disapprove such project upon receiving a recommendation from the Planning Commission” (RMC §17.74.030). In acting on the design review application, the Council is required to use the same findings as those specified for the Commission. The overall time frame for mixed-use project approval is dependent on a number of factors that will be specific to each project. For subdivision-level approvals (i.e., those requiring a tentative tract map under the Subdivision Map Act), the process generally follows the following steps:

- Pre-application review (staff): 1 month.
- Design, entitlement, subdivision and environmental review (conducted concurrently; staff and Planning Commission): 6-9 months.
- City Council review and approval: 1 month.
- Total mixed-use project approval time frame: 8-11 months.

The timeline described above could be affected by a number of factors, from the level of environmental review required to the applicant’s promptitude in submitting necessary materials and information. For mixed-use projects that do not seek a zone change or plan amendment, it is anticipated that a full environmental impact report will not be necessary. To date, none of the eight mixed-use proposals reviewed by the city since 2007 have required the preparation of an EIR, as determined by Planning staff. Thus, the timeline laid out above assumes a Negative Declaration or a Mitigated Negative Declaration will be prepared. If the city determines that a future project requires an EIR, the overall time frame could be lengthened by approximately 6 months or more. To help streamline mixed use development projects, [Program 9](#) includes an action to develop objective design guidelines for the RC-MUDO zone.

C. Constraints to Housing for Persons with Disabilities

Housing that accommodates individuals with disabilities can require the incorporation of special features, such as front door ramps, special bath facilities, grab bars, and lower cabinets and light switches. Generally, the uncommon nature of these features makes them potentially expensive and difficult to implement, especially if they have to be retrofitted into an existing structure. Additionally, some disabled people may require residential care in a facility where they receive assistance in performing routine tasks. Section 2.F provides background information on the extent and types of disabilities experienced by Rosemead residents.

Rosemead has adopted and currently enforces the 2019 California Building Code as amended by Title 26 Los Angeles County Building Code (adopted November 26, 2019, by the Los Angeles County Board of Supervisors), together with their appendices. The city has not added any standards or restrictions that

substantially differ from those used throughout the State. Meaning that all regulations specified in Title 24 regarding the accessibility and adaptability of housing units for persons with disabilities currently are applied to all residential development in the city.

Persons with developmental disabilities have many of the same housing needs as persons with other types of disabilities. They are likely to have a heightened need for residential care, and often have difficulty living independently and may need assistance ranging from occasional help with budgeting, shopping, and paying bills, to 24-hour support for basic household tasks such as cleaning, dressing, and cooking. Some persons with developmental disabilities are best served by staffed, supervised group or nursing homes, while others are adequately served by at-home and/or community support. In conventional housing units, developmental disabilities may manifest themselves as physical disabilities that require similar accessibility features to those described above.

Residential Care Facilities

Per the Zoning Code (Title 17 of Rosemead Municipal Code) "Residential Care Facility" means a family home, group care facility, residential care facility for the elderly, foster home, alcohol and/or drug recovery facility, intermediate care facility or similar facility, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Residential Care Facilities are permitted are permitted by-right in the R-1, R-2, R-3 zones and in the FCMU Overlay zone. In the GSP-R/C zone, Residential Care Facilities with six or fewer people are permitted by-right and with seven or more people are permitted upon the approval of a Conditional Use Permit (CUP).

Requests for Reasonable Accommodation

Under the Federal Fair Housing Act, the city is required to make reasonable accommodations in rules, policies, practices, and services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Such accommodations may include the relaxation of parking standards and structural modifications such as those listed in Section 3.C.

The Zoning Code (Title 17 of Rosemead Municipal Code) establishes regulations that are intended to provide a formal procedure for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the "Acts") to request reasonable accommodation in the application of the city's land use regulations and to establish relevant criteria to be used when considering such requests. The requests would be approved once staff has made determinations as to the qualifying status of the individual, the necessity of the accommodation, the financial or administrative burden on the city, and whether the accommodation requires a fundamental alteration to the city's development regulations and policies.

Definition of Family

The definition of "family" is also important to providing housing for persons with disabilities, as local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the zoning ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated. Per the Zoning Code (Title 17 of Rosemead Municipal Code), "Family" means any group of individuals living together as the functional equivalent of a family where the residents may

share living expenses, chores, eat meals together and are a close group with social, economic, and psychological commitments to each other. A family includes, for example, the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, nunneries, or boarding houses. The city's definition is not a constraint because it does not limit the number of or differentiate between related and unrelated individuals occupying a home.

4. HOUSING RESOURCES

In accordance with California Government Code §65583, the Housing Element is to provide “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Opportunities for residential development in the city fall into one of three categories: vacant land, sites where there is a potential to recycle or increase densities, and accessory dwelling units (ADUs). The development potential of these sites is calculated based on assumptions regarding the realistic density of new housing, which in turn are based on the existing densities of each of the city’s General Plan Land Use designations. For ADUs, the potential is based on past trends. This process is described in more detail below. Detailed maps showing the parcels that comprise the city’s inventory and tables documenting development potential are included in Appendix C.

A. Realistic Development Capacity

To determine the realistic development capacity of the city’s residential land, this analysis uses the typical, or expected, densities contained in the General Plan Land Use Element as shown in Table 43. These are the same densities used to project population growth under the General Plan’s land use policies. For those sites located in the Garvey Avenue Specific Plan and the Freeway Corridor Mixed Use Overlay, a realistic residential development capacity of 70 percent was assumed. For each residential and mixed use designation, these typical densities are derived from a survey of the existing housing.

Using a combination of GIS, assessor, and field data, the number of dwelling units in each land classification was counted, divided by the total acreage, and compared to the maximum density allowed by the existing zoning. This comparison of existing and allowed densities yielded a set of percentages that were then applied to the General Plan densities. The reasoning behind this method was that a combination of housing market conditions and the city’s land use controls could be expected to limit the intensity of actual residential development to a similar percentage of the allowed density under the new land use plan to that observed under the old one.

Using this methodology, the Low-Density Residential designation achieved 100 percent of the maximum density allowed, while Medium Density and High Density were significantly lower than the maximum at 71 percent and 66 percent, respectively.

For the mixed-use designations, expected densities are based on: a) the maximum density allowed under Rosemead Municipal Code (RMC) §17.74.050(C)2; and b) the ratio of residential to commercial land use specified by the same section. This has resulted in an expected density of 48 units per acre and a 75 percent residential land use ratio being applied to high-density mixed-use sites (40-60 du/ac), and a density of 30 units per acre and a 67 percent land use ratio being applied to ordinary mixed-use sites (25-30 du/ac). In the Garvey Avenue Specific Plan, this has resulted in an expected density of 16 units per acre and a 65 percent residential land use ratio being applied to incentivized mixed-use sites (0-25 du/ac), while the residential/commercial land use sites achieved 70 percent of maximum (0-7 du/ac). Moreover, the Garvey Avenue Specific Plan Incentivized Mixed-Use is the only mixed-use designation that allows 100 percent non-residential development. However, the likelihood that properties within this area would be developed exclusively with non-residential use is considered very low as building permit data shows that the three largest sites within this area have already been approved for mixed use development featuring at total of 528 residential units. These development projects are currently in plan check with permit issuance pending.

In instances where the Freeway Corridor Mixed-Use Overlay is applied to sites, this has resulted in an expected density of 42 units per acre and a 65 percent residential land use ratio being applied to high-density mixed-use sites (40-60 du/ac).

It should be noted that these densities represent the aggregated intensity of development across all land in a particular General Plan designation, and that individual parcels may be developed to a higher or lower density depending on their dimensions. Nonetheless, the typical densities should provide a reasonably accurate approximation of the development that is likely to occur on any given lot.

Table 43
Expected Densities of Residential Land

General Plan Designation	Maximum Density	Expected Density	Percent Residential	Percent of Potential
Low Density Residential	7 du/ac	7 du/ac	100%	100%
Medium Density Residential	12 du/ac	8.5 du/ac	100%	71%
High Density Residential	30 du/ac	19.8 du/ac	100%	66%
Mixed Use Residential/Commercial	25-30 du/ac (min/max)	30 du/ac	67%	67%
Mixed Use-High Residential/Commercial	40-60 du/ac (min/max)	48 du/ac	75%	75%

Source: City of Rosemead General Plan Land Use Element, 2010

du/ac = dwelling units per net acre

Mixed-Use Development Experience Since 2008

Since the introduction of mixed-use designations in the city's 2008 General Plan update (revised 2010) and the adoption of the Garvey Avenue Specific Plan in 2018, developers have filed applications for a total of 12 mixed-use projects within Rosemead. Of these proposed projects, detailed in Table 44, two have been constructed, two are under construction, one is in building plan check, two have submitted entitlements, two have submitted GASP site plan reviews, two have expired, and one has been withdrawn. The average density of the 12 proposed projects is approximately 55.33 units per acre. This average falls between the effective densities of 20 and 60 units per acre that would result, respectively, from the development of sites designated mixed-use and mixed-use high density in the General Plan at their maximum densities and required land use ratios. Thus, the realistic densities assumed for mixed-use sites are appropriate and reflect market trends.

Furthermore, the development standards for the Mixed-Use Development Overlay zone will help to ensure that projects achieve the densities assumed in the adequate sites inventory. The residential land use ratios used in the inventory (67 percent residential for sites designated Mixed Use Residential/Commercial; 75 percent residential for sites designated Mixed Use High Density Residential Commercial) are requirements of the zone. Additionally, the zone requires minimum densities of 25 units per acre for Mixed Use Residential/Commercial (MU1) projects, and 40 units per acre for Mixed Use High Density Residential/Commercial (MU2) projects. The City Council can approve minor deviations from these standards [RMC §17.74.050(C)(2)]. If the realistic densities assumed in the inventory are applied to only the residential portion of the site, the effective densities of MU1 and MU2 sites (total number of units divided by total site area) will be 20 and 45 units per acre, respectively.

Table 44
Mixed-Use Project Proposals: Rosemead

Location	Lot Size (acres)	Units	Affordable Units	Residential Density	Status
1. 9048 Garvey Ave	2.52	68	n/a	27 du/ac	Constructed - Received Certificate of Occupancy
2. 8479 Garvey Ave	0.73	28	7 low income	39 du/ac	Constructed - Received Certificate of Occupancy
3. 8449 Garvey Ave	0.85	35	6 low income (may eliminate)	41 du/ac	Under Construction (Modification Submitted)
4. 8408 Garvey Ave	1.15	46	7 low income	40 du/ac	Under Construction
5. 7801-7825 Garvey Ave	1.14	60	n/a	75 du/ac	In Building Plan Check
6. 3001 Walnut Grove Ave	1.06	42	7 low income	40 du/ac	Entitlements Approved
7. 8002 Garvey Ave	1.61	62	n/a	62 du/ac	Entitlements Submitted (Plans are being revised)
8. 7419-7459 Garvey Ave	3.68	378	n/a	70 du/ac	GASP Site Plan Review
9. 3035 San Gabriel Blvd	2.02	144	n/a	71 du/ac	GASP Site Plan Review
10. 3862 Rosemead Blvd and 9016 Guess St	1.04	38	3 moderate income	37 du/ac	Expired
11. 3212-3232 Del Mar Ave	1.28	36	4 moderate income	28 du/ac	Expired
12. 9400-9412 Valley Blvd	0.54	38	n/a	70 du/ac	Canceled (Applicant Withdrew Application)

Source: City of Rosemead General Plan Community Development Department

Anticipated Affordability of Units on Inventoried Sites

All sites in exclusively single-family and multi-family residential zones are considered suitable for moderate-income and above-moderate-income housing, as these sites are simply too small to support projects of 30 or more units that typically accommodate lower-income households, except through the addition of ADUs and JADUs as discussed in Section 4.D below. All lower-income units contained in the inventory, except those with a zoning designation of P-D Planned Development, are anticipated on sites designated for or zoned with an overlay for residential/commercial mixed-use development. The affordability of units on these sites has been calculated according to a ratio that assumes mixed-income development, as these sites are expected to attract market-rate as well as affordable housing developers. Zones accommodating each income category, which are determined based on allowed development densities, are listed below in Table 45.

Table 45 Income Categories and Assumed Density/Zone Ranges

Income Category Potential	Assumed Density and Zone Range
Above Moderate	R-1 (0 - 7 units per acre) R-2 (0 - 12 units per acre) GSP-MU (0 - 80 units per acre with community benefits) GSP-R/C (0 - 30 units per acre with community benefits) MU-R/C: RC-MUD Overlay (25 - 30 units per acre) MU High-R/C: RC-MUD Overlay (40 - 60 units per acre) FCMU Overlay (40 - 80 units per acre with community benefits)
Moderate	R-2 (0 - 12 units per acre) R-3 (0 - 30 units per acre) P-D (0 - 12 units per acre) GSP-MU (0 - 80 units per acre with community benefits) GSP-R/C (0 - 30 units per acre with community benefits) MU-R/C: RC-MUD Overlay (25 - 30 units per acre)
Low/Very Low	FCMU Overlay (40 - 80 units per acre with community benefits) MU High-R/C: RC-MUD Overlay (40 - 60 units per acre)

B. Active Development Projects

The City of Rosemead continues to experience new development in part due to its proactive creation of new residential and mixed-use development opportunities through adoption of new zoning tools and the Garvey Avenue Specific Plan. “Projects Under Construction” and “Projects Approved” represent sites and housing units that are counted toward 5th Cycle Housing Element goals. “Projects in the Pipeline” describes projects within the city’s entitlement or building plan check process but have not obtained a building permit as of July 1, 2021. Because these projects have development proposals being considered by the city, the potential units associated are considered likely to redevelop during the planning period and can be included within the sites inventory without additional justification. Additional details regarding pending development projects are included as Table C-1 in Appendix C.

Projects under Construction

1. Garvey Earle Plaza - 8449 Garvey Avenue
 - Four-story mixed-use development with 7,520 square feet of commercial development and 35 residential apartment units (modification to the number of proposed low-income units is under discussion).
 - Groundbreaking took place in January 2020.

Projects Approved

1. The Olson Company - 3133-3134 Willard Avenue
 - 31-unit residential townhome development. Units range in size from 1,232 square feet to 1,698 square feet with six floor plans.
 - Building permits issued in November of 2021. Project currently under construction.
2. Garvey Del Mar Plaza - 7801 Garvey Avenue
 - Four-story mixed-use development with 15,903 square feet of commercial development and 60 residential apartment units located in the Garvey Avenue Specific Plan.
 - Construction plans were approved in August of 2020; however, the applicant is proposing to revise the plans. is expected to begin construction in 2021.

Projects Underway

1. Rosemead Garden Villa - 3035 San Gabriel Boulevard
 - Six-story mixed-use development with 67,007 square feet of commercial development and 161 residential condominiums located in the Garvey Avenue Specific Plan.
 - Project is currently in GASP Site Plan Review.
2. Taiwan Center Mixed-Use Development – 3001 Walnut Grove Avenue
 - Four-story mixed-use development with 18,646 square feet of commercial development and 42 residential condominiums (7 proposed as low-income).
 - The developer is required to enter into an affordable housing agreement with the city. The developer will deed restrict seven units for low-income households for a minimum of 55 years.
 - Entitlement applications were approved in September of 2021. The project is expected to submit construction drawings for Building Plan Check in 2022.

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3. Contai Mixed-Use Development - 8002 Garvey Avenue
 - Six-story mixed-use development with 63,786 square feet of commercial development and 116 residential condominiums located in the Garvey Avenue Specific Plan.
 - Project is currently in GASP Site Plan Review.
 4. Residential Condominium Project- 4316 Muscatel Ave.
 - Ten two-story residential condominiums. Each unit will total 1,200 square feet with two different floor plans.
 - Entitlement applications have been submitted and currently in review.

C. Vacant Land

As an older community, Rosemead is highly developed and the amount of vacant land is limited, consisting primarily of individual scattered lots and sites that were previously developed but are now vacant due to buildings and improvements being removed. Large tracts of vacant residentially zoned land do not exist in the city.

An aerial survey via Google Earth Pro and a review of current Los Angeles County Assessor data of existing land uses in residentially and mixed-use zoned areas of the city conducted in spring 2020 identified 54 vacant parcels, totaling 36.86 acres. Of these, 43 parcels (31.89 acres) are located in mixed-use zones that allow a residential component as part of a comprehensive commercial development. Appendix C includes Table C-1 that describes each site in terms of location, size, potential affordability, and land use designations. Assuming the realistic residential densities shown in Table 47, a total of 1,091 units could potentially be developed on the 54 vacant sites.

Non-Vacant Sites

Besides vacant land, another major component of this land resources inventory consists of a selection of properties that are most likely to be redeveloped at the various income levels over the 6th Cycle. For the purposes of identifying sites, this analysis considered existing residentially zoned, specific plan zoned, overlay zoned, or mixed-use zoned parcels that allowed for residential development based on the permitted densities within those zones.

The overlay zoned sites are zoned RC-MUDO or FCMU Overlay with underlying C-3 (Medium Commercial), C-4 (Regional Commercial), CBD (Central Business District), or P-D (Planned Development) zoning, and consist mainly of underdeveloped commercial and industrial properties with low-value or marginal uses, though some sites include older residential structures, as well. Appendix C provides parcel numbers, zoning and General Plan designations, information on existing and potential uses, and includes maps of all identified sites.

These sites were originally identified and analyzed in a spring 2020 aerial survey using Google Earth Pro and using current Los Angeles County Assessor data. All of the parcels and sites identified in Appendix C remain available to assist in meeting the city's 2021-2029 RHNA allocation.

In all, 332 sites have been identified, covering approximately 165.86 acres and having capacity for an estimated 5,404 units. Of these, 1,783 units are considered affordable to lower-income households, while the remaining 3,622 units are considered suitable for moderate-income and above-moderate-income housing. A precise breakdown of the number and affordability of potential units on each site and individual parcels may be found in Appendix C. These numbers have been derived by assuming a conservative 70 percent build-out potential based upon allowable density and for the lower-income sites,

reflects the fact that the zoning density capacity meets the metropolitan jurisdiction “default” density for lower-income housing suitability as defined by Government Code §65583.2(c)(3)(B)(iv), but can be expected to attract market-rate development, as well.

As the city relies on non-vacant sites to accommodate for more than 50 percent of its RHNA for lower-income households, the non-vacant site’s existing use is presumed to impede additional residential development. However, the sites selected for inclusion in the inventory have been chosen because they represent the best opportunities to add significant numbers of units to the city’s housing stock, possess the highest potential for becoming available for residential development over the 8-year planning period. Parcels were generally selected if they were developed with aging structures over 40 years old and/or occupied by marginal, low-value or low-intensity non-residential uses. Age of structure is a significant factor in determining suitability of nonvacant sites. Building deterioration, lack of adequate property maintenance issues, as well as other market-driven factors contribute to the likelihood that many existing non-residential uses being eliminated. The sites inventory analysis has identified approximately 115 sites that contain structures which are 40 years or older. These sites are anticipated to accommodate 1,278 units lower-income units. Moreover, as mentioned, a majority of the non-vacant sites are located in mixed use overlay zones or specific plan areas and consist mainly of underdeveloped commercial and industrial properties with low-value or marginal uses. As indicated by reported development trends described in the Background Information section of this Housing Element, existing non-residential developments consisting of single commercial or industrial uses continue to decline whereas development of mixed or blend developments are increasing, especially along major thoroughfares in the city. It is anticipated that development in mixed use overlay zones or specific plan areas will feature and integrate residential development where existing commercial and industrial uses are present, thus providing for additional housing capacity on sites that contain neighborhood-serving resources and jobs.

Additionally, parcels were considered for inclusion based on whether they can be consolidated with adjacent properties to form large, contiguous development sites. Many (though not all) properties were chosen because they exhibit one or more signs of physical blight under State Community Redevelopment Law. While redevelopment funds are no longer available to assist in site assembly and environmental remediation, the presence of blight may qualify these properties for financial assistance under other State and federal programs such as CDBG and HOME.

Physical blight conditions observed under Community Redevelopment Law (Health and Safety Code §33031(a)) include:

- Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violation, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.
- Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.
- Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project areas.
- The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

With the aforementioned efforts including new and existing policies and programs to facilitate development of non-vacant sites, the city does not consider site's existing uses as significant impediments to additional residential development during the period covered by the housing element.

All sites being extensively developed with residential, commercial, and industrial uses, as well as public facilities, are fully served by the city's road and utility networks. It is anticipated that minor street, water, sewer, and other improvements will be required to serve the sites when developed at higher intensities, but no need for major new infrastructure is anticipated.

Sites identified for lower income categories in Appendix C that are less than 0.5 acres in size are consolidated into clustered sites that comprise at least 0.5 acres. Challenges posed by smaller parcels are discussed below.

Small Sites and Lot Consolidation

Many of the non-vacant sites identified consist of multiple smaller parcels with different owners, and their development within the planning period will depend on whether they can be consolidated. Because of the lack of a sufficient number of large residential parcels under single ownership elsewhere in Rosemead, these sites represent the best development opportunities to accommodate the city's RHNA fair-share allocation within the planning period. The following list includes recently approved residential mixed-use projects which consist of consolidated sites comprising of smaller parcels. These projects are in various stages in the development process and serve to demonstrate the how prevalent lot consolidation is in the city, especially in areas identified as lacking in housing opportunities.

- 7419-7459 Garvey Avenue: Mixed-use development comprised of seven (7) parcels with 361 dwelling units and 17,270 sq. ft. of commercial. Currently in plan check.
- 7539-7545 Garvey Avenue: Mixed-use development comprised of two (2) parcels with 75 dwelling units and 6,346 sq. ft. of commercial. Project currently in plan check.
- 7801-7825 Garvey Avenue, 3012 Del Mar Avenue, 3017 Brighton Avenue: Mixed-use development comprised of six (6) parcels with 92 dwelling units and 15,945 sq. ft. of commercial. Project currently in plan check.
- 7867-8001 Garvey Avenue, 7924 Virginia Street, 7938 Virginia Street, 3033 Denton Avenue: Mixed-use development comprised of ten (10) parcels with 219 dwelling units and 50,100 sq. ft. of commercial. Project currently in plan check.
- 8002-8026 Garvey Avenue, 2742-2746 Kelburn Avenue, 2743 Falling Leaf Avenue: Mixed-use development comprised of 11 parcels with 109 dwelling units and 11,542 sq. ft. of commercial. Project currently in plan check.
- 8408-8416 Garvey Avenue, 2736-2746 Delta Avenue: Mixed-use development comprised of five (5) parcels with 46 dwelling units and 11,860 sq. ft. of commercial. Project currently under construction.
- 8449 Garvey Avenue, 3014 Earle Avenue: Mixed-use development comprised of two (2) parcels with 26 dwelling units and 15,600 sq. ft. of commercial. Project currently under construction.

As part of the city's Garvey Avenue Specific Plan and the FCMU Overlay, lot consolidation incentives are provided to property owners that in turn allow for increased development potential. In addition, the

city is prepared to take further significant steps to ensure lot consolidation takes place as part of its larger efforts to monitor the adequate sites inventory and facilitate the buildout of the identified sites.

The city's efforts to facilitate lot consolidation will include the following actions:

- **Opportunity sites marketing and outreach:** The city will make a list of prime opportunity mixed-use sites through the city's website. The list will include information on parcel size, zoning, and existing uses, as well as highlighting opportunities for lot consolidation.
- **Technical assistance:** The city will provide technical assistance to expedite the site acquisition, plan review and entitlement process, in addition to facilitating negotiations between the property owner and interested buyers.
- **Expedited processing:** As part of the opportunity sites program, the city will establish expedited permitting procedures for lot consolidation.
- **Outreach to real estate community:** Finally, the city will establish an outreach program to local real estate brokers and the West San Gabriel Valley Association of Realtors to increase awareness of lot consolidation opportunities. More information about the Opportunity Sites program is available in Section 5.B, Housing Programs of the Housing Element.

Accessory Dwelling Units (ADUs)

Consistent with state law, accessory dwelling units are permitted in all residential and multi-family zones, and the city supports ADUs (including Junior Accessory Dwelling Units) to increase housing stock. To estimate the number of ADUs that can be counted toward the city's RHNA inventory, the city is using the HCD-sanctioned argument to use the last three years (January 1, 2018 to present) as the benchmark for future ADU production.

Thirty-eight ADUs were issued building permits in 2018, followed by 62 in 2019 and 44 in 2020. We can assume a projection of 48 ADUs each year through the 2021-2029 planning period, based on the average ADU production from 2018 to 2020. This equates to 384 ADUs. These ADUs are currently divided among each income category in accordance with the ADU Affordability Memo developed by SCAG, which provides affordability rates pre-certified by HCD, as shown on Table 46.

Table 46
ADU Affordability Methodology Applied to the City of Rosemead

	LA County	Rosemead ADUs
Extremely Low	15.0%	58
Very Low	8.5%	33
Low	44.6%	171
Moderate	2.1%	8
Above Moderate	29.8%	114

Source: SCAG and City of Rosemead

D. Potential Housing Growth

As previously discussed, the City of Rosemead is a highly urbanized community that has few vacant parcels. As such, most of the opportunities for affordable housing growth lie in supporting continued infill and ADU development, along with the recycling of currently underutilized properties at higher densities, in accordance with the city's new mixed use zoning regulations. In total, vacant sites and potentially recyclable sites, plus ADU projections, account for a maximum potential of 9,915 units at various income levels (with a realistic capacity of 6,879 units), which substantially exceeds the city's RHNA allocation of 4,612 units as shown in Table 47.

E. Potential Strategies

In addition to the sites included in the city's Sites Inventory summarized in Table 47 and detailed in Appendix C, the city has the option to pursue additional sites suitable for residential development through rezoning opportunities on City Identified Parcels as well as Congregational Sites, as follows:

- **City Identified Parcels.** The city identified a number of parcels that may provide opportunity to accommodate additional housing, if rezone efforts were undertaken. It was assumed that these parcels would fall under the Residential/Commercial-Mixed-Use, Design Overlay (RC-MUDO) at 30 dwelling units per acre (du/ac), or a new Mixed-Use Creative Industrial (MU-CI) zone with a maximum of 32 du/ac; the MU-CI would only apply to that portion of the city south of Garvey Avenue and west of Stingle Avenue. In addition, the Housing Development Subcommittee recommends exploring residential opportunities on commercial properties within major commercial corridors.
- **Congregational Sites.** Congregational sites were identified by the city and project stakeholders that have potential for accommodating very low- and low-income housing. Recent state law has provided flexibility for congregational sites to accommodate housing on their parking lots. Such parcels could have a minimum density of 16 du/ac and maximum of 32 du/ac.

Because the city already has a site inventory that provides opportunity for 149.2 percent of its RHNA allocation, the additional potential sites are not included in the city's inventory at the time of the 6th Cycle Update.

Table 47
Housing Projections, 6th Cycle Housing Element Update: Rosemead

Area #	Area Name/ Unit Type	Maximum Units	Realistic Capacity ⁴	Income - VL/L	Income - Mod	Income - Above	% of RHNA (at 70%)
Vacant							
	Vacant Sites	1,857	1,091	232	286	572	23.7%
Non-Vacant							
	Non-Vacant Sites	7,674	5,404	1,783	991	2,631	117.2%
Accessory Dwelling Units							
ADU	Accessory Dwelling Units ²	384	384	262	8	114	8.3%
Grand Totals³		9,915	6,879	2,277	1,285	3,317	149.2%

1 RHNA Required Sites (4,612) = Very Low/Low (1,792), Moderate (686), Above Moderate (2,134).

2 Assumed ADU production is 48 per year based on average from previous 3 years.

3 Nets out existing residential units located on properties per County Assessor Data Set; also includes rezoned sites.

4 For mixed-use, assumes 65% residential building per City Standards at 70% of max density, except for pending projects where actual proposed units are indicated.

F. Financial Resources

A variety of potential funding sources are available for housing activities in general. However, due to both the high costs of developing and preserving housing, and limitations on both the amount and uses of funds, additional funding sources may also be required.

The following describes in greater detail the primary funding sources currently used in Rosemead: CDBG, HOME, and LACDA's tenant-based assistance program, and key State funding sources. These funding sources can potentially be used to assist in the preservation, improvement, and development of affordable housing in Rosemead.

CDBG Funds: Through the CDBG Program, HUD provides funds to local governments for funding a wide range of community development activities. The city receives approximately \$738,492 annually in CDBG funds from HUD, which it utilizes to fund code enforcement, residential and commercial rehabilitation, economic development, infrastructure improvements, and social service programs.

HOME Funds: The city is a participating jurisdiction in the HOME Investment Partnership (HOME) Program administered by HUD. Presently, the city annually receives approximately \$337,512 in HOME funds from HUD. These funds can be used for a range of affordable housing activities including acquisition, rehabilitation, first-time homebuyer assistance and rental assistance. To date the city has allocated its HOME funds to assist with the rehabilitation of homes owned by low-income households, down payment assistance for first-time homebuyers, and the acquisition of homes through Community Housing Development Organizations (CHDOs).

LACDA Housing Assistance Division Program): The Los Angeles County Development Authority (LACDA) serves the City of Rosemead and provides Section 8 Rental Assistance Vouchers to residents. The program increases housing choices for very low-income households by enabling families to afford privately owned rental housing. The LACDA generally pays the landlord the difference between 30 percent of a household's income and the fair market rent for a unit. As of December 2020, according to LACDA, there are 333 households receiving tenant-based rental assistance in Rosemead.

Former Redevelopment Agency Housing Set-Aside: Until the dissolution of Community Redevelopment Agencies under AB X1 26, Redevelopment Housing Set-Aside funds were one of the primary sources of financing used for preserving, improving and developing affordable housing. As of 2013, Redevelopment Housing Set-Aside funds are no longer available for agency use, as all tax increment that previously went to the Agency is diverted to the underlying taxing entities under AB X1 26. A portion of this tax increment is deposited in the City of Rosemead's general fund. The former Redevelopment Agency's Operating and Assistance Agreement with RHDC for the two senior apartment complexes continues as part of the city's Recognized Obligation Payments Schedule (ROPS); this is the only portion of the Housing Set-Aside funds that remains dedicated to low- and moderate-income housing activities in the City of Rosemead.

Senate Bill (SB) 2/LEAP Grants: In 2017, Governor Jerry Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. To date, the city has been awarded \$160,000 under the SB 2 grant program and \$150,000 under the LEAP grant program. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate. SB 2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60% of AMI

-
- Increase assistance to affordable owner-occupied workforce housing
 - Assist persons experiencing or at risk of homelessness
 - Facilitate housing affordability, particularly for lower and moderate-income households
 - Promote projects and programs to meet the local government’s unmet share of regional housing needs allocation

G. Energy Conservation

As residential energy costs continue to rise, increasing utility costs reduce the affordability of housing, thus aggravating the city’s current shortage of affordable units. The city has many opportunities to directly affect energy use within its jurisdiction. The city adopted the 2019 California Green Building Standards Code as amended by Title 31 Los Angeles County Green Building Standards Code (adopted November 26, 2019, by the Los Angeles County Board of Supervisors), together with their appendices. The California Green Building Standards Code—Part 11, Title 24, California Code of Regulations—known as CALGreen, is the first-in-the-nation mandatory green building standards code. The regulations address energy efficiency along with other measures designed to have a positive environmental impact and reduce greenhouse gas emissions. Green building standards applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structures, and also applies to most additions and alterations to existing buildings, including residential structures.

In addition to required compliance with the Building Code and Title 24, the city sets forth goals and policies that encourage the conservation of non-renewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency. In large part, energy savings and utility bill reductions can be realized through the use of various energy design standards, including glazing, landscaping, building design, cooling/heating systems, weatherization, efficient appliances, efficient lighting and load management.

Though Rosemead is predominantly developed, there is opportunity for energy savings in existing housing as most residential structures can be retrofitted with conservation measures that nearly provide the energy savings achieved with new construction. Many can also be retrofitted with passive design measures, such as the addition of solar units and south facing windows.

The city requires a site plan review of all multiple-family developments and subdivisions. Through this review process, the city promotes energy conservation methods of design and orientation of the housing units. It is a specific goal of the city that all developments of a public or private nature are conscious of the need to conserve energy in all forms through the use of good site planning techniques.

Energy conservation can also be promoted by locating residential developments in proximity to schools, employment centers, public transit, and services. The city’s Land Use Element and Housing Element make concerted efforts to distribute residential areas in ways that make them accessible to these various amenities and services and are thus more likely to reduce vehicular traffic. Due to the fact that the city strives for a balanced community, most services and amenities are located within a quarter mile of residential areas.

Conservation of energy is a goal expressed in the city’s Resource Management, Circulation, Land Use, and Air Quality Elements.

In addition, the SoCalGas Company which supplies natural gas to Rosemead households, offers assistance programs, rebates and incentives to increase energy efficiency and savings. More information on these

and other incentive programs is available from SoCalGas Company at <https://www.socalgas.com/save-money-and-energy>.

Southern California Edison (SCE) offers various energy conservation services, rebates, incentives and savings suggestions. For the latest programs, individuals should visit the SCE website at <https://www.sce.com/residential/rebates-savings>. SCE also offers bill assistance programs designed to help eligible low-income households.

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5. HOUSING PLAN

In accordance with State Housing Element law, this section presents a statement of goals, policies and priorities. The statement is intended to convey to the community at large Rosemead's plan to provide a variety of housing types for all economic segments of the community. In addition, the goals, policies and priorities also serve as a framework or foundation for the evolution, initiation and implementation of specific programs and actions to improve the existing housing stock, produce new housing, and provide financial assistance and to mitigate the adverse impacts of economic and market constraints.

In preparing this updated Housing Element, the city reexamined the goals and policies that gave direction to the city's housing programs, as well as the progress that has been made toward their attainment. The housing goals that were adopted by the City Council in 2014 are responsive to the State housing goals and continue to reflect the desires and aspirations of the community. Hence, through the adoption of this updated Housing Element, the City of Rosemead has reaffirmed its commitment to these goals, with modifications where needed to reflect new state laws and changing conditions. The updated Housing Element also includes additional supporting policies and an extensive section on Fair Housing.

In establishing its current objectives and programs, the city considered its experience over the past seven-year period. Based on this experience, certain programs contained in the prior Housing Element have been deleted, combined, or modified while some new programs have been added. Programs that were initiated and continue to be relevant to the city's overall housing goals and objectives, have been carried over and their implementation will be on-going during the current planning period. Finally, since the quantified objectives contained in this Housing Element are based on empirical data, they are considered to be realistic and attainable, and reflect the economic conditions and funding realities prevailing in southern California at the start of the current planning period. An accounting of the city's progress toward implementing programs and quantified objectives is provided in Appendix A.

A. Goals and Policies

Goal 1: Protect existing stable, single-family neighborhoods throughout the city.

Policy: Encourage the rehabilitation of existing substandard units to bring them up to code and extend their useful life.

Policy: Encourage the construction of new single-family attached and detached dwellings using zoning and other mechanisms.

Policy: Preserve existing residential areas by using design measures to buffer these sensitive land uses from adjacent dissimilar uses.

Policy: Existing single-family units that require demolition must be replaced with residential units that will be compatible in character to the surrounding neighborhood.

Policy: Conserve existing mobile home parks that are economically and physically sound, and implement relocation assistance guidelines for parks that are converted.

Policy: Promote the development of Accessory Dwelling Units and Junior Accessory Dwelling Units to provide needed housing and support Fair Housing goals.

Goal 2: Encourage the development of a range of housing types in a range of prices affordable to all Rosemead residents.

Policy: There shall be a variety of housing types and prices to accommodate a wide range of housing needs and tastes.

Policy: Encourage the maintenance of existing housing opportunities while promoting the development of new housing opportunities for the city's elderly.

Policy: Discourage the conversion of apartments to condominiums by requiring converted buildings to be brought into full compliance with the existing code.

Policy: Encourage housing opportunities within the mixed-use residential/commercial overlay districts to provide needed infill development opportunities.

Policy: Provide zoning regulations, permit streamlining, and other incentives to facilitate affordable housing and economic development goals.

Policy: Continue to foster partnerships with community organizations, religious institutions, non-profits, industry groups and other stakeholders to further opportunities for affordable housing.

Goal 3: Encourage the maintenance and upgrading of existing housing stock to ensure a decent, safe, and sanitary home for all Rosemead residents.

Policy: A range of housing opportunities shall be provided to existing and future residents of the City of Rosemead to help ensure that housing is available to all socio- economic segments and special need groups within the community.

Policy: Low and moderate-income housing shall be of equal design, construction, and maintenance as that of more expensive housing in the City of Rosemead.

Policy: Continue to enforce Municipal Code provisions relating to the use and development of property.

Goal 4: Support federal and state laws that prohibit discrimination of protected classes under State and federal fair housing laws.

Policy: Continue to cooperate with and support the efforts of the Southern California Housing Rights Center to provide information and counseling pertaining to fair housing and landlord-tenant issues.

Policy: The City of Rosemead will continue to support and assist in enforcing the provisions of the federal and State Fair Housing laws.

Policy: Affirmatively further fair housing by taking meaningful actions to combat discrimination, help overcome patterns of segregation, and foster inclusive communities.

B. Housing Programs

This section of the housing plan identifies the programs and actions the city will implement to achieve the goals and housing policies during the 2014-2021 planning period. The five housing program strategies defined for the City of Rosemead include:

- Preservation and Enhancement of Existing Housing Stock
- Production of Affordable Housing
- Rental Assistance
- Increased Homeownership Opportunities
- Equal Housing Opportunity and Prevention of Discrimination

Program Strategy: Preservation and Enhancement of Existing Housing Stock

1. *Owner Occupied Rehabilitation Program*

To aid in the maintenance and preservation of the city's exiting affordable housing stock and to promote, increase, and maintain homeownership for low- and moderate-income households, the city provides a variety of programs through federal HUD CDBG and HOME funding.

Community Development Block Grant (CDBG) Programs

CDBG is an annual grant to cities to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-income. Programs and funds supporting housing rehabilitation include:

- Handyman Grant Program – up to \$15,000 (62 years and older; or handicapped/disable homeowner)
Grants are available to senior citizens 62 years or older and disabled citizens for up to \$15,000, at no cost to the homeowner, for repairs related to interior and exterior code deficiencies and general home improvements.
- Emergency Grant Program – up to \$2,000 (62 years and older)
Emergency grants are available to all eligible income-qualified applicants. The maximum emergency grant is \$2,000 for corrections to emergency code deficiencies that constitute an immediate health-safety issues.
- Lead Testing/Abatement (at no cost to the homeowner)
Persons eligible for the Handman or Emergency Grant program will also qualify for lead testing and abatement.

HOME Investment Partnership (HOME) Programs

HOME funds are awarded annually as formula grants to participating jurisdictions. The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement, rental assistance, or security deposits. HOME is designed to create affordable housing to low-income households.

Owner Occupied Rehabilitation Loan Program

The city provides low interest (0% to 3%) deferred payment loans to low- and moderate-income homeowners who own and occupy their homes and need financial assistance to make repairs and improvements. The loan is paid back through the sale, transfer of ownership, or refinancing of the home.

- Objective:** Preserve the City's existing affordable housing stock
- a) Continue to implement programs through federal funding.
 - b) Update the city's website periodically to address housing rehabilitation programs.
 - c) Handyman Grant and Emergency Grant Program are both subsets of the Grant Housing Rehabilitation Program with a combined target of ten (1) units to be rehabilitated. For the Owner Occupied Rehabilitation Loan Program has a target of five (5) units to be rehabilitated.
- Agency:** City of Rosemead
- Financing:** CDBG, HOME
- Time Frame:** Annually, throughout the 2021-2029 Housing Element planning period

2. Down Payment Assistance Program

Depending on the availability of funds, the city assists low-income residents with the purchase of their first home. The assistance is in the form is a silent second loan and is available to low-income families who have not owned a home within the previous three years. The amount of the loan will vary depending on the value of the house to be purchased to assist the homebuyer in achieving a 20 percent down payment. The maximum allowable loan is currently \$70,000, but the city anticipates increasing the maximum loan amount in the next fiscal year.

- Objective:** Provide new homebuyers with loans for down payment of homes with a target of eight (8) homeowners assisted over the 2021-2029 planning period.
- Agency:** City of Rosemead
- Financing:** HOME
- Time Frame:** Annually, throughout the 2021-2029 Housing Element planning period

Program Strategy: Production of Affordable Housing

3. Infill Housing Development and Site Recycling

Vacant Lot Development

This program would allow the replacement of an existing housing unit or the development of a new unit(s) on an existing vacant lot. The city will provide appropriate assistance and facilitate the development review and approval process to ensure that regulatory constraints to infill development are minimized.

Accessory Dwelling Units

The State legislature has identified that the California housing shortage is a significant statewide issue. The State believes that increasing the development of Accessory Dwelling Units (ADUs and JADUs) is one approach to address the housing crisis. Over the last couple of years, the State has amended ADU laws and on September 8, 2020, the city amended the ADU code to comply with State provisions in effect at the time. Changes to ADU laws effective January 1, 2021, further reduce barriers to accommodate the development of ADUs and junior accessory dwelling units (JADUs).

Mixed Use Development

Opportunities for residential development in the city fall into one of two categories: vacant land and sites where there is a potential to recycle or increase densities. Since the introduction of mixed-use designations in the city's 2008 General Plan update (revised 2010) and the adoption of the Garvey Avenue Specific Plan in 2018, developers have filed applications for a total of 12 mixed-use projects within Rosemead.

The City of Rosemead is now considering a Freeway Corridor Mixed-Use Overlay zone in targeted areas in and around Interstate 10.

- Objective:** Increase housing stock and encouraging development on underutilized sites
- a) Amend the Zoning Ordinance for consistency with state law requirements for ADUs within one year from adoption of the Housing Element.
 - b) Incentivize ADUs through providing information on State ADU law on the city's web page and providing technical assistance at the city's Zoning Counter by December 2022.
 - c) Provide technical assistance at the city's Zoning Counter to facilitate infill and affordable housing development.
 - d) Adopt the Freeway Corridor Mixed-Use Overlay Zone by December 2021.
- Agency:** City
- Financing:** For projects: CDBG, HOME, project-specific State and federal loans and grants, as necessary and appropriate. For code amendments and operational improvements: City General Fund
- Time Frame:**
- a) By January 2023
 - b) By December 2022 with updates as needed
 - c) Ongoing
 - d) By December 2021

4. Land Assemblage and Write-Down

Rosemead may use CDBG, HOME and/or other funds to write-down the cost of land for development of low and moderate-income housing. The intent of this program is to reduce the land costs so that it becomes economically feasible for a private developer to build units that are affordable to low- and moderate-income households. However, these funds will depend on the resources available to the city and allocation decisions will be made on a project-by-project basis.

The city will promote lot consolidation by highlighting those properties on its list of opportunity sites for housing development. The list will include two or more adjoining properties zoned for residential uses that are available for sale and are candidates for consolidation. The city will provide technical assistance to interested buyers/developers and expedite the permitting procedures for mixed-use projects and streamline the process for lot consolidation. Available funding sources to write-down land costs will be identified on the city's Opportunity Sites list. This list will be available at the Planning Division counter and on the city's website.

- Objective:**
- a) Provide funding for developments with at least 20 percent of the units for low- and moderate-income households
 - b) Prepare an Opportunity Sites list that includes available funding sources and make them available for public review at the Planning counter and on the city's website
- Agency:** City

-
- Financing:** CDBG, HOME, project-specific State and federal loans and grants as appropriate
- Time Frame:** a) Funding provided annually 2021-2029, as available
b) Annual updates of the Opportunity Sites list and funding information

5. *Community Housing Development Organization (CHDO) Construction Program*

A CHDO is a 501(c) nonprofit, community-based service organization whose primary purpose is to provide and develop decent, affordable housing for the community it serves. By law, each HOME-participating jurisdiction must set aside at least 15 percent of its HOME allocation for use by a CHDO for the development of affordable housing. The city will also help CHDO through CDBG funds, as needed and if funds are available. The city will help seek opportunities with CHDO to facilitate the development and improvement of low-income housing.

- Objective:** Increase affordable housing stock. Build 10 new housing units and facilitate the purchase of 20 homes from land acquired.
- Agency:** City, RHDC
- Financing:** HOME,
- Time Frame:** Annually, throughout the 2021-2029 Housing Element planning period

6. *Adequate Sites Inventory and Monitoring for No Net Loss*

Rosemead has been allocated a Regional Housing Needs Allocation (RHNA) of 4,612 units (1,154 very low, 638 low, 686 moderate, and 2,134 above moderate). Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, size, and prices of housing. The city's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development. Rosemead is almost entirely developed, and few vacant residentially zoned sites remain in the city. Recent and future residential development relies primarily on the redevelopment of nonvacant properties, particularly along the City's major corridors where mixed use development is permitted.

With units entitled and under review, as well as anticipated ADUs, the city has adequate capacity for its moderate and above moderate income RHNA, with a remaining lower income RHNA of 1,792 units. Vacant and underutilized sites, including three sites for potential rezoning, provide adequate capacity to satisfy the RHNA requirement of 1,792 sites while providing a buffer of 485 units for a total of 2,277 low/very low-income units. The city will rezone up to 2.29 acres within 3 years of the Housing Element adoption to provide up to 72 of the total units. The rezoned sites will meet the requirements of Government Code §65583.2, including but not limited to a minimum density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by-right in which at least 20 percent of the units are affordable to lower income households.

Table 48
Rezoning for RHNA

Current Zone	Proposed Zone	Acreage	Parcels	Potential Lower Income Capacity
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	0.33	1	0
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	0.16	1	0
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	1.08	1	0
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	3.53	1	0
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	0.61	1	19
C-3 Medium Commercial	C-3 Medium Commercial/RC-MUDO	1.17	1	37
C-3 Medium Commercial	C-3 Medium Commercial/FCMUO	0.47	1	0
GSP	GSP-MU	0.25	1	0
GSP	GSP-MU	0.70	1	0
M-1 Light Industrial	M-1 Light Industrial/RC-MUDO	0.51	1	16

To ensure that the net future housing capacity is maintained to accommodate the city's RHNA figures and remain in compliance with SB 166 (no net loss), the city will maintain an inventory of adequate housing sites for each income category. This inventory will detail the amount, type, size and location of vacant land, recyclable properties and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development.

If the inventory indicates a shortage of adequate sites to accommodate the remaining regional housing need by income level, the city will identify alternative sites so that there is "no net loss" of residential capacity pursuant to Government Code §65863.

- Objectives:**
- Provide adequate sites to accommodate the city's entire RHNA allocation.
 - Provide information on available sites and development incentives to interested developers and property owners on city website.
 - Develop a procedure to track:
 - Unit count and income/affordability assumed on parcels included in the sites inventory.
 - Actual units constructed and income/affordability when parcels are developed.
 - Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

In addition, the city will make no net loss findings at the time of project approval and require replacement units when required by state law.
 - If the housing programs and incentives are not successful in maintaining compliance with SB 166, the city will consider rezoning of religious institution sites or expand existing incentives or propose new incentives, such as providing for priority development processing, or reducing development fees for projects involving affordable housing within six months of the APR.
 - Development on non-vacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. The city will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a non-vacant site consistent with those requirements set forth in State Density Bonus Law.

- f) The city will implement the rezoning program as outlined in the table above to accommodate additional housing capacity.
- Agency:** City Manager, Community Development Department
- Financing:** General Fund
- Time Frame:**
- a) With Housing Element adoption
 - b) Upon Housing Element adoption with annual updates
 - c) By the end of 2022
 - d) Take corrective action within 6 months after APR reporting of noncompliance with SB 166
 - e) by January 2023
 - f) by January 2025

7. Water and Sewer Master Plans

The city's water, wastewater, and sewer capacity will remain adequate to accommodate the projected RHNA allocation. However, the city acknowledges that water and sewer services can be major infrastructure constraints to housing production. As a result, the City of Rosemead is committed to developing water and sewer master plans by the end of 2025 to ensure of adequate infrastructure capacity is available throughout the planning period. Master plans are anticipated to analyze existing capacity and maintenance factors as well as estimate future water, wastewater and recycled water facilities that will be necessary to provide adequate services to future residents and business based upon projected growth.

- Objectives:**
- a) Develop water and sewer master plans to ensure adequate service is available to accommodate future growth, including development of potential RHNA sites.
 - b) Monitor infrastructure capacity and update plans accordingly.

Agency: City

Financing: Grant funding, General Fund

- Time Frame:**
- a) By December 2025
 - b) Bi-annually

8. Opportunity Sites Marketing and Outreach

The city's Community Development Department will maintain a list of economic development opportunity sites within the city on the city's economic development website.

In an effort to promote lot consolidation and housing development, the city will highlight those sites on the opportunities list where two or more adjoining properties are available for sale and consolidation. The city will provide technical assistance to interested buyers/developers of those opportunity sites zoned for residential uses, as well as for mixed- use. Through adoption of the Garvey Avenue Specific Plan and the draft FCMU, the city has established a program that expedites the permitting process for mixed-use development projects and property acquisition process for lot consolidation. The city will continue to update the opportunity sites list as needed.

Additionally, the city will establish an outreach program to the various real estate brokers who do business in Rosemead, as well as the West San Gabriel Valley Association of Realtors, to encourage them to contact property owners concerning possible housing development opportunities that involve lot consolidation. As part of this program, the city is in the process of developing a GIS database of available properties that are suitable for development. This will assist further in making property owners aware of opportunities to sell their property for the purpose of a larger development.

- Objectives:**
- a) Continue maintaining an updated listing of opportunity sites, using GIS to visually catalogue and display information about each site and the surrounding properties. Coordinate listing with RHNA sites availability.
 - b) Initiate contact with the West SGV Association of Realtors regarding residential development opportunities involving lot consolidation.

Agency: City Manager, Community Development Department

Financing: General Fund

- Time Frame:**
- a) Opportunity Sites Program will be updated annually
 - b) Contact West SGV Association of Realtors annually

Program Strategy: Special Housing Needs and Zoning Amendments

9. Special Housing Needs and Zoning

Transitional and Supportive Housing

Recent state law (AB 2162, 2018) requires that supportive housing, meeting certain criteria, be allowed by-right in zones where multi-family and mixed uses are permitted. State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within one-half mile of a public transit stop. Currently, transitional and supportive housing are permitted in all residential zones and the R/C zone of the Garvey Specific Plan area. State law also includes provisions for low barrier navigation centers (LBNCs) to assist persons experiencing homelessness. LBNCs must be allowed by-right in mixed-use and nonresidential zones where multi-family uses are permitted.

Emergency Shelters

State law requires that the city address the emergency housing needs of persons experiencing homelessness, based on the point-in-time count as described in Section 2.F. Cities must provide a zone which permits emergency shelters by-right. Additionally, emergency shelters are subject only to the same development standards that apply to the other permitted uses in the zone and written objective standards unique to emergency shelters as set forth in §65583(a)(4) of the California Government Code. The city is currently processing an amendment to the Zoning Ordinance that will allow emergency shelters by-right to address current housing needs. The Zoning Ordinance amendment is anticipated to be adopted in January 2022.

Code Amendments and Incentives

Evaluate potential for additional code amendments to facilitate affordable housing. Flexible zoning regulations and streamlined permit processing can reduce costs and serve as incentives to development.

- Objectives:**
- a) Amend the Zoning Ordinance to address changes to state law including AB 101 (Low Barrier Navigation Center) and AB 139 (Emergency and Transitional Housing)
 - b) Amend the Zoning Ordinance to allow supportive housing by-right in the RC-MUDO and FCMUO zones. In addition, remove minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop per AB 2162 (Supportive Housing).
 - c) Amend the zoning code to be consistent with the latest State Density Bonus Law requirements.

- d) Monitor shelter capacity needs based on the Biannual Homeless Census (point-in-time) count, and report findings in Annual Progress Reports.
- e) Amend the Zoning Code to facilitate affordable housing including reducing R-3 Zone parking standards for affordable housing.
- f) Develop objective design standards for the MUDO and R-3 Zones to minimize time and cost associated with permit processing.
- g) Amend the city's Land Use Map to include information on minimum densities in the mixed-use and high-density mixed-use designations.
- h) Encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities.
- i) Review the Zoning Ordinance for provisions for large group homes (7+ persons) and develop mitigating strategies to remove potential constraints and facilitate development of large group homes.
- j) Amend the Zoning Code to allow housing for six or fewer employees, including farmworkers, to be treated as a regular residential use in compliance with the California Employee Housing Act.

k) Amend the Zoning Code to allow manufactured housing in the R-1 Zone by-right, in compliance with state law.

l) Adopt SB 35 (Streamlining Provisions) to allow streamlined ministerial approval for qualified residential developments with at least 10% affordability, in compliance with state law.

m) Share information on available incentives as a part of the development review process by the end of 2022.

Agency: City

Financing: General Fund

Time Frame: a), b) and c) By January 2023

d) Every 2 years

e), f) and g) By January 2024

h) Ongoing

i) Ongoing

j), k), and i) By January 2024

m) By December 2022

10. Development of Housing for Extremely Low-Income Households

Pursue grants and other funding opportunities that support the initiation, operation, and expansion of affordable housing programs. The city shall, on a case-by-case basis, assess the financial incentives needed to facilitate the development of affordable housing for Extremely Low Income (ELI) households. Financial assistance could include equity subsidies to new construction projects and/or purchase of covenants. Financial assistance could also take the form of funding a fee waiver program in which developments proposing to include a minimum percentage of ELI units are exempted from plan check fees.

The city will work with the appropriate agencies to ensure a dedicated source of funding for housing for ELI households in Rosemead. Funding possibilities for ELI include: 1) HOME funds for ELI housing development; and 2) pursuing HUD Section 202 funds, and other State and federal loans and grants, according to the specific nature of the project. The city will also provide regulatory incentives, such as implementing the density bonus program.

- Objectives:**
- a) Target funds from CDBG, HOME and other sources to assist in the development of ELI units as necessary
 - b) Implement priority processing procedure for ELI housing development projects
 - c) Monitor financial assistance programs administered by the California Department of Housing and Community Development and apply for funding as appropriate. Current program information is posted on the HCD website at: <https://www.hcd.ca.gov/grants-funding/index.shtml>.
- Agency:** City
- Financing:** CDBG, HOME, project-specific State and federal loans and grants, as necessary and appropriate
- Time Frame:**
- a) By January 2023
 - b) Ongoing implementation

11. By-Right Approval of Projects with 20 Percent Affordable Units on “Reuse” Housing Element Sites

Pursuant to Assembly Bill 1397 passed in 2017, the city will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent a “reuse” of sites previously identified in the 4th and 5th cycles Housing Element, as well as rezoned sites identified in the 6th cycle Housing Element.

Objectives: Amend Zoning Code to provide for by-right approval of projects meeting the 20 percent affordable requirements on Housing Element reuse sites.

Agency: City

Financing: City General Fund

Time Frame: By February 2025

Program Strategy: Rental Assistance

12. Section 8 Rental Assistance Payments/Housing Vouchers

This program, administered by the Los Angeles County Development Authority (LACDA), Housing Assistance Division extends rental subsidies (vouchers) to low-income families and elderly persons who spend more than 30 percent of their income on rent. The assistance represents the difference between the excess for 30 percent of the monthly income and the actual rent. Conduct outreach regarding availability of the voucher program and new source of income protection per SB 329 (2019). SB 329 outreach refers to sharing information that the term “source of income” was redefined in regard to housing discrimination laws to mean verifiable income paid directly to a tenant or paid to a housing owner or landlord on behalf of a tenant, including federal, State, or local public assistance and housing subsidies.

- Objectives:**
- a) Continue participating in the LACDA Section 8 Program
 - b) Post website materials regarding availability of the Section 8/Housing Choice Voucher Program and new source of income protection per SB 329 (2019).

Agency: County, HUD

Financing: Section 8

Time Frame: Annually, throughout the 2021-2029 Housing Element planning period

13. *Mobile Home Park Assistance Program (MPAP)*

This program is offered by the State Department of Housing and Community Development. It provides financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership. Loans are made to low-income mobile home park residents, or to organizations formed by the park residents, to own and/or operate their mobile home parks. Then the residents control their own housing costs. Loans are limited to 50-percent of the purchase price plus the conversion costs. They are awarded by the State on a competitive basis. Depending on the funding by the State and if the program is available, the city has the option to serve as co-applicant for any resident organizations applying to the State for funding. In addition, continue to implement the city's Mobile Home Park Ordinance. The Ordinance establishes the requirements to close or convert an existing mobile home park, including the submittal of a Conversion Impact Report and Relocation Plan. In addition, a public hearing would be required on the Conversion Impact Report at least 90 days prior to any evictions allowing the City Council ample time to review and comment on the document.

- Objectives:** a) Assist in the application process for loans to low-income mobile home park residents when State funding and MPAP program is available.
 b) Provide ordinance information to mobile home park owners.
- Agency:** City, HCD
- Financing:** State Funds and City General Funds
- Time Frame:** a) Annually, depending on funding availability
 b) Monitor funding availability and support applicants upon request. Provide information on an ongoing basis.

Program Strategy: Equal Opportunity Housing

14. *Fair Housing Program*

The city has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, and adopted an updated Five Year Analysis of Impediments to Fair Housing Choice (AI) in January 2020. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified in the AI, and to additionally address other impediments that were discovered through the AB 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment is provided as Appendix D, and the resulting programs are identified as follows. All of the factors are High Priority contributing factors as they have direct and substantial impacts on fair housing.

Table 49
Fair Housing Program

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
Outreach and Enforcement		
Implementation of fair housing laws	Lack of public awareness of fair housing laws and affordability housing advocacy Lack of funding and knowledge about existing housing placement services, rental assistance, and rent deposit services/ programs.	Work with the Housing Rights Center (HRC) to expand its Fair Housing Program in Rosemead to: • develop a local outreach program about the positive impacts of affordable housing. • Begin educational programs that promote the positives of integrated income neighborhoods to change local attitudes about affordable housing. • Annually review and report on apartment rental advertisements released by private housing companies. Provide CDBG funding to the HRC to handle fair housing cases and education. Assist 10 households and conduct 5 tenant or landlord training sessions.
Segregation and Integration		
Housing Mobility	Increasing levels of segregation with high concentrations of Asian and/or Hispanic populations, but is likely the result of natural settlement patterns. All census tracts have a high concentration of minority residents.	Adopt an official affirmative marketing policy designed to attract renters and buyers of protected classes. Assign HRC, as a part of its Fair Housing Contract, to annually review and report on apartment rental advertisements released by private housing companies. When holding community meetings, proactively outreach to a wide range of community groups.
R/ECAP and Access to Opportunity		
City has a TCAC area of High Segregation and Poverty. City has no R/ECAPs, but is in a region with R/ECAPs	Low homeownership Difficulty in securing housing using Housing Choice Vouchers Enhance place-based investments Barriers to mobility Lack of opportunities for residents to obtain housing in higher opportunity areas	Provide more outreach and education to housing providers and potentially qualified residents regarding Housing Choice Voucher program Pursue community revitalization through development in the mixed-use overlay zones and the Garvey Avenue Specific Plan (GASP). Increase public investment to provide public services, “green” characteristics, public amenities and overall characteristics that foster positive economic, environmental and educational opportunities. Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code. Identify vacant residential properties for targeted rehabilitation. Stimulate economic growth by providing low interest loans to business owners using CDBG funds, including two business owners in TCAC areas. Support Infill, Site Recycling and ADU development per Program 3.

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
		See also Programs 6 and 8 regarding adequate sites and marketing economic development opportunity sites.
Safe and Green Neighborhoods	Land use planning and economic development decisions Limited amount of recreation and open play areas and public spaces	Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their effect on AFFH. See Program 3. Pursue funding to assist neighborhoods of concentrated poverty for investment in factors such as rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods.
Disproportionate Housing Needs and Displacement Risk		
Displacement in Vulnerable Communities	Lack of affordable housing in a range of sizes Land use and zoning laws High housing land, construction and labor costs High cost of repairs Displacement risk as higher-income households move into the community	Increase city efforts to enable and promote residential development through use of the mixed-use overlay zones, the Small Lot Ordinance and GASP. These initiatives provide new opportunities for a variety of residential development types and prices, and include areas where residential development was previously not allowed. Promote use of the State Density Bonus Law through website materials and counter assistance. Preserve the city's existing affordable housing stock for low- and moderate-income households (LMI) in the 0 to 80 percent of Area Median Income (AMI) category Acquire land for affordable housing using CDBG funding to assist 20 low-income families. Review ways to control rent and or housing sale costs for city rehabbed properties. To assist in the housing needs for persons with developmental disabilities, the city will implement programs to coordinate housing activities and outreach with the Eastern Los Angeles Regional Center (ELARC), encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities Provide low interest loans to five low- to moderate-income homeowners of single-family home and condominiums to make home repairs using HOME funds. Promote, increase, maintain homeownership for LMI households. See Programs 1 and 2 regarding rehabilitation and down payment assistance programs. Continue to monitor and preserve affordable senior housing units for lower income elderly households. Promote fair housing among all income categories.
	Access to services	Provide more outreach and education to extremely low-income households regarding Housing Choice Voucher and other supportive programs, as described in Program 12 .

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
		Provide supportive services for non-homeless persons with special needs. • Provide nutritious meals to 50 seniors each week. • Provide employment opportunities for 15 high school-aged youth. • Coordinate housing activities and outreach with ELARC and pursue funding sources designated for persons with special needs and disabilities
	Rental housing conditions	Review the feasibility of establishing city-wide rental property inspection programs as a way to combat issues of blight and deterioration in rental housing. A local program could be created with other jurisdictions to share costs. Enforces routine rental inspection that encourage landlords make financial decisions to either reinvest or to sell.
	Aging housing stock	Continue and expand rehabilitation programs based on available funding, including CDBG funding to rehabilitate 10 units. Assist with energy efficient improvements. Develop innovative code enforcement methods to create a larger pool of decent housing options. Review the feasibility of establishing a city-wide rental property inspection program as a way to combat issues of blight and deterioration in rental housing. • A local program could be created with other jurisdictions to share costs. • Enforces routine rental inspection that encourage landlords make financial decisions to either reinvest or to sell. Create a revolving loan fund for homes with dire code violations so that properties could be available for purchase or rent.

Objectives: Provided individually as noted in table

Agency: City

Financing: State, federal and regional sources as available, General Fund

Time Frame: Provided individually for distinct actions as noted in table

C. Quantified Objectives

The Housing Element is required to provide quantified objectives for new construction, rehabilitation, and conservation. Housing needs in Rosemead far exceeded the resources available to the city. The quantified objectives, as permitted under state law, are established at levels that acknowledge the limited resources available.

Table 50
Quantified Objectives

Income Category	RHNA Targets for 2021-2029	Units that Could be Constructed by 2029	Units that Could be Rehabilitated	Units that Could be Conserved (At-Risk Housing)
Extremely Low ¹	577	683 ^{2,3}	15	—
Very Low	577	684 ^{2,3}	16	—
Low	638	910 ³	19	—
Moderate	686	1,285	—	—
Above Moderate	2,134	3,317	—	—
Total	4,612	6,879	50	0⁴

Notes:

1. State Housing Element law requires local jurisdictions establish quantified objectives to include also extremely low-income households. For projected RHNA housing needs, local jurisdictions can evenly split the very low income RHNA into extremely low and low income.
2. New construction objectives are estimated at about 25 percent of the extremely low/very low income RHNA and 25 percent of the low income RHNA.
3. The total of 2,277 lower-income units are allocated as follows: Low (40%), Very Low (30%), Extremely Low (30%).
4. The city has no at-risk housing but intends to monitor and conserve all 125 existing affordable housing units.

APPENDIX A – REVIEW OF ROSEMEAD 2014-2021 HOUSING ELEMENT

State Housing Element law requires that cities review their housing elements and evaluate the progress and achievements of their adopted housing programs. The City's 2014-2021 Housing Element was adopted in 2013 and set forth programs in the areas of new housing, including provision of adequate affordable housing; improvements and conservation of the existing housing stock; and meeting the financial assistance needs of the City's residents.

This review and evaluation includes housing programs that are identified in the 2014-2021 Housing Element. Key accomplishments include adoption of a Comprehensive Zoning Code update. The actions from the 2014-2021 Housing Element included in the Comprehensive Zoning Code update are as follows, with a notation on how the amendments helped address the needs of Special Needs groups:

- **Density Bonus:** Establish conditions and procedures for multi-family residential development projects to be granted a density bonus of 35 percent more units than permitted by code, in compliance with State law in effect at the time of adoption. This benefits all lower income groups including seniors, female-headed households, large households, and farmworkers.
- **Mobile and Manufactured Homes:** Eliminate the requirement that mobile and manufactured homes in single-family-zones obtain a determination of compatibility from the Planning Commission and City Council, and state that these housing types are to be considered normal single-family residential uses.
- **Transitional and Supportive Housing:** Revise the 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. This benefits persons experiencing homelessness.
- **Single-Room Occupancy (SRO):** Revise the current C-3, CBD, and M-1 zones to specifically permit SROs with a Conditional Use Permit, state that SROs are not subject to the Transient Occupancy Tax (TOT), and state that SROs are exempt from the extended-stay TOT in-lieu fee. This benefits extremely low income persons, including those experiencing homelessness.
- **Reasonable Accommodation Program:** Relax parking standards for units housing persons with disabilities and provide for reasonable accommodations according to State and federal law, including procedures for notifying applicants of their right to request accommodations and for accommodating requests in a fair and timely manner. This benefits persons with disabilities.
- **Residential Care Facilities:** Permit residential care facilities for six or fewer residents in single-family zones by right and permit such facilities with seven or more residents in multi-family zones with a conditional use permit. This benefits seniors and persons with disabilities.

- **Definition of “Family”:** Remove all distinctions between related and unrelated individuals from the City’s current definition of “family” and update the Code to adhere to the State’s definition of “family.” This benefits persons with disabilities.

The City Council conducted the first reading of the Comprehensive Zoning Code update on October 8, 2013 and the second reading took place on October 22, 2013.

Another significant accomplishment was the adoption of the Garvey Avenue Specific Plan adopted in 2018. Through the Specific Plan, the City pre-entitled the development of 892 residential units and approximately 1.1 million square feet of commercial development. As such, new developments are not required to go through a lengthy and time-consuming planning entitlement process and additional environmental studies such as Environmental Impact Report.

1. 2014-2021 Housing Element Goals and Objectives

1.1 Goals and Policies

Rosemead has continued to demonstrate a willingness to encourage housing development of all types. Rosemead has conducted code amendments and has tried to fast-track projects and process permits in a timely manner. The City maintained its current posture of openness and willingness to entertain new ideas and eliminate any regulatory barriers under its control in the provision of a variety of housing to meet the needs of all income groups. In addition, the City continued to work cooperatively within existing legislatively mandated constraints and worked to develop and/or encourage public policies that foster further affordable housing development and assistance.

The primary obstacle to meeting all the identified needs, including those identified as priorities is the lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. Housing and community development needs in the community far exceed the funding resources available. Seniors (especially frail elderly persons) and at-risk youth in need of supportive services, low-income households seeking decent and affordable housing, and low-income homeowners residing in deteriorating housing are among the City’s worst-case needs.

Special Needs

The City made progress in meeting the needs of Special Needs groups through the Zoning Code Update actions described above, and by contracting with the Southern California Housing Rights Center (HRC) to implement its Fair Housing Program to help ensure that protected classes are not discriminated against. HRC provided materials addressing disability, familial status, HRC services and protected individuals in multiple languages. In addition, housing, supportive services, and case management were provided to homeless persons through several of the City’s subrecipients such as Family Promise of San Gabriel Valley and Los Angeles Homeless Service Authority. Emergency, transitional, and permanent support was provided based on client need. Funding of nonprofit facilities that serve the homeless and other eligible recipients and neighborhoods align with the goals and strategies outlined in the Con Plan.

Another major accomplishment was the adoption of the Garvey Avenue Specific Plan. The Plan proposes to reinvigorate the 88-acre planned corridor into one that better serves the surrounding area and creates an attractive and convenient shopping and entertainment destination for local and subregional residents. Zoning changes are proposed that would feature residential uses carefully integrated into multi-story buildings with active ground-floor commercial frontages. Within the corridor 1.3 million square feet of nonresidential development, 892 new residential units creating new housing opportunities with associated new public spaces and parking. Zoning amendments for the Garvey Avenue Specific Plan were adopted

in February 2018, which increased building heights and density, as well as unit size and occupancy in the corridor to further fair housing and special needs housing opportunities.

Housing Rehabilitation

Given limited funding levels, the City focused its funding sources (primarily CDBG and HOME funds) on a few projects to achieve more sustainable impacts on the community. Over 78.5 percent of the housing stock in the City is at least 40 years old and requires rehabilitation. Therefore, the City has allocated a significant portion of the CDBG and HOME budgets for housing rehabilitation assistance. These programs are intended to make noticeable impacts on the housing and neighborhood conditions for low- and moderate-income households. In addition, the City seeks non-traditional ways to develop affordable housing units and meet community development needs; work to combine funding sources and leverage private funds to develop affordable housing; and to work with the federal government to ensure that sufficient funding continues in order to meet needs.

Affordable Housing Development

The City also uses CDBG funds and HOME funds for affordable housing development. The City has a HOME-funded development fund. As part of that, there may be additional opportunities to use the Low-Income Housing Tax Credit funds. To coordinate and assess the need of tax credits for the development of a housing project, the Housing Division staff worked with developers and nonprofit agency's pro forma, served as part of the team developing tax credit financing, and calculated the financing gap along with the maximum and minimum subsidies. This helped ensure that the City's HOME coordination meets HOME requirements for the LIHTC program.

The COVID-19 pandemic presented an immediate impact economically throughout the City of Rosemead. However, the City's established goals and policies designed to improve the local economy and reduce the level of poverty within the community remained.

A summary of the progress made in carrying out each of the programs contained in the 2014-2021 Housing Element is presented in Table A-1 below.

Table A-1 – Evaluation of the 2014-2021 Housing Element Programs

Housing Program	Program Objective	Accomplishment
Strategy: Preservation and Enhancement of Existing Housing Stock		
1. Owner Occupied Home Improvement	Households who own and occupy their home and are age and income qualified may be eligible. Funds are available to assist low- and moderate-income (0 to 80% of Maximum Federal Income) homeowners in making certain rehabilitation improvements and upgrades to their single-family residence. Preserve the City's existing affordable housing stock by providing a combined total of 80 qualified households between 2014-2021.	<u>Progress:</u> Promoted on the City's website under Housing; through AB 987 a database of affordable housing is provided on the website. The City has preserved the existing stock of 125 units listed on the database. The City's 2020-2025 Con Plan reported that major activities focused on preservation of the City's affordable housing stock through renovations performed on owner occupied housing. The improvements ranged from basic health and safety improvements to full scale renovation projects to eliminate blighted conditions. Additionally, the City's CAPERs identified the following households have been assisted for substantial rehabilitation efforts: • 2019: CDBG Assistance: 2 households, HOME Assistance: 2 households • 2018: CDBG Assistance: 4 households, HOME Assistance: N/A • 2017: CDBG Assistance: 2 households, HOME Assistance: N/A • 2016: CDBG Assistance: 3 households, HOME Assistance: 2 households • 2015: CDBG Assistance: 7 households, HOME Assistance: 4 households <u>Effectiveness:</u> The City should consider offering this program to residences beyond single-family. The City's website also states only one (1) emergency grant, deferred loan, and handyman grant are awarded. As the 2020-2025 Con Plan states, the availability of housing units does not fit the current housing needs for the City, with shortages of rental and homeownership units that are affordable to extremely low-, low-, middle-, and moderate-income households. Additionally, waitlists for elderly and/or accessible family units are 8+ years, further reflecting the lack and need for affordable housing. <u>Appropriateness:</u> Program implementation remains appropriate for the 2021-2029 Housing Element update, with modifications.
2. Down Payment Assistance	Provide 16 new homebuyers with loans for down payment of homes.	<u>Progress:</u> Promoted on the City's website under Housing. The 2020-2025 Con Plan states that providing homeownership opportunities for low-to moderate-income persons remains a priority program for the City. The City did not fund any applicants during the FY 2019-20. <u>Effectiveness:</u> The Con Plan reported that because of economic conditions, lack of adequate public funding, restricted access to mortgage credit, and high land prices, applications and completed projects have fluctuated and remained low for

Housing Program	Program Objective	Accomplishment
		the First Time Homebuyer program. The City will be re-evaluating this program during the 2020-2021 fiscal year. <u>Appropriateness</u>: Continue. Program implementation may fluctuate given available funding for the 2021-2029 Housing Element update
3. Design Assistance	To provide assistance in efforts to maintain and preserve the existing housing stock	<u>Progress</u>: Typically, design assistance is provided at the public counter during normal operating hours; no information is available on precise number of applicants assisted. Though difficult to quantify, the City aims to help applicants understand the applicable City regulations and approval process. For ADU design assistance, the City created an ADU handout. If the ADU meets setbacks and matches the SFD in terms of materials, colors, and architectural style it will be permitted. With respect to COVID-19, design assistance coordination has been limited to phone or email correspondence. <u>Effectiveness</u>: While difficult to measure, design assistance is generally a useful service that helps applicants to understand the City's regulations and approval process. <u>Appropriateness</u>: Delete. Public counter assistance is a routine function and not considered a Housing Element program. A separate program has been added for ADU under "Infill Development and Site Recycling."
4. Code Enforcement	Preserve health and safety through code enforcement standards up to 2,500 cases in the planning period	<u>Progress</u>: The City has a webpage dedicated to Code Enforcement frequently asked questions. The City of Rosemead's 2019 Consolidated Annual Performance Evaluation Report (CAPER) reported 1,306 code enforcement cases, when only 1,000 were expected. <u>Effectiveness</u>: Consider providing contact information for code enforcement questions/reports. <u>Appropriateness</u>: Delete. Code enforcement is a routine function and not considered a Housing Element program. Add a new Housing Element policy to address the topic.
5. Flood Hazard and Flood Management Information (Compliance with AB 162)	Internal consistency with other General Plan Elements	<u>Progress</u>: Compliance with AB 162 was completed in 2014. <u>Effectiveness</u>: Information on flood hazards is important in shaping future land use planning to protect future residents from risks to life and property. <u>Appropriateness</u>: Delete, as program was completed.

Housing Program	Program Objective	Accomplishment
Strategy: Production of Affordable Housing		
6. Infill Housing Development	Increase housing stock and encouraging development on underutilized sites	<u>Progress:</u> The City has targeted several infill sites through the Garvey Avenue Specific Plan (GASP) which will allow for new residential units as part of a mixed-use development. The City has also prepared a draft Freeway Corridor Mixed-Use Overlay zone. No residential units have been developed in the GASP infill sites to date. <u>Effectiveness:</u> As the City is largely built-out and the opportunity for larger-scale housing developments is limited, the City must continue to encourage infill development and the recycling of underutilized land. <u>Appropriateness:</u> Modify to expand the program beyond its current focus on vacant single-family lots.
7. New Residential Construction Programs	Encourage the development of a range of housing types in a range of prices affordable to all Rosemead residents	<u>Progress:</u> It is difficult to quantify the influence of City programs on private sector development activities. <u>Effectiveness:</u> Not a program. <u>Appropriateness:</u> Delete.
8. Land Assemblage and Write-Down	a) Provide funding for developments with at least 20 percent of the units for low- and moderate-income households b) Prepare an Opportunity Sites list that includes available funding sources and make them available for public review at the Planning counter and on the City's website	<u>Progress:</u> Update to Appendix C of the 2014-2021 Housing Element to reflect current development conditions and respond to AB 1397. <u>Effectiveness:</u> Financial resources for land assemblage and write-down have been severely curtailed as a result of redevelopment dissolution. No significant site assemblage has occurred, and Housing Set-Aside funds have not been available to assist in these activities. <u>Appropriateness:</u> Program implementation remains appropriate for the 2021-2029 Housing Element update
9. Adequate Sites Monitoring	a) Maintain an up-to-date inventory of adequate housing sites for each income category b) Evaluate identified capacity and identify additional sites as necessary c) Perform an annual evaluation on the status and progress in implementing Housing Element programs as part of the Annual Progress Report (APR) submitted to HCD, pursuant to Government Code §65400. The APR will evaluate whether or not the housing programs have been adopted and	<u>Progress:</u> will be updated as part of HEU to meet RHNA <u>Effectiveness:</u> ensure update complies with AB 1397 Adequate Housing Element Sites <u>Appropriateness:</u> The City will continue to maintain an updated adequate sites inventory with monitoring for no net loss. APR remains appropriate for the Housing Element update

Housing Program	Program Objective	Accomplishment
	implemented, and determine their effectiveness in the development of the sites identified in Appendix C of the Housing Element (non-vacant redevelopment sites and lot consolidation sites). If the housing programs and incentives are not successful, the City will implement programs at alternative sites identified in Appendix D of the Housing Element or expand existing incentives or propose new incentives, such as providing for priority development processing, streamlining the process for lot consolidation or parking standards, or reducing development fees for projects involving affordable housing within six months of the APR.	
10. Opportunity Sites Marketing and Outreach	a) Continue maintaining an updated listing of opportunity sites, using GIS to visually catalogue and display information about each site and the surrounding properties. b) Initiate contact with the West SGV Association of Realtors regarding residential development opportunities involving lot consolidation.	<u>Progress:</u> Completed and updated annually. <u>Effectiveness:</u> Helps the City meet its economic development and housing goals. <u>Appropriateness:</u> Continue with modifications to coordinate with the RHNA sites inventory.
Special Housing Needs		
11. Accessory Dwelling Units	Provide information on developing second units on the City's website and through material available at the planning counter.	<u>Progress:</u> The City has devoted a webpage to accessory dwelling units (ADU) to summarize standards and submittal requirements, as well as is available via phone or email to answer questions. City created an ADU handout. When reviewing ADUs if the ADU meets setbacks and matches the single-family home in terms of materials, colors, and architectural style, the permit is typically approved. <u>Effectiveness:</u> The City updated the ADU ordinance regularly to meet changing State law. <u>Appropriateness:</u> With modifications to address new State laws, program implementation remains appropriate for the 2021-2029 Housing Element update.

Housing Program	Program Objective	Accomplishment
12. Development of Housing for Extremely Low-Income Households	a) Target funds from CDBG, HOME and other sources to assist in the development of ELI units as necessary b) Implement priority processing procedure for ELI housing development projects	<u>Progress:</u> The City, as noted in the 2020-2025 Con Plan, anticipates providing funds for affordable housing to families using both CDBG and HOME funds. <u>Effectiveness:</u> The City estimates five (5) household per year will benefit. <u>Appropriateness:</u> Continue. Program implementation remains appropriate for the 2021-2029 Housing Element update.
13. Outreach for Persons with Developmental Disabilities	Develop an outreach program providing information on housing options for persons with developmental disabilities through a variety of traditional and electronic media, as well as through face-to-face interaction.	<u>Progress:</u> Completed (provided through an ongoing contract with the Southern California Housing Rights Center). <u>Effectiveness:</u> For the 2020-2021 Fiscal Year (ending June 30, 2021): 7 people were assisted. For the 2019-2020 Fiscal Year (ending June 30, 2020): 6 people were assisted. <u>Appropriateness:</u> Address ongoing implementation as a part of the City's Fair Housing Program.
Rental Assistance		
14. Section 8 Rental Assistance Payments/ Housing Vouchers	Continue participating in the LACDA (formerly HACoLA) Section 8 program	<u>Progress:</u> The City's 2020-2025 Con Plan reported that the Section 8 Housing Choice Vouchers have continued to be administered by the Los Angeles County Development Authority (LACDA) on behalf of the City of Rosemead, offering tenant assistance for those qualifying low- to moderate-income residents. The 2019 CAPER reports that 347 families received housing assistance. <u>Effectiveness:</u> The County's Section 8 program continues to be available to renters in Rosemead. <u>Appropriateness:</u> Continue. Program implementation remains appropriate for the 2021-2029 Housing Element update
15. Mobile Home Park Program	Provide Mobile Home Park Ordinance to park owners.	<u>Progress:</u> The City's Rental Assistance webpage does not indicate any programs specific to mobile home parks. No Mobile Home Parks have closed. <u>Effectiveness:</u> The ordinance has not come into effect due to the fact that no MHP owners have sought to close their parks. As noted in the staff report for the City Council hearing on the Analysis of Impediments (AI) to Fair Housing Choice, the City has no jurisdiction over mobile home parks as they are regulated by the California Department of Housing and Community Developments (HCD)'s Manufactured Housing Program. <u>Appropriateness:</u> Modify. Combine into a single program addressing mobile homes for the 2021-2029 Housing Element update

Housing Program	Program Objective	Accomplishment
16. Mobile Home Park Assistance Program (MPAP)	Provide loans to low-income mobile home park residents.	<u>Progress:</u> HCD funds and administers this program. <u>Effectiveness:</u> Continue to support the program for use as needed. <u>Appropriateness:</u> Modify to update the program description and combine with #15 above.
17. Single Family Mortgage Revenue Bonds	Market the availability of these funds to low- and moderate-income single-family residents by posting the information on the City's website.	<u>Progress:</u> This County program is no longer in effect. <u>Effectiveness:</u> N/A <u>Appropriateness:</u> Delete
Equal Opportunity Housing		
18. Fair Housing	Support and promote equal housing opportunity services for Rosemead residents throughout the planning period. Conduct seminars at least once annually.	<u>Progress:</u> The City has contracted the Southern California Housing Rights Center (HRC) to implement its Fair Housing Program and is promoted on the City's website. Housing, supportive services, and case management were provided to homeless persons through several of the City's subrecipients such as Family Promise of San Gabriel Valley and Los Angeles Homeless Service Authority. Emergency, transitional, and permanent support was provided based on client need. Funding of nonprofit facilities that serve the homeless and other eligible recipients and neighborhoods align with the goals and strategies outlined in the Con Plan. Additionally, the City's 2019 CAPER identified 577 persons assisted through CDBG funded fair housing services when 375 were expected. <u>Effectiveness:</u> The website hosts several resources, including links to the HRC's website, virtual clinics with translation services available, as well as lists of services offered and services for people with disabilities. The City continues to strategically collaborate with partner organizations to leverage limited available funds and expertise to provide resources to address ongoing affordable housing issues. <u>Appropriateness:</u> Modify. Program implementation remains appropriate for the 2021-2029 Housing Element update. The program will be expanded to address new AFFH requirements.

2. Progress Toward Quantified Objectives

Table A-2 presents the progress toward the quantified housing objectives established for the 2014-2021 planning period.

Table A-2 – Quantified Objectives (2014 to 2021)

	Progress Toward Quantified Objectives 2014-2021 ¹					
Program Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA New Construction						
Total Allocation	76	77	88	99	262	602
Units Permitted	20		21	51	207	299
Remaining	133		67	48	55	303
% Completed	13		23.9	51.5	79	49.7
Rehabilitation						
Total Objectives	18	18	39			76
Units Assisted						2
Conservation						
At Risk Units conserved						0 (125)

¹ Numbers show progress as of April 2020

² There were no at-risk units during this planning period. All 125 units were conserved.

APPENDIX B – PUBLIC PARTICIPATION

This update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers pursuant to Government Code §65583. In keeping with health and safety protocols during the COVID-19 pandemic, community outreach is being conducted using several virtual and digital engagement tools. Public participation efforts include the City website, stakeholder interviews, a City Council and Planning Commission joint study session, community workshop, online surveys/polls, and noticed public hearings. All project materials and notices are posted and advertised on the City's website and social media platforms, and hardcopies made available at public facilities including the City of Rosemead Community Development Department, The Rosemead Community Recreation Center, the Garvey Center, and the Rosemead Library to ensure broad access and exposure throughout the City. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as by direct mail to interested parties and posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website.

Public Comment Summary

The outreach efforts mentioned above generated a variety of comments and input from the public. Community input and feedback to help to guide preparation of the 2021-2029 Housing Element is summarized in Table B-1.

Housing Element Webpage

City staff developed a Housing Element webpage for public consumption available at <http://www.cityofrosemead.org/HEU>. The webpage provides relevant information about the update process, key features of the Housing Element, and upcoming outreach events. The webpage also provides access virtual outreach events, the Housing Needs Survey, and community workshop polls.



Stakeholder Interviews

On February 4, 2021, February 9, 2021, and February 10, 2021, the City's consultant team including Veronica Tam, with Veronica Tam & Associates, as well as Diane Bathgate and Rachel Raynor with RRM Design Group, conducted stakeholder interviews through a series of 10 Zoom virtual video calls. City staff reached out to a variety of stakeholders with known involvement in housing issues or development, commitment to serving special needs populations, or affiliation within organizations that provide a variety of services in the community and/or immediate Southeast Los Angeles County region. Approximately 12 stakeholders were interviewed, with a range of for-profit and non-profit developers, local/regional service providers, congregational organizations, and design professionals familiar with the City's development process and standards. The interviews generally focused on key issues and ideas of the various groups and representatives for the Housing Element Update. Common themes included:

- Consider modifications to development standards to make development more viable.
- Streamline process through communication, review authorities, and policy refinements.
- Encourage partnerships with service organizations and non-traditional organizations/entities to provide housing and/or housing related services/programs.
- Consider land use changes where appropriate to provide additional housing opportunities within the City.

Housing Needs Survey

On February 3, 2021, the City launched an online Housing Needs Survey in Chinese, English, Spanish, and Vietnamese on the Housing Element webpage. Hardcopies of the survey were also provided at public facilities including City of Rosemead Community Development Department, the Rosemead Library, and the Garvey Center, as well as the Angelus Senior Apartments and the Garvey Senior Apartments. The surveys were made available online until March 31, 2021, with a total of 172 responses (109 English, 43 Chinese, 9 Vietnamese, and 11 Spanish responses). Participants were asked to provide feedback on current housing conditions, concerns, and/or ideas for the Housing Element team to consider. In addition to housing related issues, questions addressed potential topics related to the focused Safety Element Update and environmental justice policies. Other questions included demographics, including age and connection to the City of Rosemead were also asked to better understand the range of participants responding. See attached survey results (Figure B-1) for the English, Chinese, Vietnamese, and Spanish surveys.

Housing Development Subcommittee

On February 23, 2021 RRM Design Group presented an update on the Housing Element process and overview of Housing Element requirements. The presentation included strategies and an example of a potential opportunity site to be included in the sites inventory analysis. Following the presentation, comments and questions from the representative Councilmembers and Planning Commissioners were shared, and primarily expressed ideas for potential sites in the City to be considered for housing opportunities and/or other strategies to meet the Regional Housing Needs Assessment (RHNA) for the City.

City Council and Planning Commission Joint Study Session

On March 9, 2021, the Rosemead City Council and Planning Commission held a virtual joint study session focused on the Housing Element Update. Staff and the Consulting Team made a brief presentation to the City Council and Planning Commission that provided an overview of the Housing Element update process, as well as the City's approach to the Regional Housing Needs Assessment (RHNA). There were no public

comments made at the conclusion of the study session. The study session was properly noticed, agendized, and advertised on the City's webpage and social media platforms. Comments from the City Council and Planning Commission oriented around the sites inventory analysis, ranging from ideas on specific site locations for housing to broader level ideas to streamline and meet the housing allocation for the City.

Community Workshop

On June 10, 2021, City staff and consultants hosted a virtual community workshop to solicit public input on the 2021-2029 Housing Element. The workshop was advertised on the City's webpage and social media platforms, as well as flyers posted at public facilities (Figure B-2). Invitations to participate were also sent directly to stakeholders via email. Staff and consultants made a presentation (Figure B-3) that provided an overview of the update process. Chinese, Spanish, and Vietnamese interpretation were also made available. Six (6) participants were able to share their ideas and concepts to address the City's housing needs and trends via polls during the workshop.

Utilizing the Sli.do poll feature workshop participants were asked 11 questions framed around housing issues or concerns, ideas for providing new housing opportunities, and feedback related to complementary efforts underway, including environmental justice policies and focused updates to the City's Safety Element. See attached (Figure B-4) Sli.do poll results from the English poll; no results were collected for the Chinese, Spanish, and Vietnamese polls. The Sli.do poll was translated into Chinese, Spanish, and Vietnamese after the workshop and the four Sli.do polls were posted to the City's website and were made available for two weeks after the June 10 workshop.

Public Review Draft

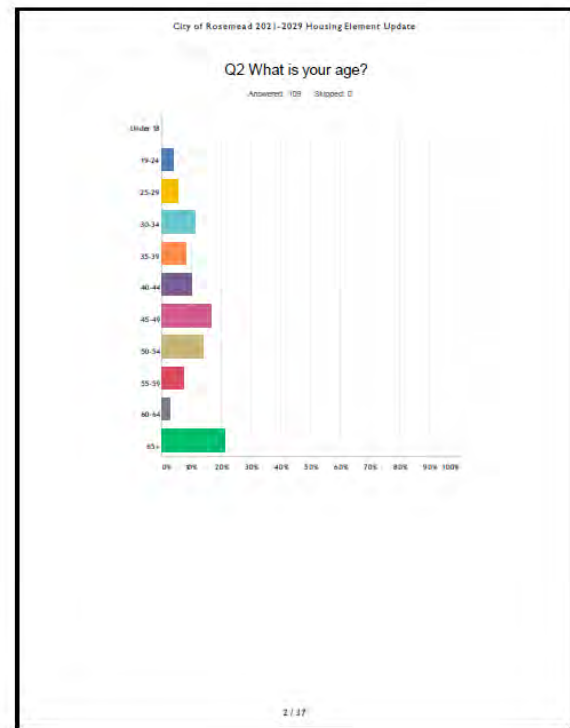
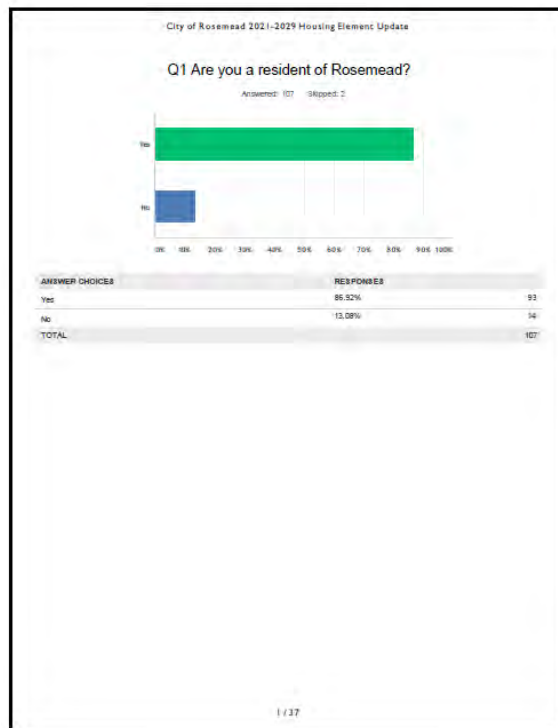
On September 3, 2021, the Public Review Draft was published online and hardcopies made available at City facilities including City of Rosemead Community Development Department, the Rosemead Community Recreation Center, the Rosemead Library, and the Garvey Center for 60 days. The Public Review Draft was distributed to local and regional stakeholders and organizations listed in Table B-2.

Table B-1 - Public Comment Summary

Community Input – Key Themes	Where Addressed in the 2021-2029 Housing Element
Evaluate parking, open space, lot size, and density standards to provide flexibility in housing development	• Constraints Analysis – Governmental Constraints • Housing Plan – Programs 3, 8, 9
Encourage partnerships with service and non-traditional organizations	• Needs Assessment –Special Needs Groups • Constraints Analysis – Governmental Constraints • Housing Plan – Programs 5, 8, 9, 10, 12, 14
Streamline housing development process through communication and policy refinements	• Constraints Analysis – Government Constraints • Housing Plan – Programs 6, 8, 9
Locate new housing opportunities in Downtown, along major corridors such as Garvey Avenue, Valley Boulevard, Rosemead Boulevard and underutilized commercial areas.	• Housing Resources – Availability of Sites for Housing • Housing Plan – Programs 3, 6, 8 • Appendix C - Sites Inventory
Resources for homeless persons should be identified	• Background Information - Needs Assessment, Special Needs Groups • Housing Resources – Financial Resources • Housing Plan – Programs 9, 10, 14
Continue to promote construction of ADUs	• Constraints Analysis – Government Constraints • Housing Resources – Availability of Sites for Housing

Community Input – Key Themes	Where Addressed in the 2021-2029 Housing Element
	Housing Plan – Program 3, 6, 8
Address housing discrimination by income, race, and immigration status	- Background Information – Housing Needs Assessment, Fair Housing - Housing Resources – Availability of Sites for Housing - Housing Plan – Programs 2, 6, 9, 14 - Appendix D – Fair Housing
Housing affordability (cost burden/overpayment) for both rental and ownership is a significant issue	- Backgrounds Information – Housing Needs Assessment, Demographic Profile, Employment, Household Characteristics - Housing Resources – Availability of Sites for Housing - Housing Plan – Programs 1, 2, 8, 9, 10 - Appendix C – Sites Inventory
Ease development regulations to allow Transitional or Supportive Housing, and Emergency Shelters for homeless persons	- Constraints on Housing Production – Governmental Constraints - Housing Plan – Programs 8, 9
Make education/information on financial resources for renters and first-time homebuyers easy to access	- Housing Resources – Financial Resources - Housing Plan – Programs 1, 2, 10, 12
Revitalize key corridors with mixed-use development opportunities with appropriate standards	- Constraints on Housing Productions – Governmental Constraints - Housing Plan – Programs 3, 6, 7, 8, 9, 14 - Appendix C – Sites Inventory
Focus rehabilitation efforts of existing housing stock; increase access to grants and loans for home improvement	- Background Information – Housing Stock Characteristics - Housing Resources – Financial Resources - Housing Plan – Programs 1, 2, 13
Further efforts to promote fair housing services	- Background Information – Fair Housing - Housing Resources – Availability of Sites for Housing - Housing Plan – Programs 8, 14 - Appendix D - Fair Housing

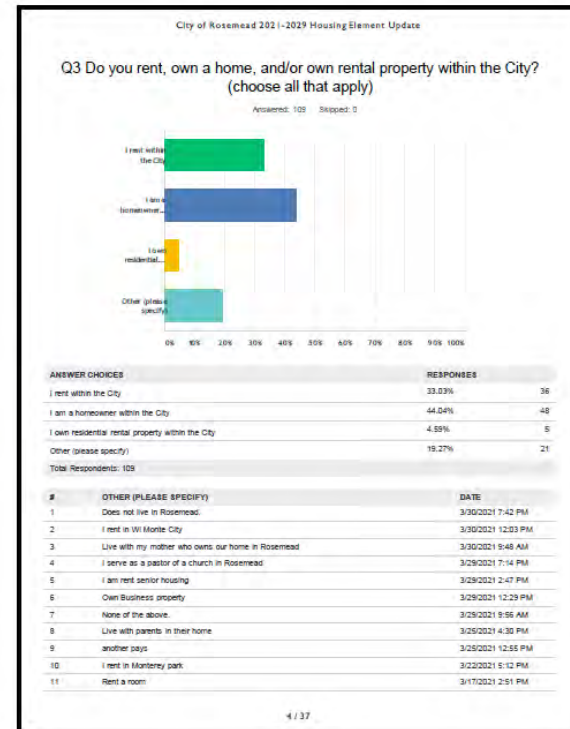
Figure B-1 Online Housing Needs Survey Results (English Responses)



City of Rosemead 2021-2029 Housing Element Update

ANSWER CHOICES	RESPONSES
Under 18	0.02% 0
19-24	3.67% 4
25-29	5.50% 6
30-34	11.01% 12
35-39	8.26% 9
40-44	10.09% 11
45-49	16.51% 18
50-54	13.76% 15
55-59	7.34% 8
60-64	2.79% 3
65+	21.10% 23
TOTAL	109

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City of Rosemead 2021-2029 Housing Element Update

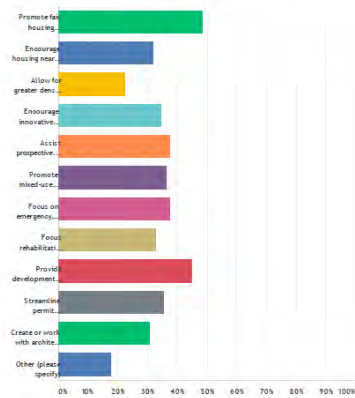
12	Live at home	3/15/2021 1:52 PM
13	I live in a home outside of Rosemead.	3/9/2021 11:11 AM
14	N/A	3/9/2021 9:47 AM
15	I live with a relative who owns the home	3/5/2021 1:31 PM
16	I own in San Gabriel	3/5/2021 10:43 AM
17	Developer	3/5/2021 1:26 AM
18	My parents own the home.	3/4/2021 11:36 PM
19	I am part of a household that resides in Rosemead	3/4/2021 8:09 PM
20	My dad owns the house, but I live in it. But also my family own rental property	2/12/2021 12:49 AM
21	Live with family who are homeowners in Rosemead	2/4/2021 3:47 PM

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City of Rosemead 2021-2029 Housing Element Update

Q4 What types of housing-related programs and/or activities do you believe the City should concentrate on over the next eight (8) years? (select all that apply)

Answered: 107 Skipped: 2



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City of Rosemead 2021-2029 Housing Element Update

ANSWER CHOICES	RESPONSES
Promote fair housing services to address fraud, displacement, or discrimination	48.60% 52
Encourage housing near bus stops or other transportation options	31.76% 34
Allow for greater density in existing and new housing developments (for existing developments, Accessory Dwelling Units or ADUs may increase current density)	22.43% 24
Encourage innovative design with emphasis on community and amenities within new large developments	34.56% 37
Assist prospective residents to find available housing	37.38% 40
Promote mixed-use development with both commercial and residential components	35.45% 39
Focus on emergency, transitional, or supportive housing (affordable and special housing needs linked to supportive services), particularly for persons experiencing homelessness or with disabilities	37.38% 40
Focus on rehabilitation efforts of existing housing	32.71% 36
Provide development incentives that include low-income or affordable units	44.86% 48
Streamline permit processes	35.51% 38
Create or work with architects to refine City-approved ADU (accessory/second unit) prototypes	30.84% 33
Other (please specify)	17.76% 19
Total Respondents: 107	

#	OTHER (PLEASE SPECIFY)	DATE
1	LESS dense areas. Foreclose on slumlords. More parks, less housing.	3/30/2021 1:37 PM
2	allow residents to build permanent canopy at front of house to cool down the hot heat for parking in the sun.	3/26/2021 2:27 PM
3	Make it easier to approve building addition to accommodate housing demands.	3/26/2021 11:36 AM
4	Assist the in needs seniors to find housing.	3/26/2021 10:25 AM
5	Consistently enforce housing codes/ordinance	3/26/2021 1:20 PM
6	Ensure adequate parking as a component for multi-family, and look to increase parking-per-square-foot requirements for single family to ease/prevent parking overflow onto City streets.	3/25/2021 8:00 PM
7	New programs for homeowners	3/25/2021 6:33 PM
8	Adaptive-Reuse of existing buildings	3/25/2021 2:41 PM
9	provide safer communities for walking, reduce crime	3/25/2021 1:31 PM
10	ensure all races/ cultures are reflected in placement	3/25/2021 12:55 PM
11	Funding for new buyers in rosemead or assistance with funding for current residents who rent to purchase a home	3/25/2021 12:41 PM
12	Affordable low income senior housing for disabled senior.	3/22/2021 5:12 PM
13	More affordable single family residences are needed. And provide incentives for homeowners to update/upgrade their homes and properties.	3/9/2021 6:31 PM
14	Incentives for development using congressional lands	3/6/2021 9:47 AM
15	Access to low-income housing; laws to prevent unfair rent increase and restriction of Airbnb units	3/4/2021 8:06 PM
16	Mixed use in the Garvey corridor South of the 10 freeway. Lots of development opportunities in this under utilized area.	3/4/2021 6:35 PM

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City of Rosemead 2021-2029 Housing Element Update

17	The community is safety and the school is good.	3/4/2021 8:23 PM
18	Protect old homes, don't overcrowd.	2/4/2021 7:15 AM
19	Install community fiber optic systems	2/3/2021 9:17 PM

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City of Rosemead 2021-2029 Housing Element Update

Q5 Please write in below where new housing opportunities should be located in the City.

Answered: 72 Skipped: 37

#	RESPONSES	DATE
1	On San Gabriel Blvd and Valley. The previously used car sales lot, now vacant lot was a mobile home park, along Rosemead Blvd by 10 Hwy.	3/31/2021 11:49 PM
2	anywhere	3/30/2021 10:58 PM
3	nta	3/30/2021 10:25 PM
4	Near shopping areas	3/30/2021 5:39 PM
5	temple city blvd., and valley blvd. (big lot)	3/30/2021 2:56 PM
6	Rosemead is TOO DENSE, this question is N/A	3/30/2021 1:37 PM
7	We need more housing in the city of Los Angeles.	3/30/2021 12:51 PM
8	Vacant lots	3/30/2021 12:03 PM
9	-	3/30/2021 11:59 AM
10	Remove commercial buildings that are not used and build apartment units.	3/30/2021 11:55 AM
11	Walnut Grove	3/30/2021 11:29 AM
12	Rosemead	3/30/2021 11:21 AM
13	Temple city	3/30/2021 10:54 AM
14	I don't know	3/30/2021 9:41 AM
15	Create mixed use facilities in vacant commercial properties along Garvey Avenue	3/29/2021 7:14 PM
16	Rosemead	3/29/2021 3:34 PM
17	In areas that are less crowded	3/29/2021 2:54 PM
18	Intend for additional units on premises to accommodate more housing for renters.	3/29/2021 2:27 PM
19	Garvey Ave	3/29/2021 12:29 PM
20	anywhere here land space available	3/29/2021 11:36 AM
21	Auto Auction	3/29/2021 11:29 AM
22	Rosemead	3/29/2021 10:09 AM
23	Everywhere	3/29/2021 9:56 AM
24	West Rosemead, south of 10 Hwy towards So. San Gabriel.	3/29/2021 2:46 PM
25	None	3/29/2021 1:20 PM
26	I have no opinion on that.	3/25/2021 11:38 PM
27	I'm opposed to further developments within City especially if this means eminent domain against existing property owners. The city is already too dense with property rentals and multiple families living single dwellings.	3/25/2021 10:08 PM
28	Focus on the major corridors, especially under-utilized properties and long-vacant lots. Examples are 9117 and 9540 Valley Blvd.	3/25/2021 8:00 PM
29	Along major streets and commercial areas	3/25/2021 7:35 PM

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City of Rosemead 2021-2029 Housing Element Update

30	3803 Rosemead Blvd	3/25/2021 6:33 PM
31	Near transit corridors and opportunities to convert huge ranch lots into multiple unit homes	3/25/2021 4:30 PM
32	Vacant land acreage on Valley Boulevard between Temple City BLVD and Strang Ave on Northside. Convert/rezone areas that are industrial and commercial/retail that are no longer being used.	3/25/2021 2:41 PM
33	It is hard to say because the City is already congested enough as it is, streets are saturated with cars, parking is getting tough but I do think that something should be done about homelessness in the City. We see more and more homeless people staying in parks and streets especially Garvey or underpass many people not wearing masks. The City definitely should help homelessness in the City.	3/25/2021 2:08 PM
34	around Target store	3/25/2021 1:31 PM
35	Location of old auto auction on Garvey Ave	3/25/2021 12:55 PM
36	Near schools	3/25/2021 12:41 PM
37	Senior apt for disabled senior are best to close market and city bus stop.	3/22/2021 5:12 PM
38	Vacant lands or areas suitable for mixed use development	3/15/2021 1:52 PM
39	I feel the best opportunity should be close to the schools.	3/12/2021 1:23 PM
40	Residential areas, commercial, and major corridors	3/9/2021 6:31 PM
41	near walmart	3/9/2021 2:47 PM
42	There should be new housing opportunities created in every possible location.	3/9/2021 11:11 AM
43	Near parks or available spaces for developments projects	3/9/2021 6:13 AM
44	Along major streets	3/9/2021 5:20 PM
45	Where ever the taxpayer deems appropriate	3/9/2021 11:37 AM
46	on Ongatara Lands	3/9/2021 9:47 AM
47	Garvey Ave/N San Gabriel Blvd/Rosemead Blvd	3/9/2021 4:19 PM
48	South rosemead (south of the 10 freeway)	3/5/2021 1:18 PM
49	No new just REMODEL & PRESERVE.	3/5/2021 1:09 PM
50	Rosemead	3/5/2021 11:31 AM
51	Residential areas of the city so people who need to take the bus don't have to stand on a busy street	3/5/2021 10:19 AM
52	All around the City	3/5/2021 9:31 AM
53	Near busy transit modes and under utilized sites.	3/5/2021 1:26 AM
54	Along Garvey and areas bordering El Monte city limits.	3/4/2021 5:40 PM
55	Several undeveloped plots of land near Garvey Intermediate School (off Jackson Ave?)	3/4/2021 8:09 PM
56	?	3/4/2021 7:34 PM
57	Near Garvey, south of the 10 Freeway	3/4/2021 6:35 PM
58	Same address	3/4/2021 6:23 PM
59	Valley boulevard	3/4/2021 6:21 PM
60	Rosemead & San Gabriel	3/4/2021 6:14 PM
61	I don't know.	3/4/2021 4:19 PM
62	none	3/4/2021 3:47 PM
63	There's that large property on the corner of Walnut Grove and Mission where the church used to be. It's been vacant for so many years.	3/4/2021 3:41 PM

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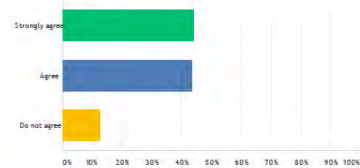
64	New housing opportunities should be located throughout Rosemead. There shouldn't be just a couple of areas that are re-developed, the whole city should be redeveloped. However, affordable housing and bridge housing should be placed in walking distance to public transit.	2/19/2021 11:29 AM
65	New housing opportunities should be located where people have easy access to public transit / grocery stores, and open/public spaces. It is important to consider if the new housing opportunities will displace CURRENT RESIDENTS. In addition, since Rosemead is majority an Asian population, it is important to recognize that many Asian live in multi generation households. So, I believe to make ADU permits, easier and more affordable for current residents/homeowners to obtain to build on their own property. Also, infilling empty land places for homes within Rosemead because I notice there is quite a few. But also work on building more multi family housing within single family housing zoning; like it could literally be 2 or 3 homes on a lot because some housing lots be really big. Creating mixed used spaces of apartment on top and businesses on street level would be great for creating more housing, businesses, and a more interactive city.	2/12/2021 12:48 AM
66	Anywhere available	2/8/2021 1:44 AM
67	Fair housing affordable for everyone	2/4/2021 9:24 PM
68	Wherever available and close by to retail stores	2/4/2021 3:47 PM
69	below the 10 Frey	2/4/2021 10:10 AM
70	Balance density, too many high density developments in south Rosemead	2/4/2021 7:15 AM
71	On Garvey	2/3/2021 9:45 PM
72	???	2/3/2021 9:17 PM

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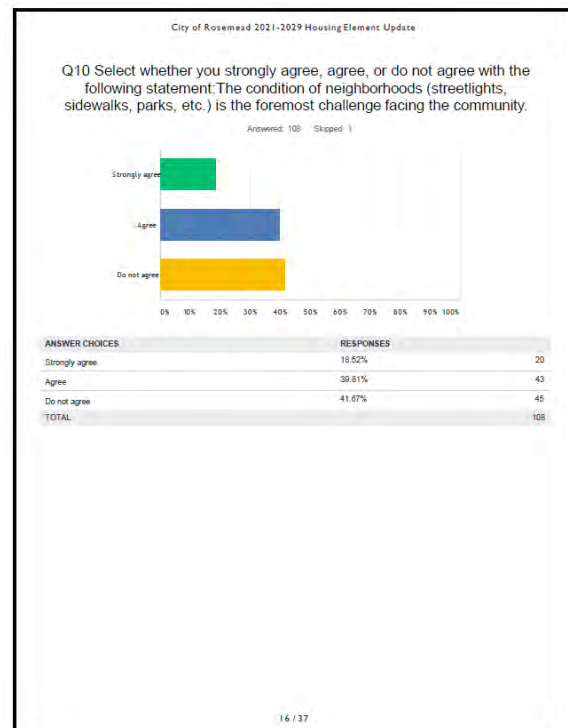
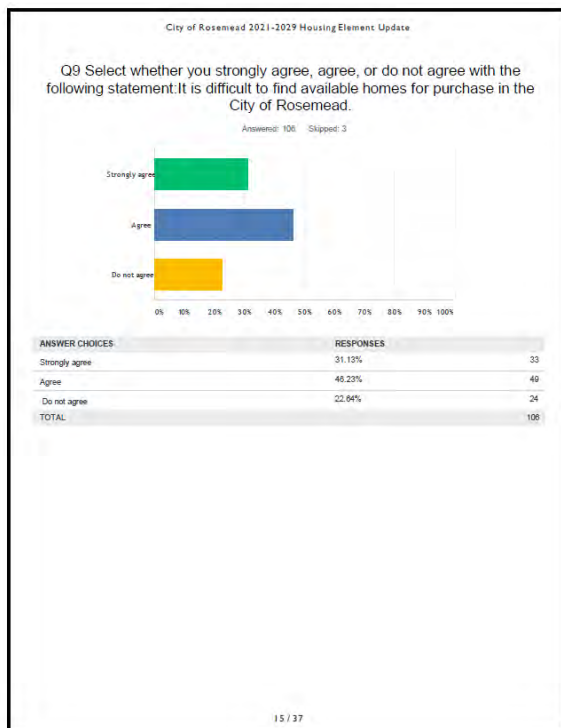
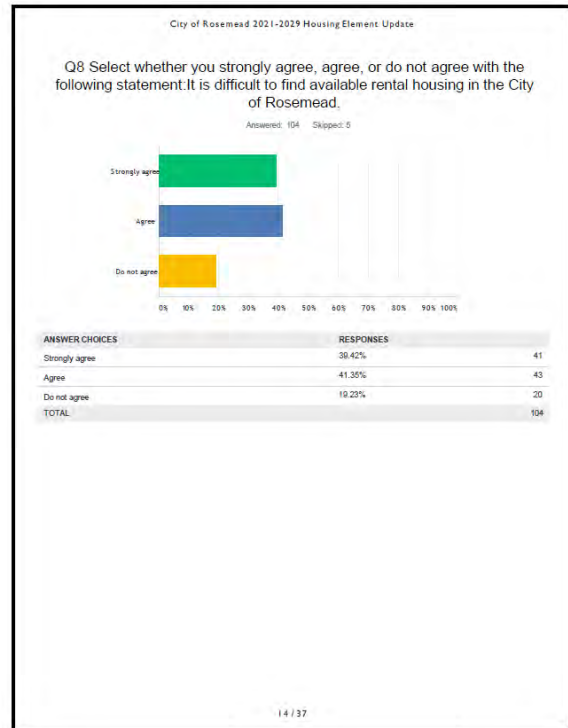
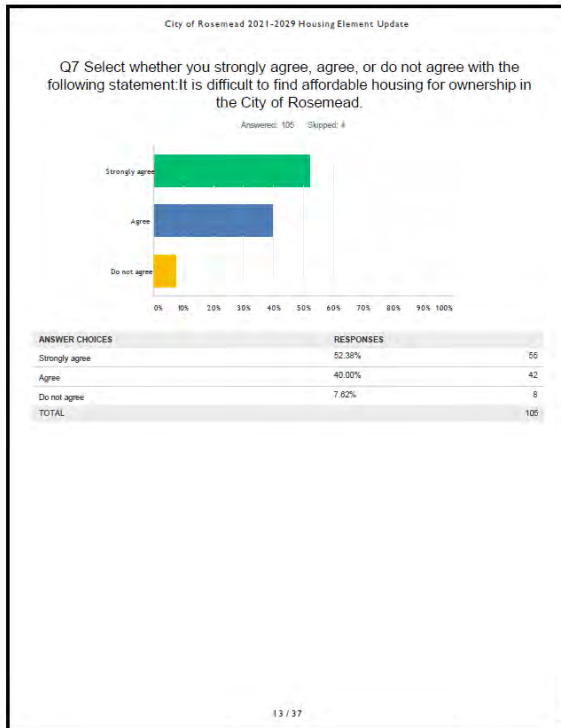
Q6 Select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find affordable rental housing in the City of Rosemead.

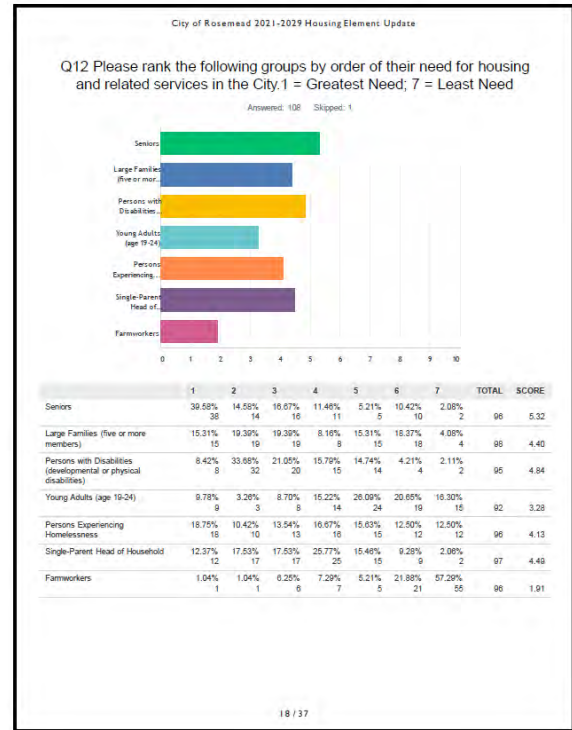
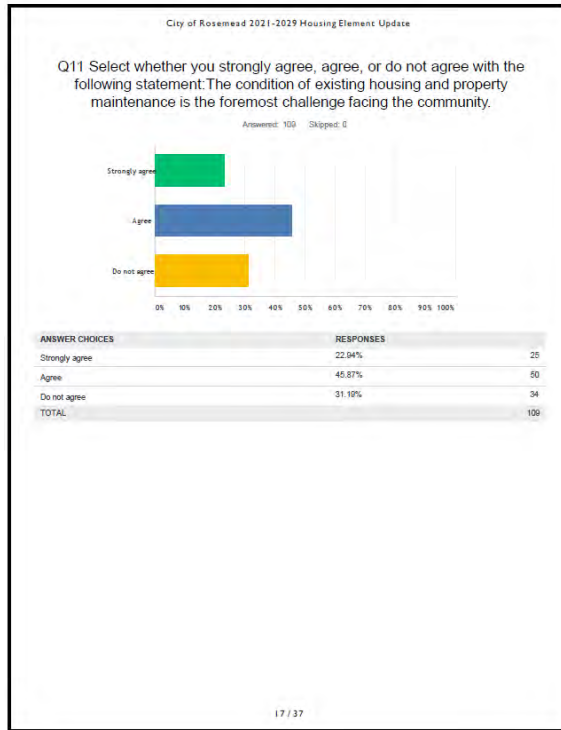
Answered: 104 Skipped: 5



ANSWER CHOICES	RESPONSES
Strongly agree	46
Agree	45
Do not agree	13
TOTAL	104

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City of Rosemead 2021-2029 Housing Element Update

Q13 If there is another housing need group that is not identified in question 12, please write-in the additional demographic category here.

Answered: 41 Skipped: 0

#	RESPONSES	DATE
1	Intergenerational living under one roof/households.	3/31/2021 11:49 PM
2	no	3/30/2021 10:58 PM
3	na	3/30/2021 10:25 PM
4	None	3/30/2021 9:36 PM
5	Older adults, 25-55	3/30/2021 11:37 PM
6	-	3/30/2021 11:56 AM
7	-	3/30/2021 11:55 AM
8	N/A	3/30/2021 9:49 AM
9	none	3/30/2021 9:41 AM
10	Community Living - residents live in separate units but with community amenities for all.	3/29/2021 2:27 PM
11	NA	3/29/2021 12:29 PM
12	Assistance for home repair - elderly.	3/29/2021 10:39 AM
13	na	3/29/2021 9:56 AM
14	VA	3/29/2021 7:33 AM
15	N/A	3/25/2021 11:38 PM
16	low income, families with at least one disability, families with dcls involved, foster families, families willing to rent a house together	3/25/2021 8:33 PM
17	Professionals under the age of 50 and first time homebuyers	3/25/2021 4:30 PM
18	N/A	3/25/2021 4:21 PM
19	College Students	3/25/2021 3:27 PM
20	There should be affordable housing opportunities for all constituents of the City to rent or buy. Adults over the age of 24 that are low income should also qualify or a head of household who is not a parent but are head of household living with elderly parents or younger siblings that are low income household should also have opportunities for affordable options.	3/25/2021 2:08 PM
21	new comers to this country	3/25/2021 1:31 PM
22	N/A	3/25/2021 12:41 PM
23	N/A	3/15/2021 1:52 PM
24	Low Income Families and People With SSI	3/10/2021 8:15 PM
25	na	3/6/2021 2:47 PM
26	Homeless + Sick people	3/6/2021 9:13 AM
27	Recent Immigrants	3/6/2021 5:20 PM
28	minorities and the undocumented	3/6/2021 9:47 AM
29	Na	3/5/2021 1:18 PM

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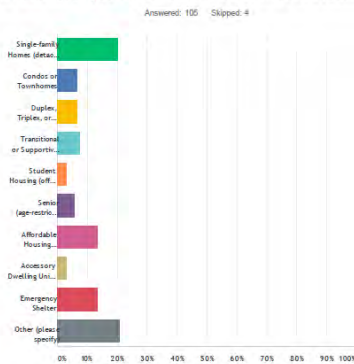
City of Rosemead 2021-2029 Housing Element Update

30	Promote self sufficiency	3/5/2021 1:09 PM
31	No	3/5/2021 10:19 AM
32	Low income	3/5/2021 9:31 AM
33	On the verge of becoming homeless	3/5/2021 1:26 AM
34		3/4/2021 7:34 PM
35	No	3/4/2021 6:23 PM
36	none	3/4/2021 6:21 PM
37	Unemployment head of households.	3/4/2021 6:14 PM
38	i	3/4/2021 3:47 PM
39	No	3/4/2021 3:45 PM
40	Immigrants are an important group; since over 50% of Rosemead residents are foreign born and they are most likely working class since they probably don't know English well. It is important to consider the intersectionality of these housing groups and how it is the reality of many households. Identify with more than one. So, affordable housing that would be affordable to just a large family, but it wouldn't be consider affordable for a large family with seniors members with disabilities.	2/12/2021 12:48 AM
41	No	2/4/2021 9:24 PM

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City of Rosemead 2021-2029 Housing Element Update

Q14 Which housing types, if any, are not adequately provided within the City of Rosemead? (if selecting more than one housing type, please select Other and list all your choices in the Other write-in section below)



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City of Rosemead 2021-2029 Housing Element Update

ANSWER CHOICES	RESPONSES
Single-family Homes (detached house)	20.00% 21
Condos or Townhomes	6.67% 7
Duplex, Triplex, or Fourplex Units	6.67% 7
Transitional or Supportive Housing (affordable and special needs housing linked to supportive services), particularly for persons experiencing homelessness or with disabilities	7.62% 8
Student Housing (off university campus housing for students)	2.86% 3
Senior (age-restricted)	5.71% 6
Affordable Housing (restricted by deed or special agreement)	13.33% 14
Accessory Dwelling Units (ADUs or "Granny Flats")	2.86% 3
Emergency Shelter	13.33% 14
Other (please specify)	20.95% 22
TOTAL	105

#	OTHER (PLEASE SPECIFY)	DATE
1	Condos or Townhomes, Duplex/Triplex/Fourplex units, Student Housing, Affordable Housing	4/1/2021 10:20 AM
2	Condos/Townhomes, Transitional or Supportive Housing, Affordable Housing, ADUs, Emergency Shelter, Student Housing	3/31/2021 11:49 PM
3	all are represented	3/30/2021 10:25 PM
4	Senior, Affordable Housing, Accessory Dwelling Units	3/30/2021 7:55 AM
5	D. Transitional or Supportive Housing, G. Affordable Housing	3/29/2021 2:47 PM
6	A. Single-Family Homes, E. Student Housing, F. Senior	3/29/2021 2:42 PM
7	G. Affordable Housing, H. Accessory Dwelling Unit	3/29/2021 2:27 PM
8	A. Single-Family Homes, B. Condos or Townhomes, F. Seniors, H. Accessory Dwelling Unit	3/29/2021 11:29 AM
9	A. Single-Family homes, B. Condos or Townhomes, D. Transitional or Supportive Housing, F. Senior	3/29/2021 10:53 AM
10	A. Single-Family Homes B. Condos or Townhomes	3/29/2021 10:36 AM
11	A. Single-family Housing F. Senior I. Emergency Shelter	3/29/2021 10:25 AM
12	Duplex, Triplex or Fourplex Units AND Student Housing	3/29/2021 10:09 AM
13	Senior and student housing	3/28/2021 11:20 PM
14	Single family, transitional, affordable	3/25/2021 11:38 PM
15	Transitional or Supportive Housing, Affordable Housing	3/25/2021 8:00 PM
16	SINGLE FAMILY HOMES, SENIOR, AFFORDABLE HOUSING, SHELTERS, SUPPORTIVE HOUSING, UNITS, CONDOS, STUDENT HOUSING	3/25/2021 6:33 PM
17	Accessory Dwelling Units, Condos or Townhomes, Duplex, Triplex, and Fourplex, Transitional or Supportive housing	3/25/2021 4:30 PM
18	Single Family Homes and ADUs	3/25/2021 3:27 PM
19	All of them	3/5/2021 1:59 PM
20	The 'select all that apply' option does not work. Rosemead does not have sufficient: affordable housing, emergency shelter, transitional/supportive housing, and senior housing	2/19/2021 11:29 AM

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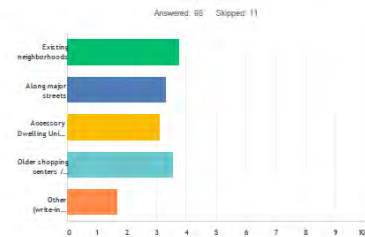
City of Rosemead 2021-2029 Housing Element Update

21	None	2/8/2021 5:49 PM
22	Don't know	2/3/2021 9:17 PM

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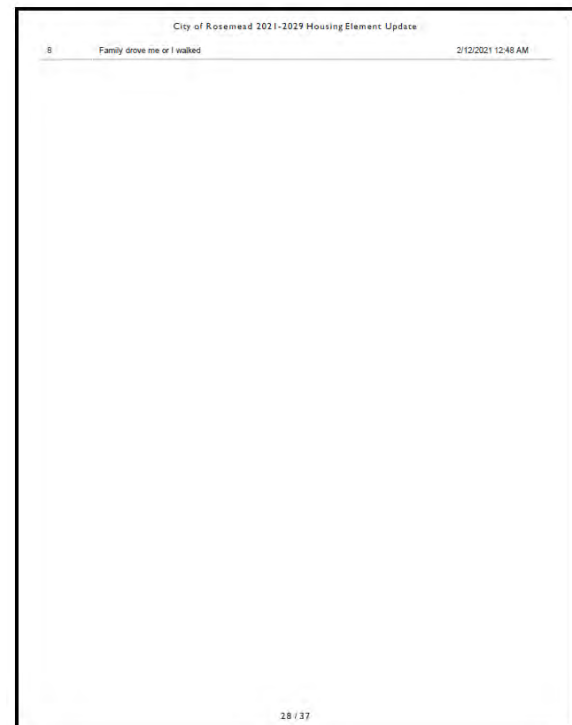
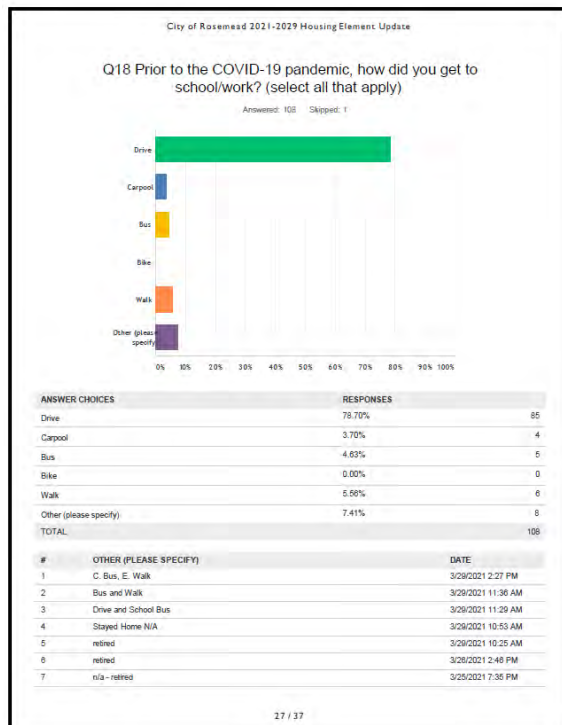
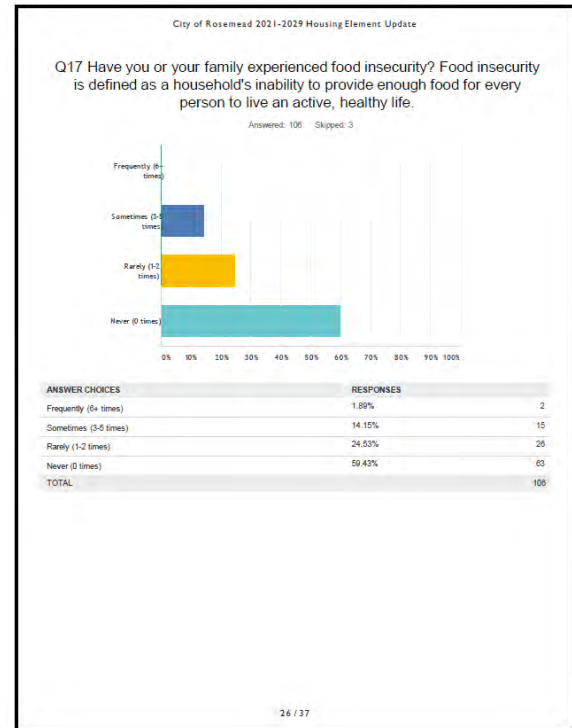
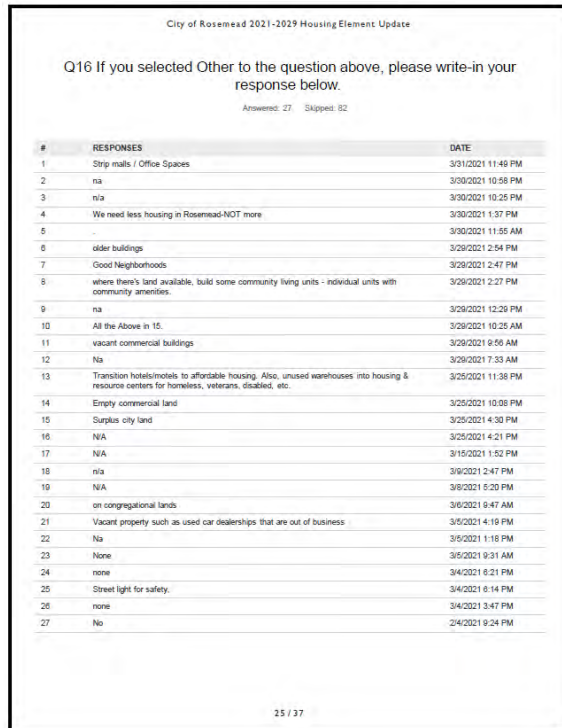
City of Rosemead 2021-2029 Housing Element Update

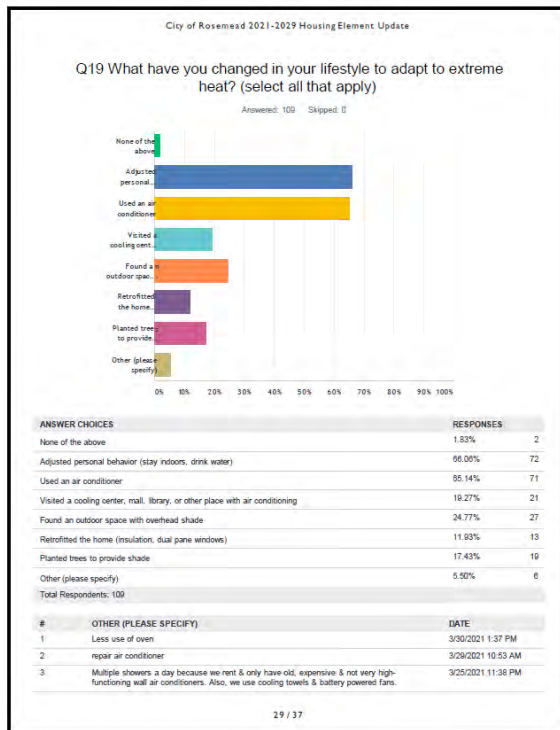
Q15 Please prioritize the opportunity areas where you would most like to see additional housing in Rosemead. 1 = Greatest Priority; 5 = Least Priority



	1	2	3	4	5	TOTAL	SCORE
Existing neighborhoods	37.50% 32	21.88% 18	23.03% 20	12.94% 11	4.71% 4	85	3.74
Along major streets	12.50% 10	37.50% 30	25.00% 20	18.75% 15	6.25% 5	80	3.31
Accessory Dwelling Units (ADUs)	22.50% 19	13.25% 11	20.48% 17	37.36% 31	6.02% 5	83	3.10
Older shopping centers / retail areas	34.04% 29	19.28% 16	21.09% 18	14.46% 12	9.64% 8	83	3.55
Other (write-in question below)	8.00% 3	8.00% 4	4.00% 2	12.00% 10	70.00% 35	80	1.68

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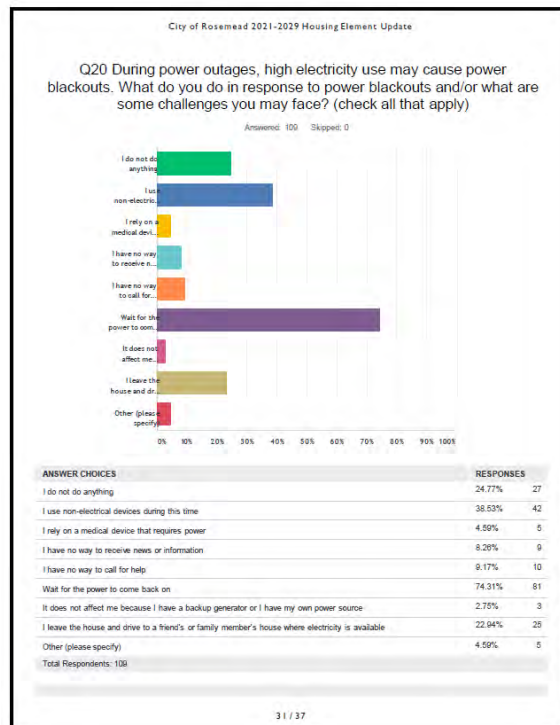




City of Rosemead 2021-2029 Housing Element Update

4	Used an overhead fan	3/25/2021 8:00 PM
5	RAN UP ELECTRIC BILL to be able to cool down DURING THE EXTREME HEAT	3/25/2021 6:33 PM
6	use fans indoors	3/9/2021 2:47 PM

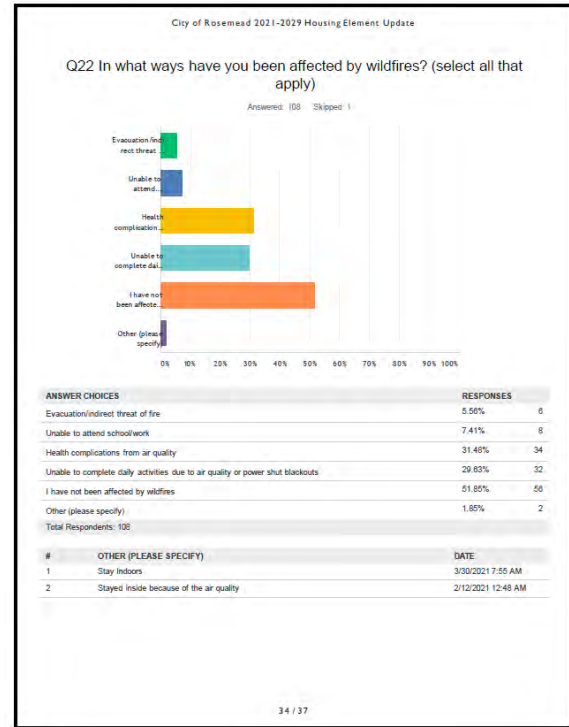
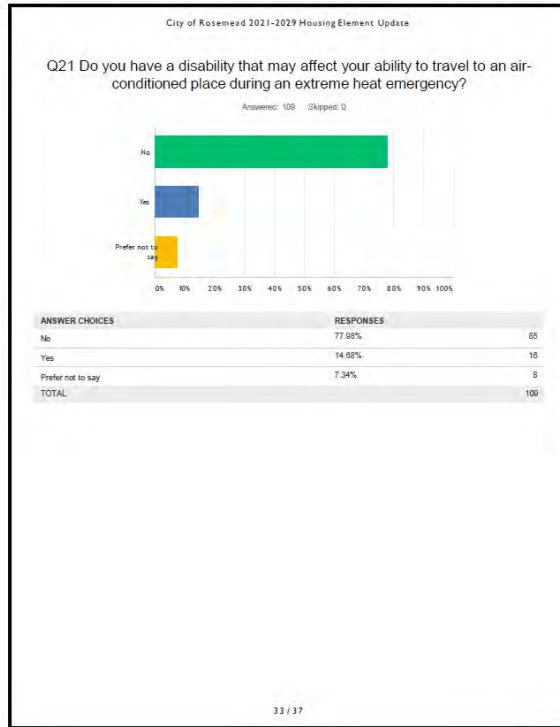
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City of Rosemead 2021-2029 Housing Element Update

#	OTHER (PLEASE SPECIFY)	DATE
1	use battery power lanterns	3/29/2021 10:36 AM
2	I stay home, try to keep cool, for as long as we can stand it, until power is restored. Problems may be refry food spoiling for long periods of no power, etc. Maybe, emergency calls if emergency situations calls for need of help, etc.	3/29/2021 2:46 PM
3	use of candles	3/25/2021 6:33 PM
4	Looking into solar panels with battery packs	3/4/2021 6:35 PM
5	I usual report it to Edison by using my phone and logging into my account.	3/4/2021 3:41 PM

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City of Rosemead 2021-2029 Housing Element Update

Q23 Is there anything else the City should consider as part of its Housing Element Update? (Please write-in your response)

Answers: 51 Skipped: 58

#	RESPONSES	DATE
1	Suggest the City of Rosemead to also collaborate with Real Estate Practitioners, developers, architect to improve Housing Element and Adopt The RHNA/Regional Housing Needs Assessment. Thank you.	3/31/2021 11:49 PM
2	na	3/30/2021 10:58 PM
3	n/a	3/30/2021 10:25 PM
4	Assistance for renters to be able to become homeowners as residents to the city	3/30/2021 5:39 PM
5	bike lanes,	3/30/2021 2:58 PM
6	Please reduce density. Also, for the love of GOD, make illegal ADUs.	9/30/2021 1:37 PM
7	More neighborhood watch more police patrolling our streets for safety	9/30/2021 11:29 AM
8	No	9/30/2021 9:48 AM
9	No	9/30/2021 9:41 AM
10	Ensure enough minimum off-street parking spaces for new housing/building units and for existing units with an expansion/renovation plan	9/29/2021 2:54 PM
11	responsibility management	9/29/2021 2:47 PM
12	The City can help to spray bugs with chemical to avoid swollen bug bites.	9/29/2021 2:27 PM
13	the City should consider spray bug mosquito chemical to avoid severe bug bites in summer.	9/29/2021 11:36 AM
14	What happened to Senior Home Repair Grant?	9/29/2021 10:36 AM
15	no	9/29/2021 9:56 AM
16	Emergency as disaster situation	9/29/2021 7:33 AM
17	Avoiding single properties with many rental units and inadequate parking and crowded living attract undesirable tenants and threaten community tranquility.	9/29/2021 2:48 PM
18	Nothing immediately comes to mind.	9/29/2021 11:38 PM
19	City should limit the development of new multi-story homes and concentrate on rehabilitation of existing homes. New homes are being developed only to look worse within 2-3 yrs compared to existing homes.	9/29/2021 10:08 PM
20	Find a way to limit ADUs. The laws provided for some flexibility for the cities, please find someone who knows there way around them and provide protections so the neighborhoods don't get flooded with them and hundreds more cars parked on the streets.	9/29/2021 8:00 PM
21	REMODEL THE APARTMENT BUILDINGS, INSPECT THE WAYS PEOPLE ARE LIVING, HOW MANY PEOPLE ARE LIVING, SAFETY HAZARDS INSIDE HOME SUCH AS NON WORKING OVENS AND ROACHES. IF SMALL CHILDREN ARE IN HOME, MAKE SURE HOMES ARE CHILD PROOFED, PROVIDE RENTERS THE ABILITY TO MAKE IMPROVEMENTS IF THEIR LANDLORD REFUSES WITHOUT BEING EVICTED FOR HEALTH/SAFETY CONCERNS	9/29/2021 8:33 PM
22	Don't give in to the NIMBY community members. Many of us who grew up here can't afford to buy homes in our own neighborhoods. We need to increase opportunities for first-time homebuyers and next-generation homebuyers so that we have a thriving community in the future.	9/29/2021 4:30 PM

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City of Rosemead 2021-2029 Housing Element Update

23	Provide monetary assistance to seniors to purchase STAR rated room/window air conditioners	3/25/2021 3:27 PM
24	There should be affordable housing opportunities for all constituents of the City to rent or buy. Adults over the age of 24 that are low income should also qualify or a head of household who is not a parent but are head of household living with elderly parents or younger siblings that are low income household should also have opportunities for affordable options. Also the City needs to realize that there is a congestion issue. Residential streets are flooded with cars. The City should concern themselves with the homelessness issue especially on Garvey those people need shelters so they are not living on our streets.	3/25/2021 2:08 PM
25	reduce crime to make neighborhoods safe	3/25/2021 1:31 PM
26	Underground power lines for all new and all existing Rosemead neighborhoods for safety in case of more natural disasters	3/25/2021 12:55 PM
27	More street light for safety (traffic safety, crime)	3/22/2021 6:12 PM
28	N/A	3/15/2021 1:52 PM
29	make housing affordable, charge residence if property is not maintained, offer assistance to low income families to update property	3/12/2021 1:23 PM
30	None	9/9/2021 6:31 PM
31	Continue to better service for Elderly people and communities for better living environment	9/9/2021 9:13 AM
32	Thanks	9/9/2021 5:20 PM
33	Not interfering with the taxpayers that pay their salary	9/9/2021 11:37 AM
34	City to allow zoning change for developments on congregational lands.	9/9/2021 9:47 AM
35	Stop the support of gentrification of existing neighborhoods and focus on needed housing units for seniors and low-income folks. Utilize abandoned properties on main streets throughout the city. Defund/halt the Olsen property project on Willard Ave.	9/5/2021 4:19 PM
36	Make it more affordable to upgrade Homes for growing families	9/5/2021 1:18 PM
37	Please allow people from different walks of life to maintain and sustain themselves in their native town.	9/5/2021 1:09 PM
38	So	9/5/2021 11:31 AM
39	Impact fees on non-affordable developed projects residential and commercial to start a affordable housing city fund	9/5/2021 1:29 AM
40	Establish aesthetics guidelines like other cities. Too many developments and remodels over the decades have made our city look hodgepodge and unattractive.	9/4/2021 8:40 PM
41	Emphasis: additional multi-unit housing within city accessible to low-income identifying individuals and families previously residing in Rosemead	9/4/2021 8:09 PM
42	There was a Garvey Corridor Masterplan completed, but I don't see any developments or improvements in that area.	9/4/2021 6:35 PM
43	7	9/4/2021 6:23 PM
44	none	9/4/2021 6:21 PM
45	Building a skate park for our teens near our local middle school Richard Garvey Intermediate school	9/4/2021 6:13 PM
46	San gabriel	9/4/2021 3:45 PM
47	We know that if cities do not enforce their Housing Elements and rezoning to meet RHNA numbers, then the state might 1) fine the city, 2) build themselves without city approval. Please take this issue urgently and seek out creative short-term and long-term solutions to address our housing and homelessness crisis.	2/19/2021 11:29 AM
48	I believe it is important when writing the housing element update WHO the housing is for and be specific and have an action plan that is realist, obtainable, and inclusive to the people within Rosemead looking for more affordable housing. Plus the important thing with housing is	2/12/2021 12:48 AM

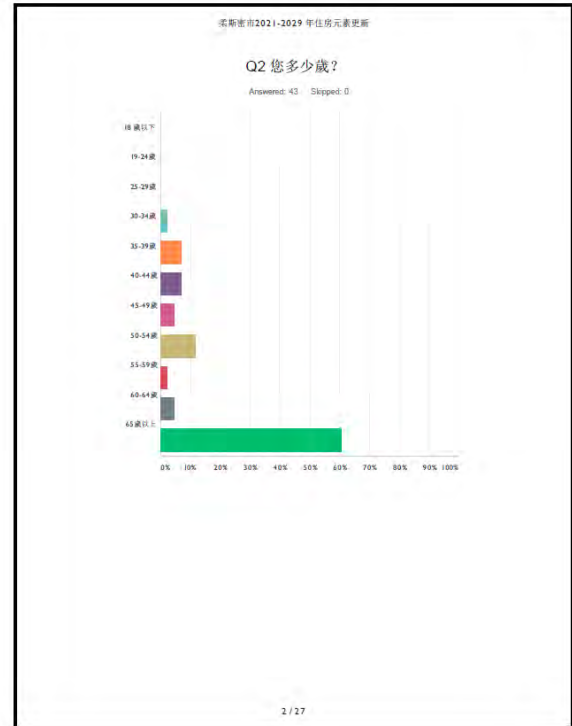
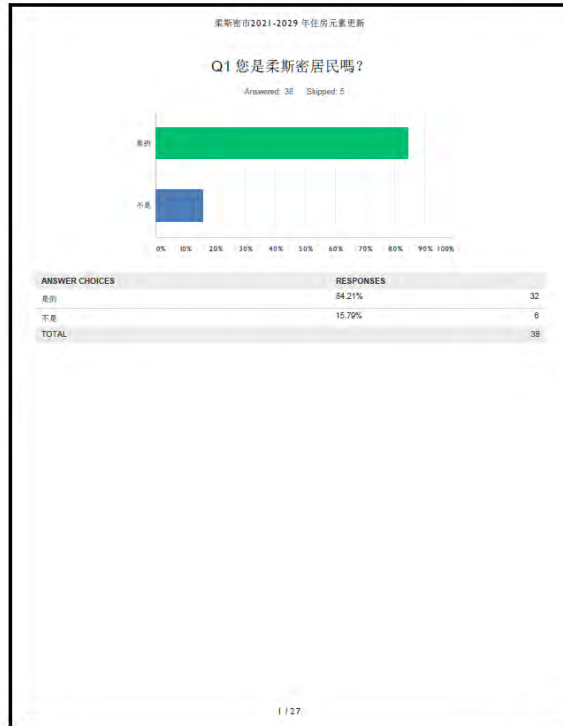
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City of Rosemead 2021-2029 Housing Element Update

to house the current residents of Rosemead with affordable, quality housing instead of trying to attract people to move here so y'all can get people with more money here, no people over profit. The city of Rosemead is a city of minorities, the working class, and immigrants. With over 80% being minorities, over 50% immigrants, and the median household income is around \$52,087 that is consider low-middle class and 16.7% of the population live below the poverty line. Then when you dig deeper into the city of Rosemead residents' income, you can see that south of Rosemead below the 10 freeway, residents there have even a lower income than the north. But this isn't a surprise when given the history of urban planning in Southern California was built on racism and using physical barrier of freeways to divide race and socioeconomic class, which you can still see the effects of it today still around. However, due to the location of being just in California and east of Downtown Los Angeles it has driven housing cost in Rosemead up rapidly over the last few decades, but the median household income is still consider low-middle class would not be able to afford a home with the median property value to be around \$534,200. It is important with housing that we are aiming to help the current residents in the community to get quality, affordable housing first. Whether that be providing new rental homes to current renters within Rosemead or providing opportunities for current renters the shot at buying new affordable housing first. It is important to keep in mind EVERYONE has different SITUATIONS that can either make housing affordable for one family but not for another family. I don't want Rosemead to be gentrified specially since in Los Angeles and California gentrification is a major issue and we see it making it ways east of Downtown L.A. Gentrification isn't just about race, but also about socioeconomic class. Growing up in Rosemead, the 626, I have seen the increase in overseas developers and I can see the changes it brings the community, however they, the ones developing and planning, aren't fully apart or knows what the community needs. Like do we need another hotel when people who are lower-middle class can't afford quality homes, no we don't. So it is important to put the residents, the community, the PEOPLE OVER PROFIT when deciding grants or projects within Rosemead. Because why is new townhomes that are made to help with the housing crisis still more expensive than buying an older house that needs updates when you get less space and the builder are buying and building in bulk. Wanting to increase the numbers of property values and have residents have their property look nice don't matter when people within your community is struggling to find affordable housing or can barely keep up with their own house maintenance when they are working class trying to keep up with their mortgage and property tax while still trying to live. Also, the importance of property value in the United States was created and enforced by racism which is then correlated with being of low socioeconomic status. So think about that when you create housing elements that y'all aren't enforcing ideals that were founded on racism without providing outreach to those within the community to those who need it. You can learn more about how racism affected urban planning within Los Angeles. If 2020 has taught y'all anything, people over profit, affordable and quality housing is a human right, cities need to focus on community building, and communities with the most resources thrive not the communities with the most police present. Also, y'all should work toward getting some of that law enforcement city budget of 2021 of \$9.3 million and put that toward housing within the city. The short term solution of policing homelessness and low income residents are not solution to long term problems, well end up costing the city more money if y'all don't start INVESTING in your community, the people and it starts with providing affordable, quality housing. Out of sight out of mind does not work when you are running a city with people lives at risk, and the cycle. As developing and implementing the housing element, y'all can do so much more and so much quicker than what the state of California is doing with housing since they are looking at a whole state but y'all are just looking at a single city. Y'all just need to want to help the people, the community within Rosemead actually want to do well. Empathy is important for the people and to unlearn the implicit biases that has been ingrain into us by society and others about the homeless, the poor, people of different ethnicities and races, etc. so we can do better for the future of our city.

49	residents that rent out rooms, causes limited parking. In neighborhood.	2/4/2021 4:19 PM
50	The environmental impact of any housing development proposed. The impact of increased traffic and population to the areas where new housing is proposed.	2/4/2021 10:10 AM
51	Install community fiber optic network	2/3/2021 9:17 PM

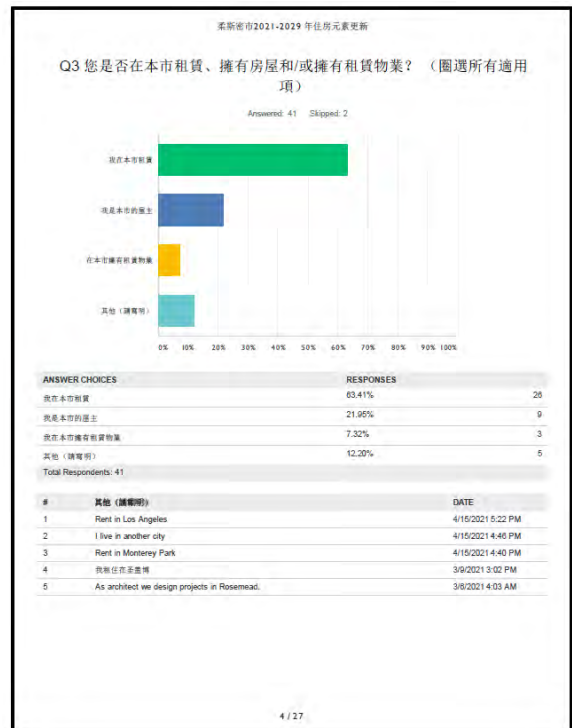
Figure B-1 Online Housing Needs Survey Results (Chinese Responses)

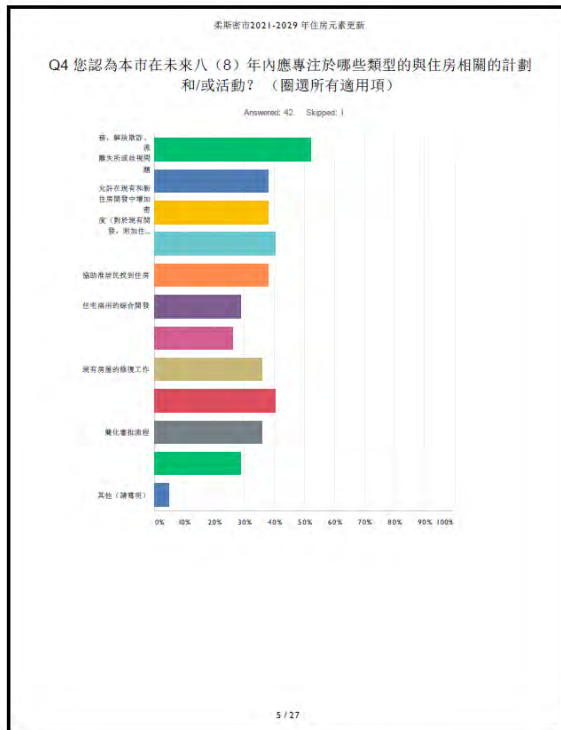


柔佛密市2021-2029 年住房元素更新

ANSWER CHOICES	RESPONSES	
18歲以下	0.00%	0
19-24歲	0.00%	0
25-29歲	0.00%	0
30-34歲	2.33%	1
35-39歲	6.98%	3
40-44歲	6.98%	3
45-49歲	4.65%	2
50-54歲	11.63%	5
55-59歲	2.33%	1
60-64歲	4.65%	2
65歲以上	60.47%	20
TOTAL		43

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柔斯密市2021-2029年住房元素更新

ANSWER CHOICES	RESPONSES
促進公平住房發展、解決教育、通勤和市政服務問題	52.38% 22
鼓勵市公共交通系統附近或其他交通方式附近居住	38.10% 16
允許在現有和新建開發中增加密度（對於現有開發，增加住宅單元（ADU）可能會增加密度）	38.10% 16
協助開發民衆和提供設施的創新設計	40.48% 17
協助開發民衆對住房	38.10% 16
促進商業和住宅開發的綜合開發	28.57% 12
重新編制家庭、過度或支持性住房（與支持服務相關的可負擔住房和特殊需求），特別是針對無家可歸或殘障人士	28.57% 12
注重現有房屋的修復工作	35.71% 15
提供包括低收入或免稅房產的單位市內的發展機會	40.48% 17
變化現有開發	35.71% 15
創建或與建築師合作開發經過市政府批准的ADU（附加/第二單位）類型	28.57% 12
其他（請寫明）	4.76% 2

Total Respondents: 42

#	其他（請寫明）	DATE
1	協助本市居民交換居住在房或老人公寓	4/22/2021 10:43 AM
2	Please change the senior apartment carpets	4/15/2021 5:20 PM

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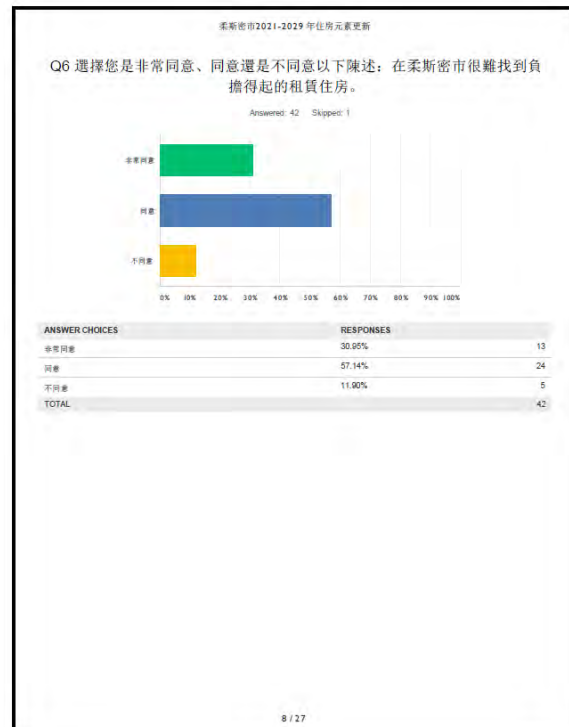
柔斯密市2021-2029年住房元素更新

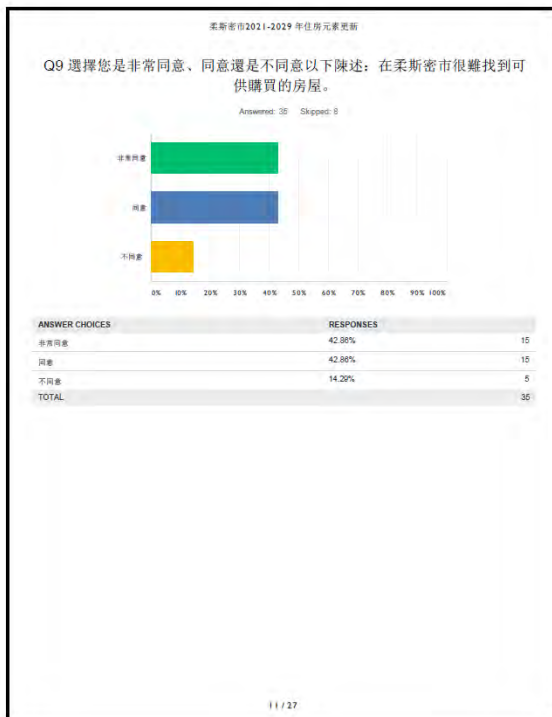
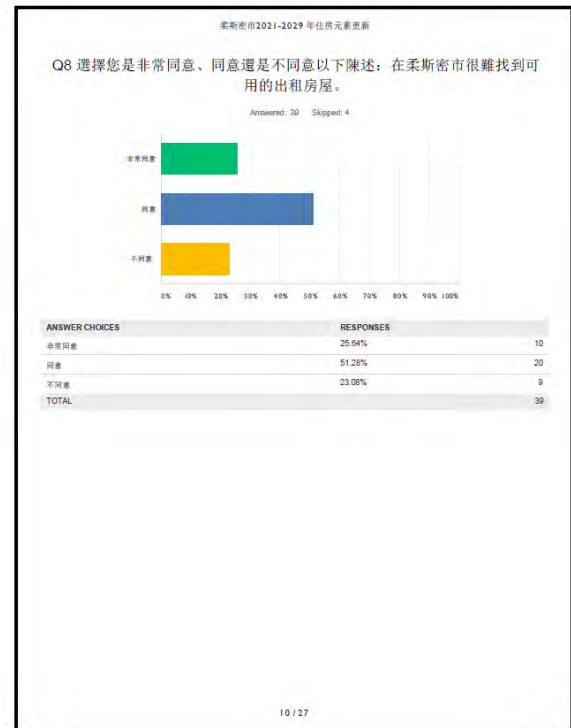
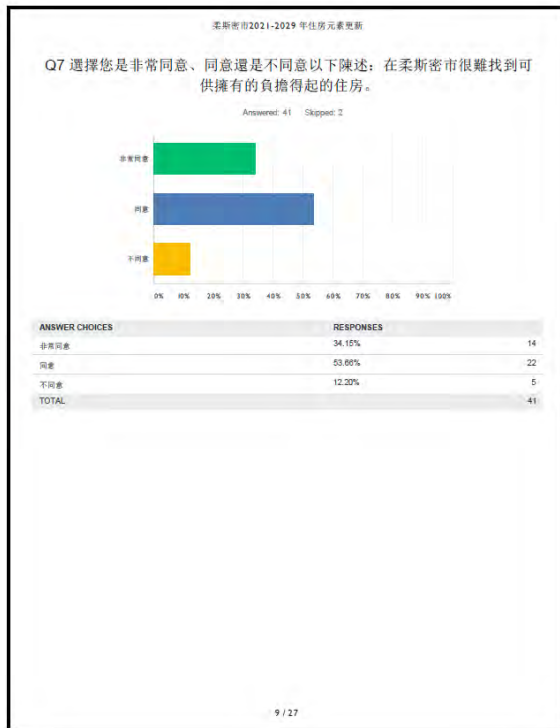
Q5 請在下面寫明應在本市哪個位置建造新住房。（請寫明）

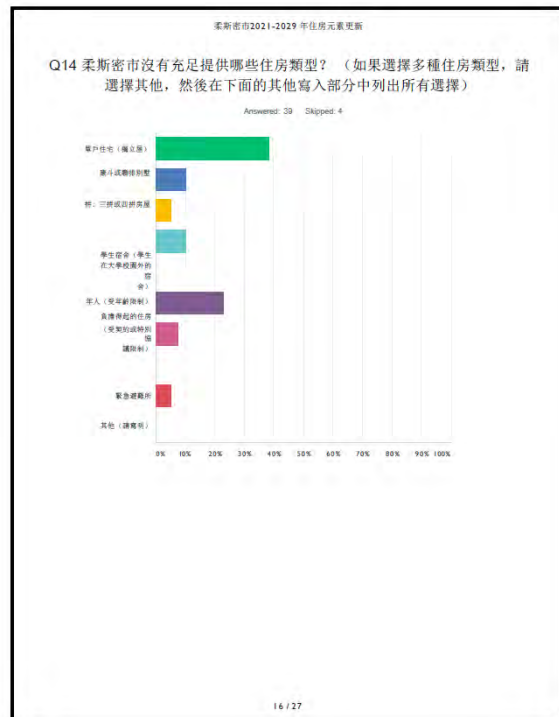
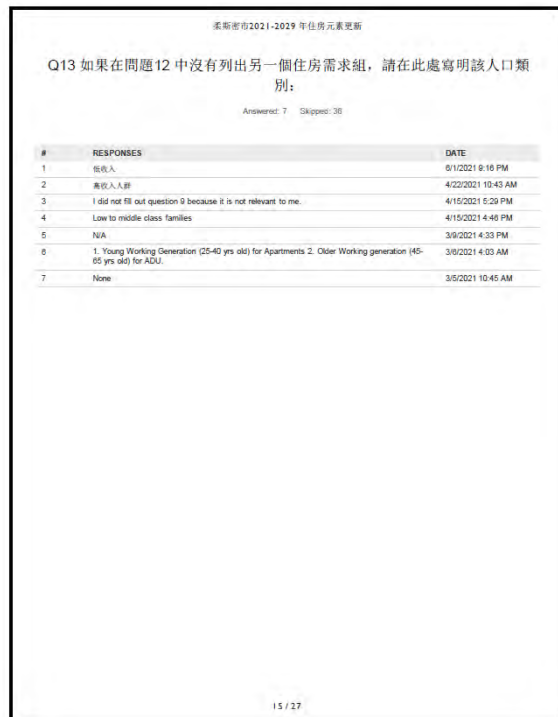
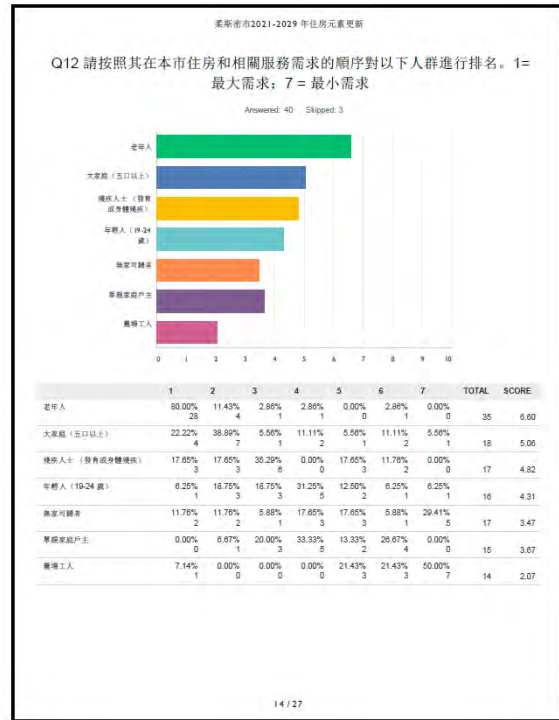
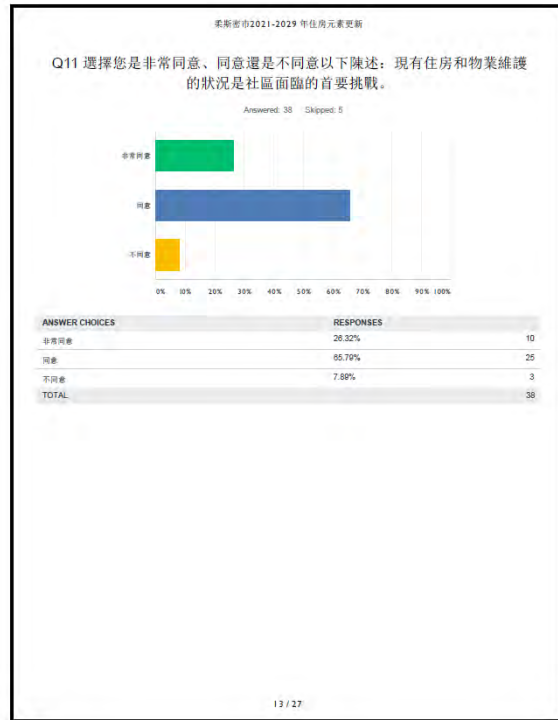
Answered: 8 Skipped: 35

#	RESPONSES	DATE
1	Please build housing near Delta and Garvey Ave, Garvey and San Gabriel Ave, Kiburn and Garvey Ave. Angelus Senior Apartments is not a convenient location because I have no car.	4/15/2021 5:29 PM
2	Near transit stops	4/15/2021 5:17 PM
3	Rosemead	3/30/2021 2:02 PM
4	N/A	3/9/2021 4:33 PM
5	I don't know	3/9/2021 3:02 PM
6	Wells street	3/9/2021 11:20 AM
7	1. Valley Blvd 2. Garvey Ave 3. Del Mar Ave 4. San Gabriel Blvd 5. Rosemead Blvd	3/9/2021 4:03 AM
8	None	3/5/2021 10:45 AM

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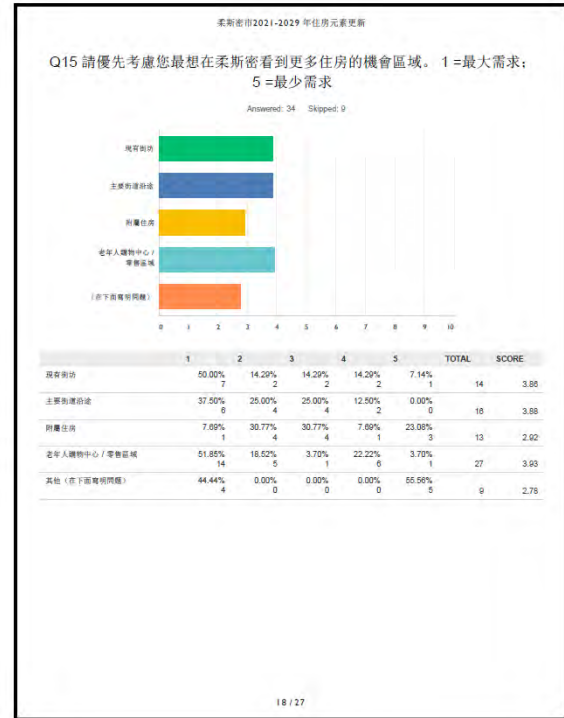


柔斯密市2021-2029 年住房元素更新

ANSWER CHOICES	RESPONSES
單戶住宅 (獨立屋)	38.40% 15
聯戶或聯排別墅	10.26% 4
雙拼、三拼或四拼別墅	5.13% 2
過渡性支持性住房 (與支持服務相關的負擔得起的租務廉價的住房), 尤其適用於無家可歸或殘障人士	10.26% 4
學生宿舍 (專治在學上學或屬外的宿舍)	0.00% 0
老年人 (受年齡限制)	23.08% 9
負擔得起的住房 (受契約或特別協議限制)	7.69% 3
附屬住房 (ADU 或“第二公寓”)	0.00% 0
緊急避難所	5.13% 2
其他 (請寫明)	0.00% 0
TOTAL	39

#	其他 (請寫明)	DATE
There are no responses.		

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柔斯密市2021-2029 年住房元素更新

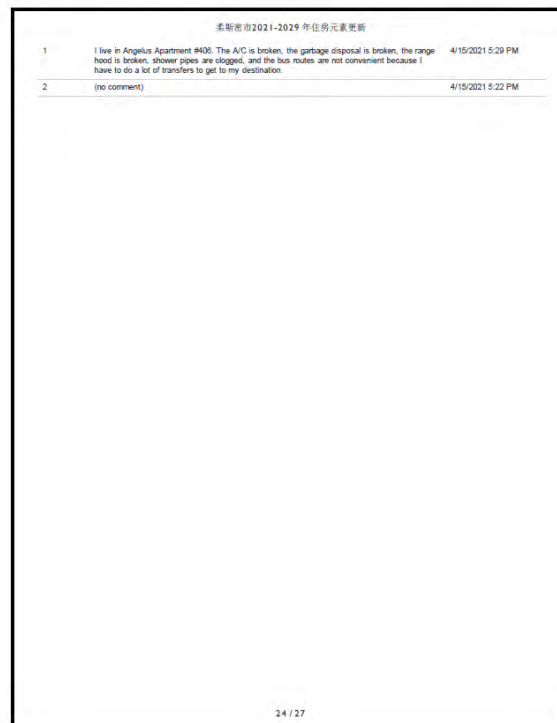
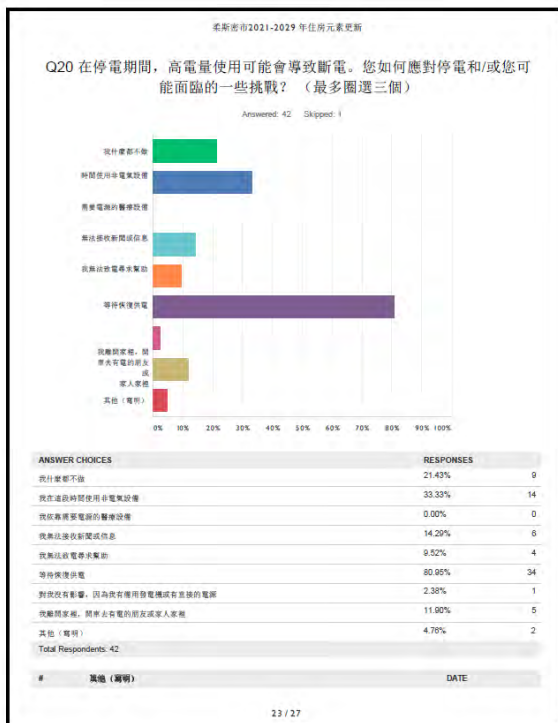
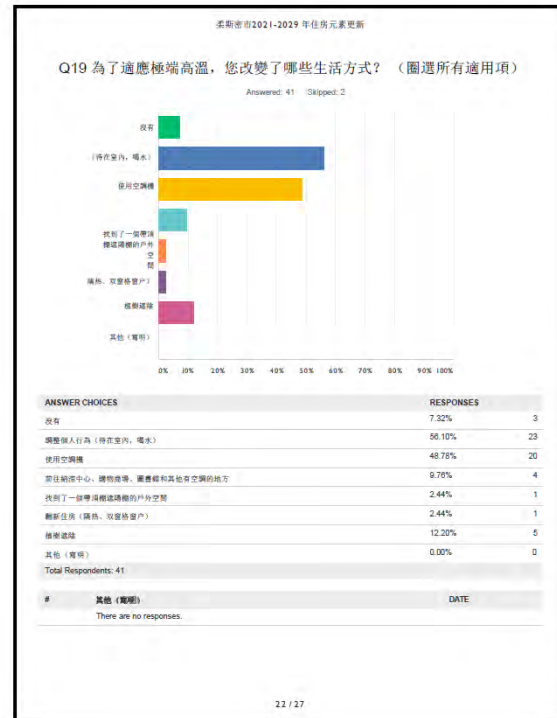
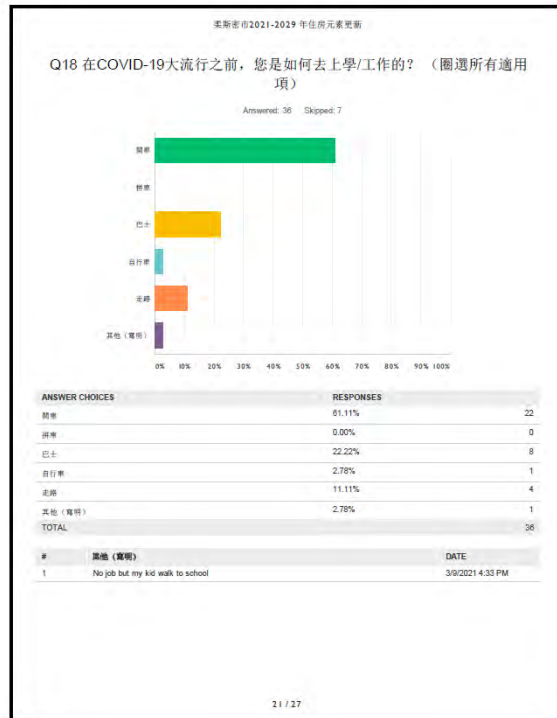
Q16 如果您選擇上述問題的“其他”，請在此處寫您的答复。

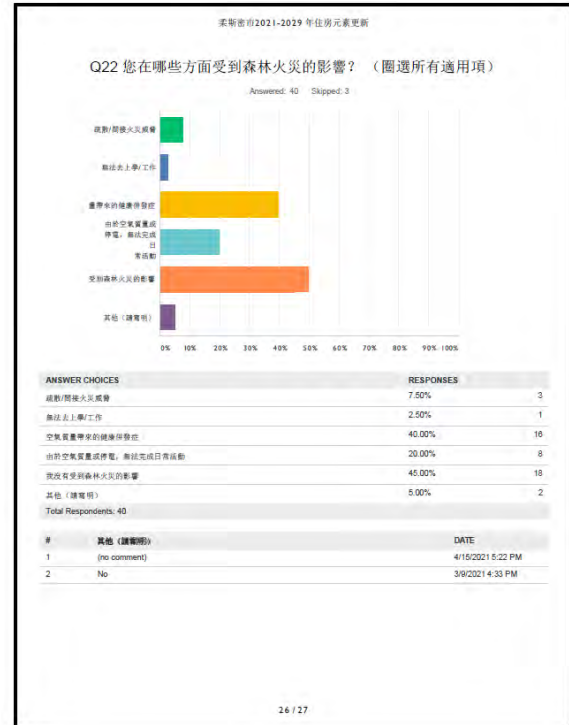
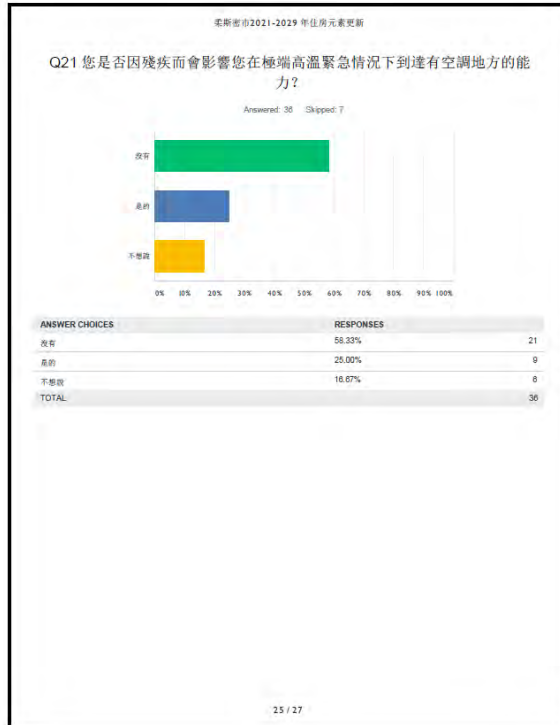
Answered: 5 Skipped: 38

#	RESPONSES	DATE
1	空房	4/22/2021 10:43 AM
2	I want to live in a place where it is convenient for me to go shopping because I have no car.	4/15/2021 5:29 PM
3	Low to middle class families	4/15/2021 4:48 PM
4	N/A	3/6/2021 4:33 PM
5	Condo	3/6/2021 11:20 AM

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柔佛市2021-2029 年住房元素更新

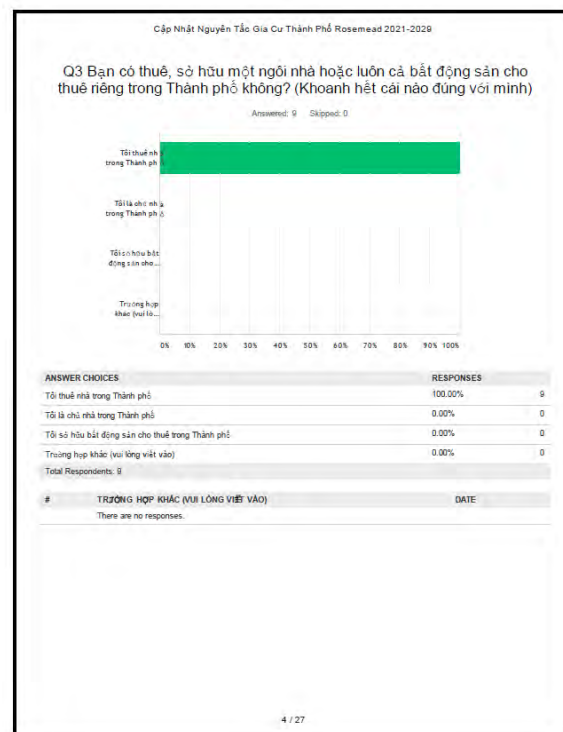
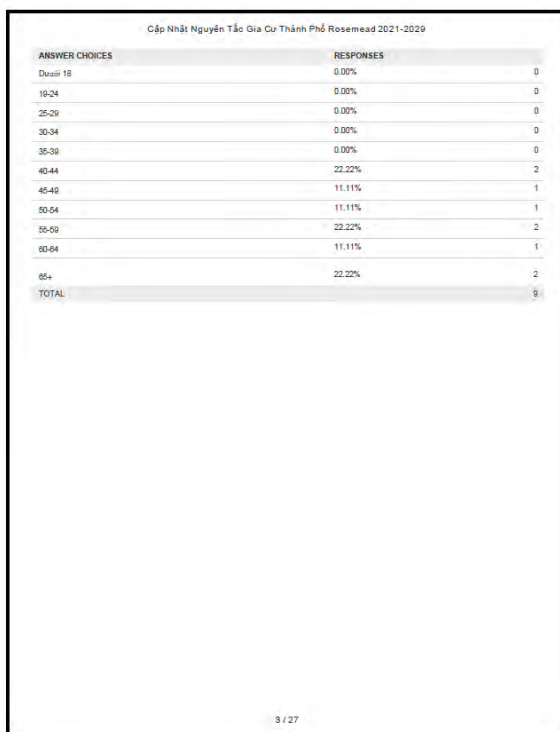
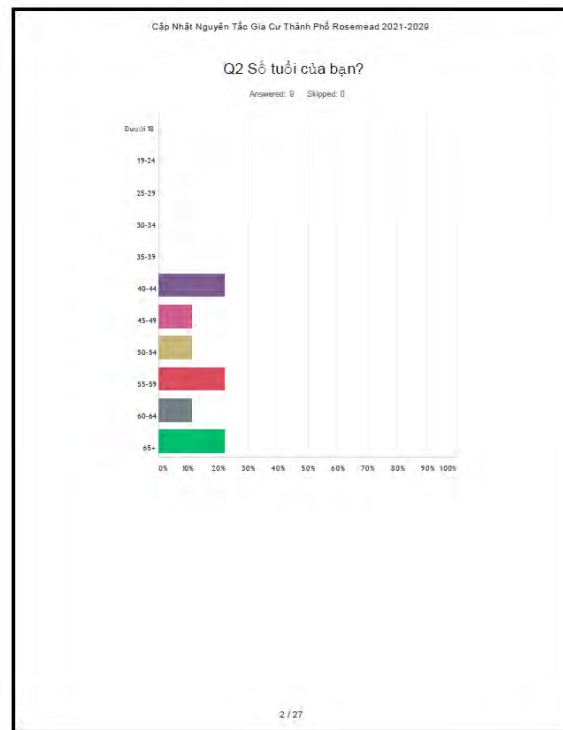
Q23 本市在“住房元素更新”中還應考慮什麼? (請寫下您的答案)

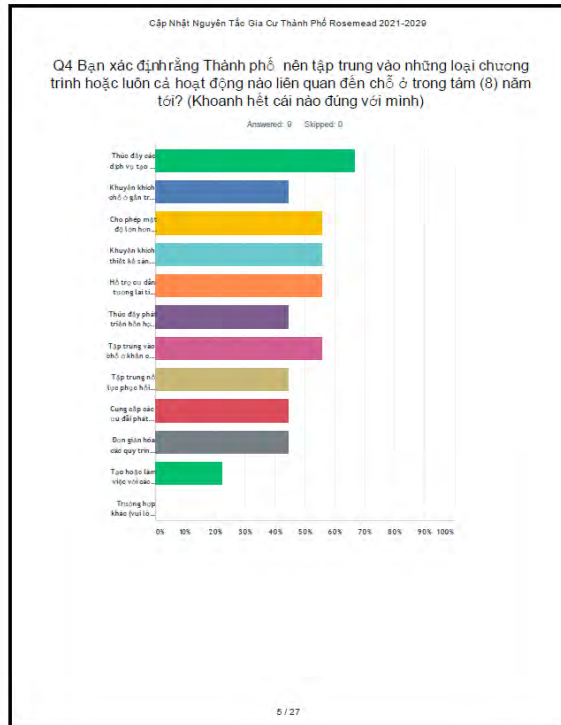
Answered: 16 Skipped: 27

#	RESPONSES	DATE
1	建議提供更多家庭住宅的可居住性 (2人至4人)	4/22/2021 10:43 AM
2	The balcony door does not have a mesh screen so bugs come inside. The metal frame makes it hard for me to stick my own mesh. The windows are difficult to open. Once it is open it is hard to close. A/C is broken. The bus operates M-F 8:17pm, S-Sun 4pm. The carpet is old, cannot vacuum clean. Some of the tenants have their electricity included in their rent but I have to pay separately. I want to see to get a rebate but they did not help me due to COVID-19. There are cockroaches in my apartment. Thank you City Hall.	4/15/2021 5:29 PM
3	Please change the senior apartment carpets	4/15/2021 5:20 PM
4	Please change the senior apartment carpets because they are old.	4/15/2021 5:19 PM
5	Construct Affordable Housing For Low Income Families	4/15/2021 4:51 PM
6	Nothing	4/15/2021 4:49 PM
7	Pay more attention to low to middle class families	4/15/2021 4:49 PM
8	Would like the city to open more retail stores/grocery stores so it's convenient for seniors to shop	4/15/2021 4:44 PM
9	Would like the city to open more retail stores/grocery stores to make it convenient for seniors to shop	4/15/2021 4:42 PM
10	Economic strength	4/15/2021 4:38 PM
11	N/A	3/9/2021 4:33 PM
12	安全	3/9/2021 3:02 PM
13	ADU	3/8/2021 11:20 AM
14	Considering to provide financial assistance for ADU design, permit and construction.	3/8/2021 4:03 AM
15	None	3/5/2021 10:45 AM
16	price- education	3/4/2021 9:55 PM

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Figure B-2 Online Housing Needs Survey Results (Vietnamese Responses)





Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

ANSWER CHOICES	RESPONSES
Thúc đẩy các dịch vụ tư vấn cộng đồng để giải quyết gian lận, dịch chuyển hoặc phân biệt đối xử	66.67% 6
Khuyến khích chỗ ở gần trạm xe buýt hoặc các lựa chọn giao thông khác	44.44% 4
Cho phép mật độ lớn hơn trong các dự án phát triển chỗ ở hiện có và mới (đối với các dự án phát triển hiện có, đơn vị nhà có sẵn hoặc ADU được phép tăng mật độ hiện tại)	55.56% 5
Khuyến khích thiết kế sáng tạo với trung tâm là cộng đồng và những tiện nghi	55.56% 5
Hỗ trợ cư dân tương tác tìm chỗ ở bằng	55.56% 5
Thúc đẩy phát triển hỗn hợp với cả hai lĩnh vực thương mại và dân cư	44.44% 4
Tập trung vào chỗ ở khẩn cấp, chuyển tiếp hoặc hỗ trợ (như câu chuyện của các trại tị nạn và đặc biệt được nuôi cấy với các dịch vụ hỗ trợ), nhất là đối với những người vô gia cư hoặc khuyết tật	55.56% 5
Tập trung nỗ lực phục hồi chỗ ở hiện có	44.44% 4
Cung cấp các cơ sở phát triển bao gồm số đơn vị nhà dành cho người có thu nhập thấp hoặc gia đình phải chăm sóc	44.44% 4
Đơn giản hóa các quy trình cấp phép	44.44% 4
Tạo hoặc làm việc với các kiến trúc sư để tính toán đưa ra các nguyên mẫu ADU (xây thêm đơn vị, thứ hai) được Thành phố phê duyệt	22.22% 2
Trưng hợp khác (vui lòng viết vào)	0.00% 0
Total Respondents: 9	

TRƯNG HỢP KHÁC (VUI LÒNG VIẾT VÀO) DATE

There are no responses.

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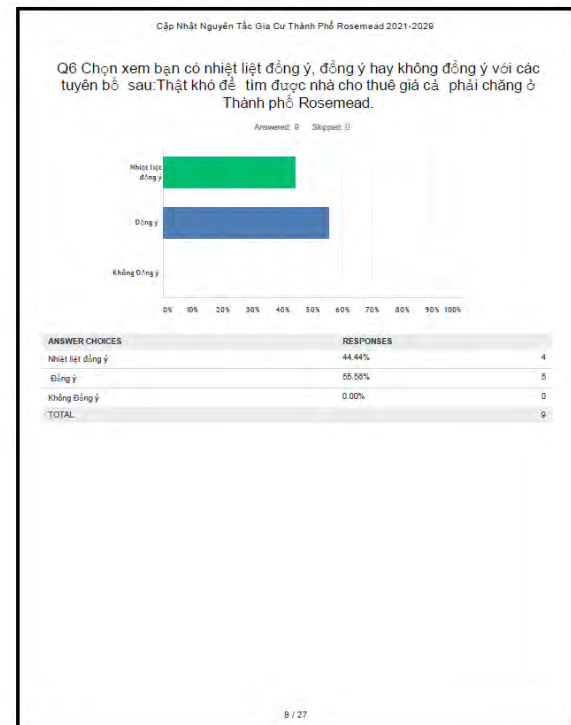
Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

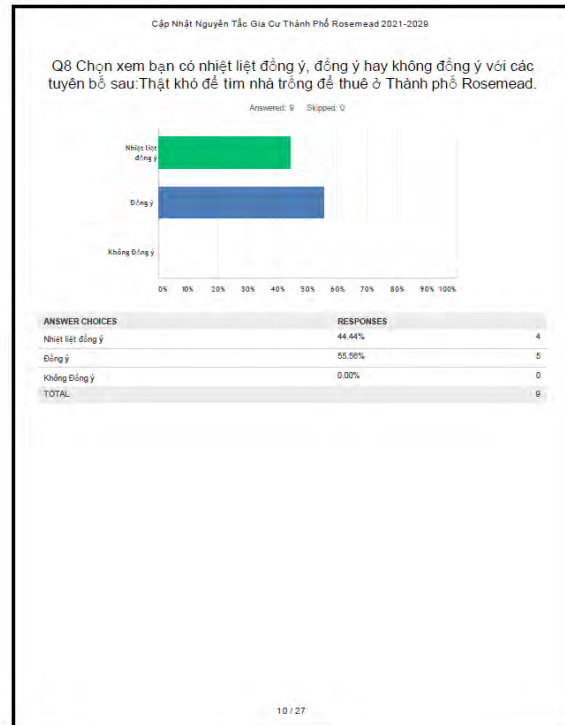
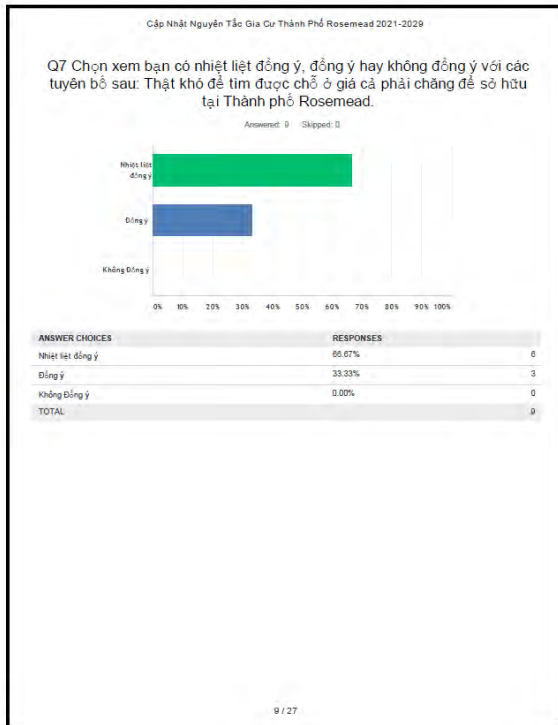
Q5 Vui lòng viết vào dưới đây nơi các cơ hội chỗ ở mới nên được đặt trong Thành phố. (vui lòng viết vào):

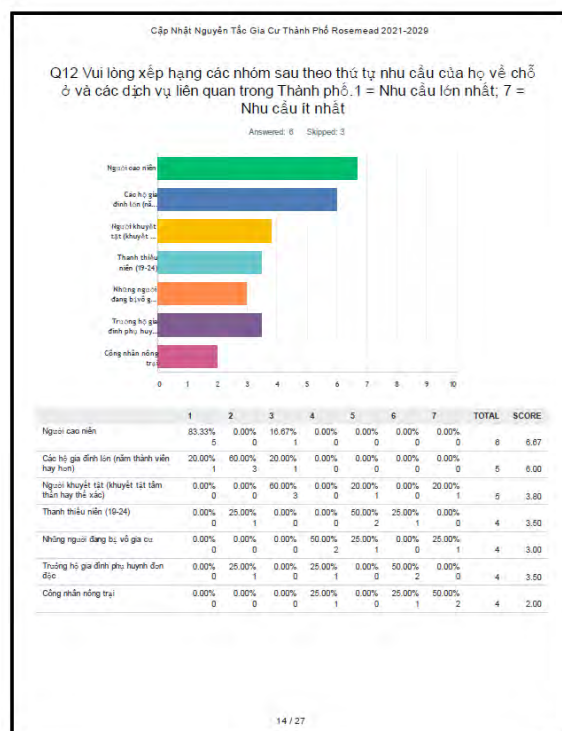
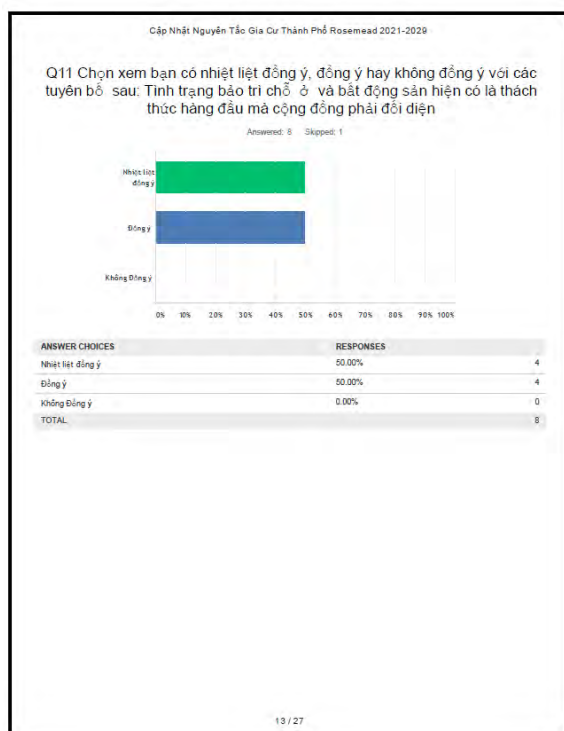
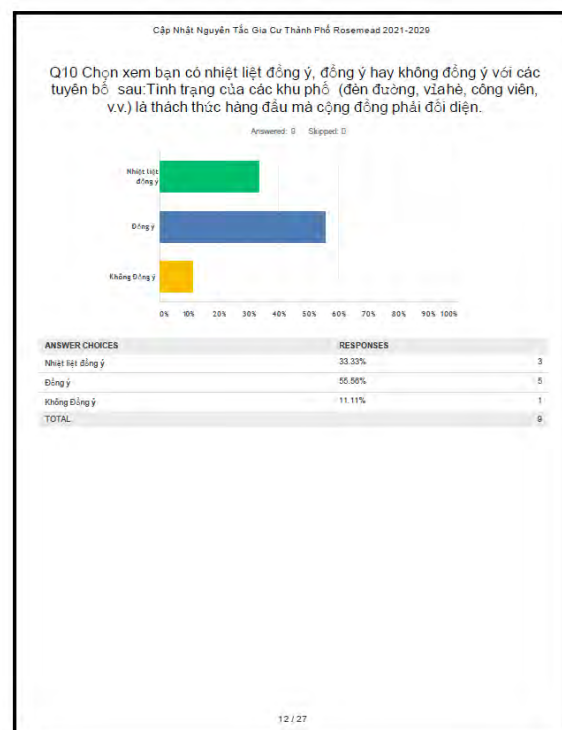
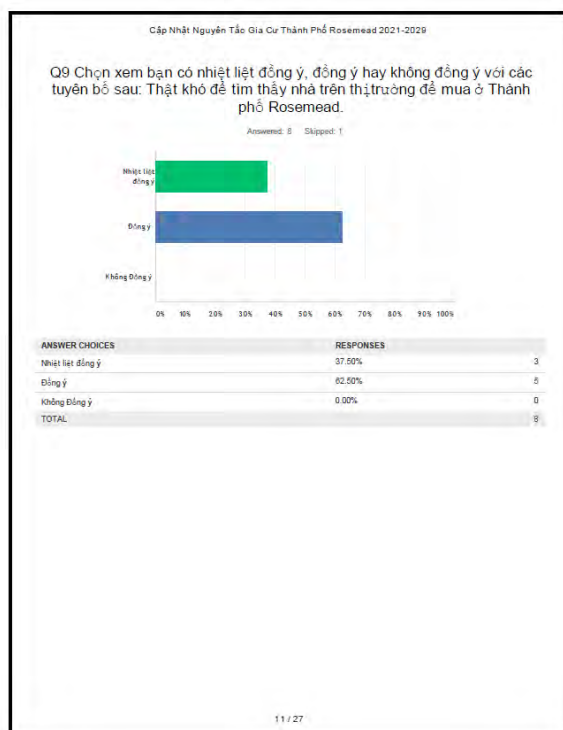
Answered: 1 Skipped: 8

#	RESPONSES	DATE
1	Tại không biết về thông tin này	3/4/2021 3:43 PM

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q13 Nếu có một nhóm nhu cầu chỗ ở khác không được xác định trong câu hỏi 12, vui lòng viết trong danh mục nhân khẩu bổ sung dưới đây:

Answered: 0 Skipped: 9

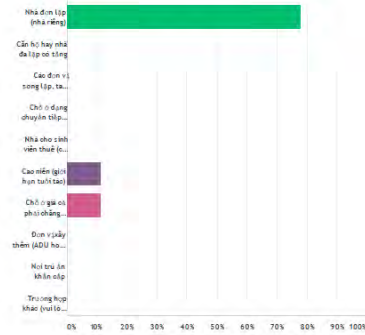
#	RESPONSES	DATE
	There are no responses.	

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q14 Loại chỗ ở nào, nếu có, chưa được cung cấp đầy đủ trong Thành phố Rosemead? (nếu chọn nhiều loại nhà ở, vui lòng chọn Khác và liệt kê tất cả các lựa chọn của bạn trong phần Ghi lại khác bên dưới)

Answered: 9 Skipped: 0



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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

ANSWER CHOICES	RESPONSES
Nhà đơn lập (nhà riêng)	77.78% 7
Cán hộ hay nhà đa lập có tầng	0.00% 0
Các đơn vị song lập, tam lập, hay tứ lập	0.00% 0
Chỗ ở được chuyển tiếp hoặc hỗ trợ (nhu cầu chỗ ở giá rẻ phải chứng và đặc biệt được nối kết với các dịch vụ hỗ trợ), nhất là đối với những người vô gia cư hoặc khuyết tật	0.00% 0
Nhà cho sinh viên thuê (chỗ ở ngoài khuôn viên trường đại học cho sinh viên)	0.00% 0
Cao niên (già hơn tuổi thọ)	11.11% 1
Chỗ ở giá rẻ phải chứng (già hơn bởi bằng khoán hay thuê thuận đặc biệt)	11.11% 1
Đơn vị xây thêm (ADU hoặc "gian dành cho người")	0.00% 0
Nơi trú ẩn khẩn cấp	0.00% 0
Trung hợp khác (vui lòng viết vào)	0.00% 0
TOTAL	9

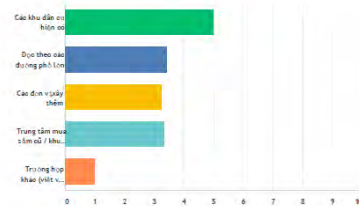
#	TRƯỜNG HỢP KHÁC (VUI LÒNG VIẾT VÀO)	DATE
	There are no responses.	

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q15 Vui lòng xếp hạng ưu tiên các loại khu vực cơ hội mà bạn muốn thấy có thêm chỗ ở tại Rosemead. 1= Nhu cầu lớn nhất; 5 = Nhu cầu ít nhất

Answered: 7 Skipped: 2



	1	2	3	4	5	TOTAL	SCORE
Các khu dân cư hiện có	100.00% 5	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5	5.00
Dự án các đường phố lớn	0.00% 0	60.00% 3	20.00% 1	20.00% 1	0.00% 0	5	3.40
Các đơn vị xây thêm	0.00% 0	60.00% 3	25.00% 1	25.00% 1	0.00% 0	4	3.25
Trung tâm mua sắm cũ / khu vực bán lẻ	33.33% 2	0.00% 0	33.33% 2	33.33% 2	0.00% 0	6	3.33
Trung hợp khác (viết vào câu hỏi ở dưới đây)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4	1.00

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q16 Nếu bạn đã chọn Trường Hợp Khác với câu hỏi ở trên, vui lòng viết vào câu trả lời của bạn ở đây:

Answered: 0 Skipped: 9

#	RESPONSES	DATE
	There are no responses.	

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q17 Bạn hoặc gia đình bạn đã trải qua tình trạng mất ổn định lương thực chưa? Mất ổn định lương thực được định nghĩa là một hộ gia đình không có khả năng cung cấp đủ thực phẩm cho mỗi người để sống một cuộc sống năng động, khỏe mạnh.

Answered: 8 Skipped: 1

ANSWER CHOICES	RESPONSES	
Thường xuyên (8+ lần)	0.00%	0
Đôi khi (3-5 lần)	25.00%	2
Hiếm khi (1-2 lần)	12.50%	1
Chưa bao giờ (0 lần)	62.50%	5
TOTAL		8

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

Q18 Trước đại dịch COVID-19, bạn đến trường/chỗ làm việc bằng cách nào? (Khoanh hết cái nào đúng với mình)

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
Lái xe	77.78%	7
Đi chung xe	11.11%	1
Xe buýt	11.11%	1
Xe đạp	0.00%	0
Đi bộ	0.00%	0
Phương tiện khác (ghi vào)	0.00%	0
TOTAL		9

#	PHƯƠNG TIỆN KHÁC (GHI VÀO)	DATE
	There are no responses.	

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

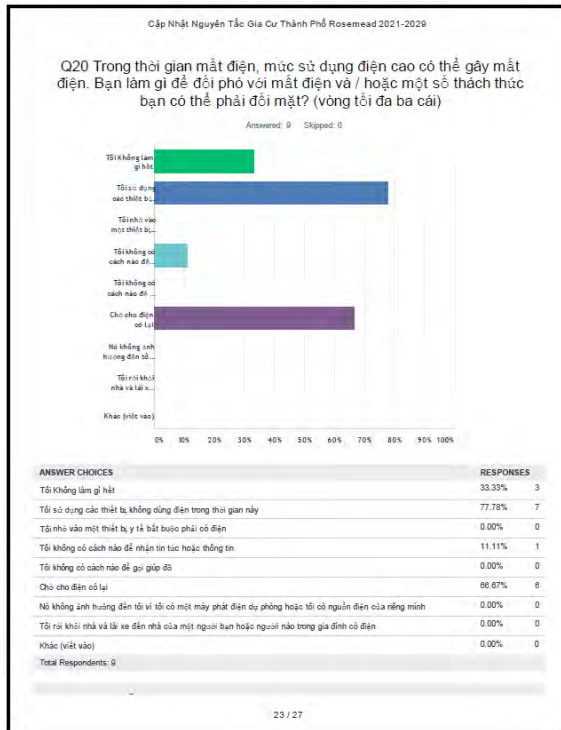
Q19 Bạn đã thay đổi gì trong lối sống của mình để thích nghi với cái nóng cực độ? (Khoanh hết cái nào đúng với mình)

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
Không có	0.00%	0
Điều chỉnh hành vi cá nhân (ở trong nhà, uống nước)	66.67%	6
Sử dụng điều hòa không khí	33.33%	3
Ghế đệm mát trung tâm là...	44.44%	4
Tìm một không gian ngoài trời với bóng râm trên cao	33.33%	3
Trang bị thêm cho ngôi nhà (cách nhiệt, cửa sổ ngăn nhiệt)	22.22%	2
Trồng cây để cung cấp bóng râm	33.33%	3
Khác (viết vào)	0.00%	0
Total Respondents: 9		

#	KHÁC (VIẾT VÀO)	DATE
	There are no responses.	

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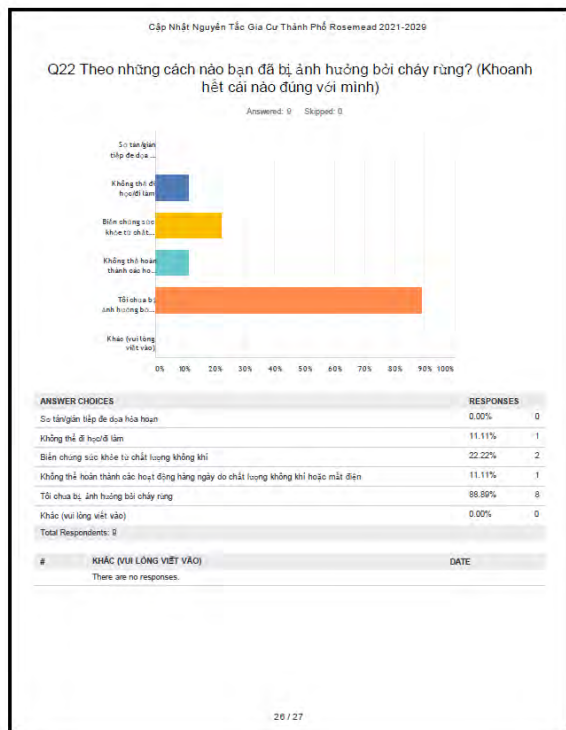
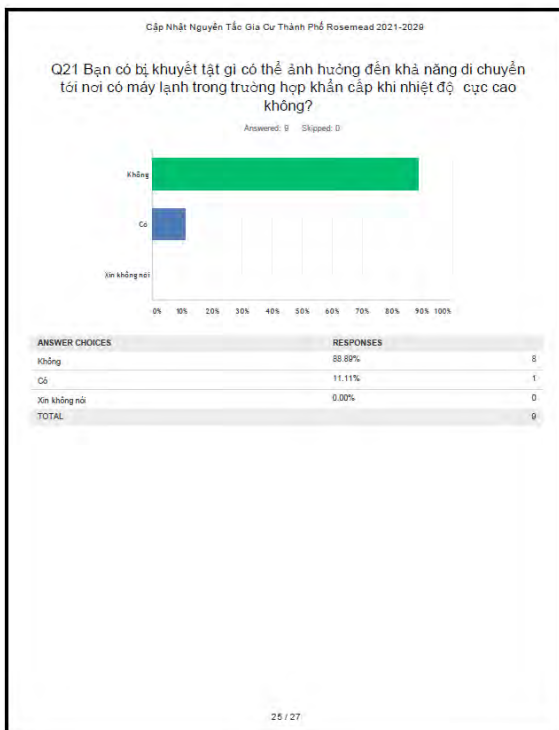


Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

KHÁC (VIẾT VÀO) DATE

There are no responses.

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Cập Nhật Nguyên Tắc Gia Cư Thành Phố Rosemead 2021-2029

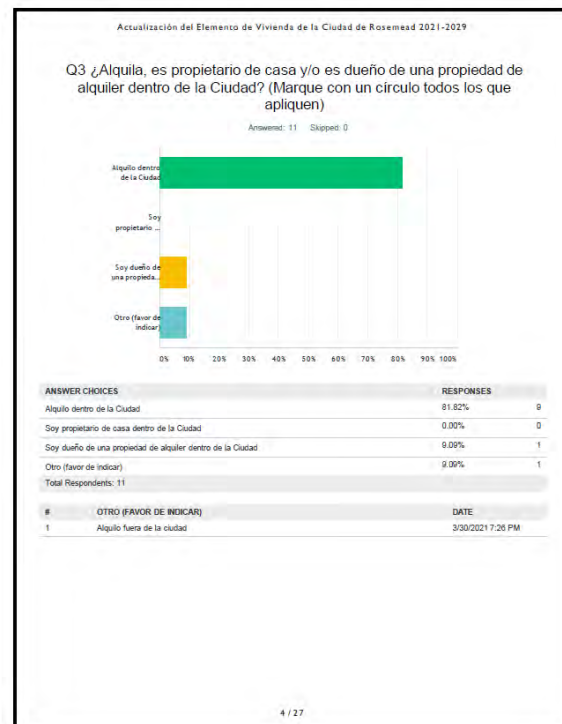
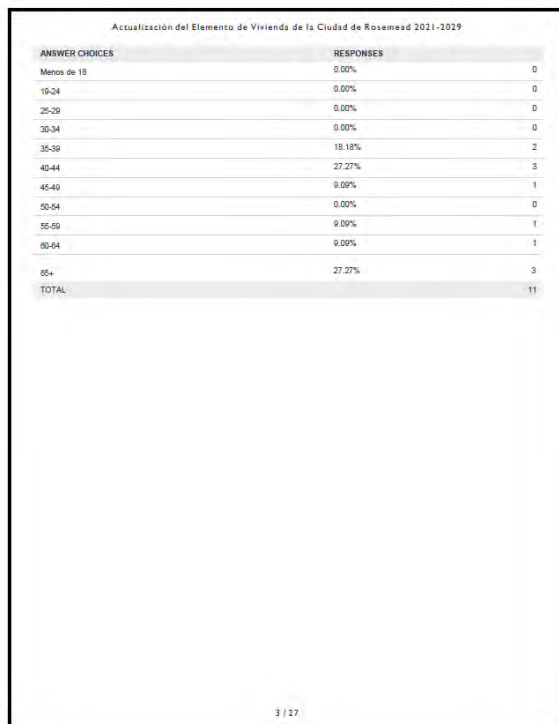
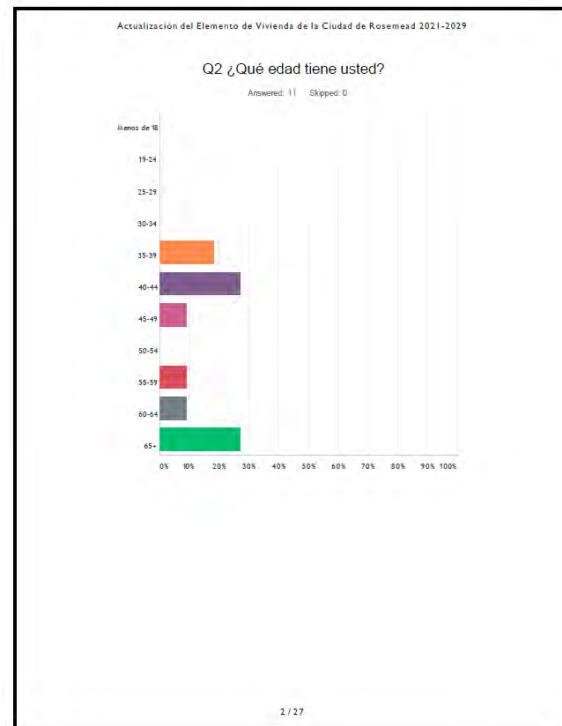
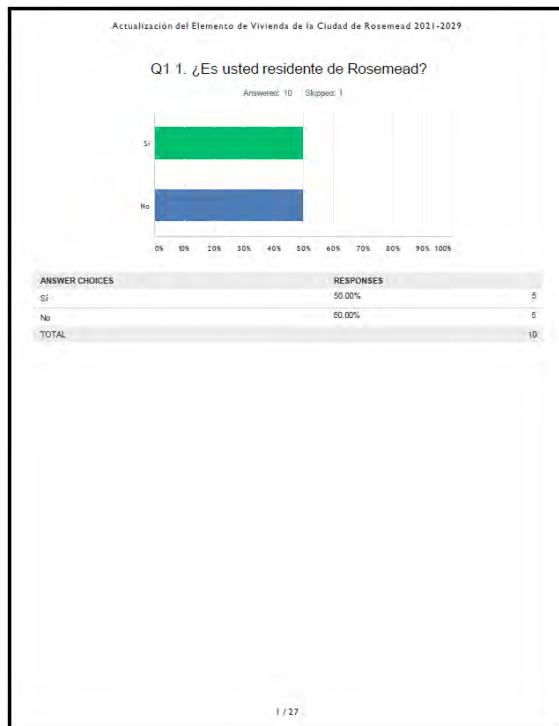
Q23 Thành phố có nên xem xét bất cứ điều gì khác như một phần của Bản Cập Nhật Nguyên tắc gia cư không? (Vui lòng viết vào phản hồi của bạn)

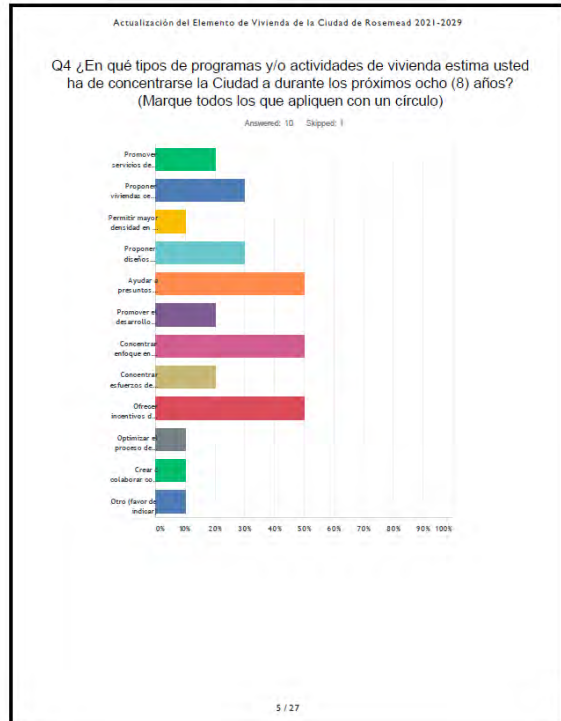
Answered: 1 Skipped: 8

#	RESPONSES	DATE
1	Thiết lập cho người dân mua nhà lần đầu.Thi. tục đơn giản ,mượt tiến down thấp, khuyến khích mua nhà ở	3/5/2021 8:12 AM

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Figure B-1 Online Housing Needs Survey Results (Spanish Responses)





Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

ANSWER CHOICES	RESPONSES
Promover servicios de vivienda equitativa para abordar índices de fraude, desplazamiento o discriminación	20.00% 2
Promover viviendas cerca de paradas de autobuses u otras opciones de transporte	20.00% 3
Permitir mayor densidad en el desarrollo de viviendas, tanto los ya existentes como los nuevos (en cuanto al desarrollo actual, las unidades de vivienda accesoria, llamadas ADU por sus siglas en inglés, podrían aumentar la densidad actual)	10.00% 1
Promover diseños innovadores con énfasis en la comunidad y servicios	10.00% 3
Ayudar a presuntos residentes encontrar viviendas disponibles	50.00% 5
Promover el desarrollo inmobiliario de uso mixto con componentes ambos comerciales y residenciales	20.00% 2
Concentrar enfoque en viviendas de emergencia, transitorias y de apoyo (necesidades especiales de vivienda y viviendas asequibles vinculadas a servicios de apoyo), particularmente para personas discapacitadas o desamparadas	50.00% 5
Concentrar esfuerzos de rehabilitación en viviendas existentes	20.00% 2
Ofrecer incentivos de desarrollo que incluyan unidades asequibles o para individuos de bajos recursos	50.00% 5
Optimizar el proceso de obtener permisos	10.00% 1
Crear o colaborar con arquitectos para perfeccionar los prototipos de unidades secundarias/de vivienda accesoria (ADU) aprobadas por la Ciudad	10.00% 1
Otro (favor de indicar)	10.00% 1
Total Respondents: 10	

#	OTRO (FAVOR DE INDICAR)	DATE
1	To celebrate birthdays together, play games in the living room and eat dinner in the living room.	4/15/2021 5:34 PM

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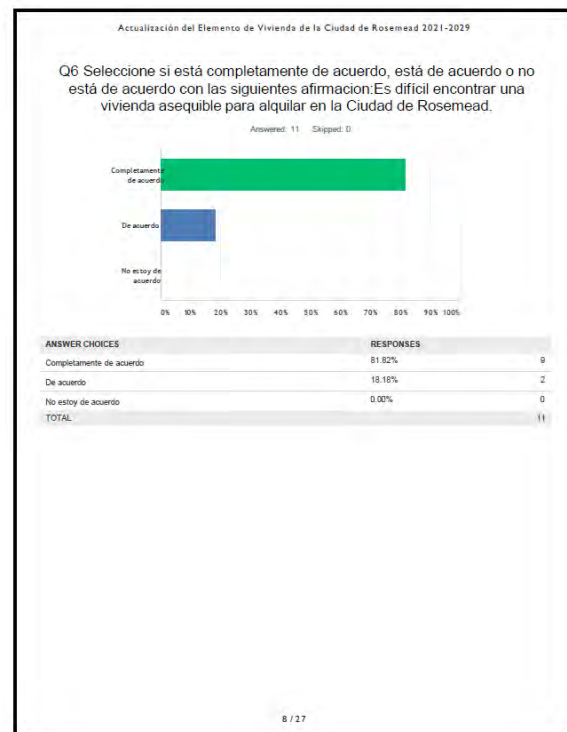
Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q5 Favor de indicar a continuación dónde han de ubicarse nuevas oportunidades de vivienda en la Ciudad. (Favor de indicar)

Answered: 3 Skipped: 0

#	RESPONSES	DATE
1	N/A	4/15/2021 6:34 PM
2	Donde la ciudad tenga espacio	3/30/2021 7:28 PM
3	Rosemead ca 91770	3/30/2021 10:55 AM

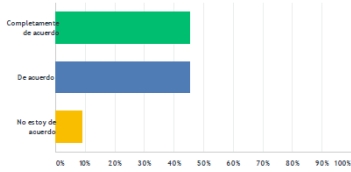
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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q7 Seleccione si está completamente de acuerdo, está de acuerdo o no está de acuerdo con las siguientes afirmación: Es difícil encontrar una vivienda asequible para comprar en la Ciudad de Rosemead.

Answered: 11 Skipped: 0



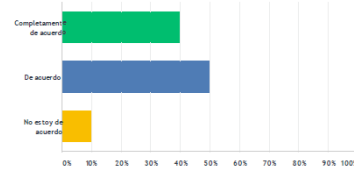
ANSWER CHOICES	RESPONSES
Completamente de acuerdo	45.45%
De acuerdo	45.45%
No estoy de acuerdo	9.09%
TOTAL	11

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q8 Seleccione si está completamente de acuerdo, está de acuerdo o no está de acuerdo con las siguientes afirmación: Es difícil encontrar una vivienda disponible para alquilar en la Ciudad de Rosemead.

Answered: 10 Skipped: 1



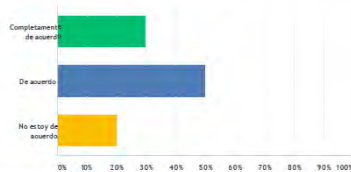
ANSWER CHOICES	RESPONSES
Completamente de acuerdo	40.00%
De acuerdo	50.00%
No estoy de acuerdo	10.00%
TOTAL	10

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q9 Seleccione si está completamente de acuerdo, está de acuerdo o no está de acuerdo con las siguientes afirmación: Es difícil encontrar una casa disponibles para comprar en la Ciudad de Rosemead.

Answered: 10 Skipped: 1



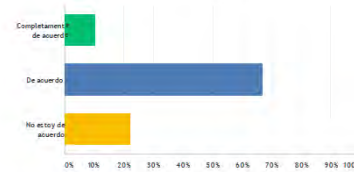
ANSWER CHOICES	RESPONSES
Completamente de acuerdo	30.00%
De acuerdo	50.00%
No estoy de acuerdo	20.00%
TOTAL	10

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

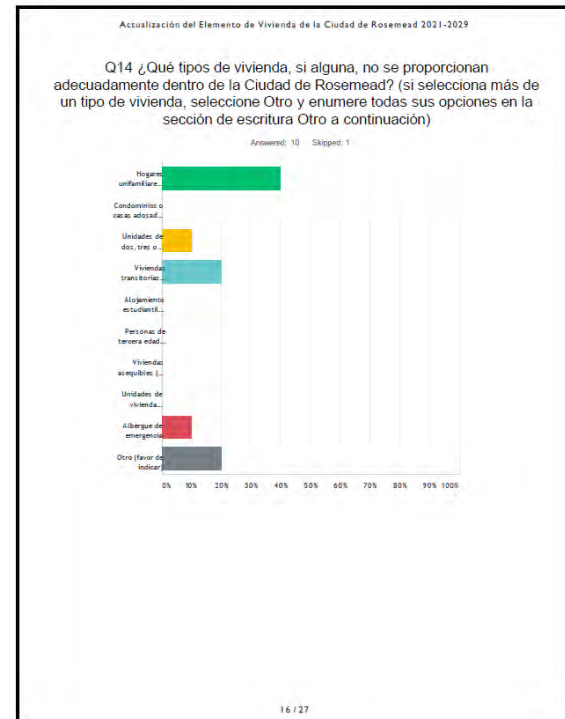
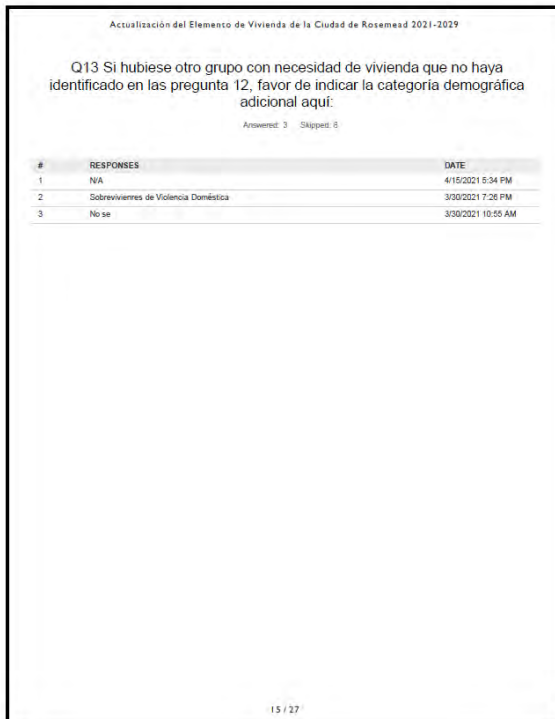
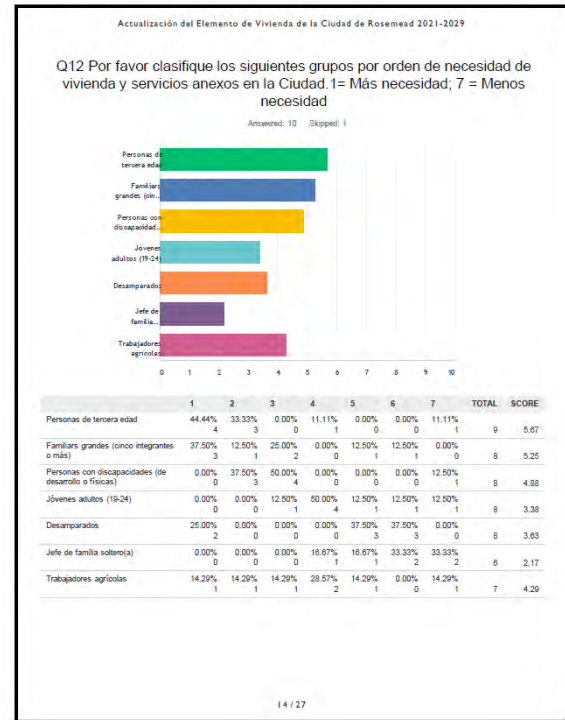
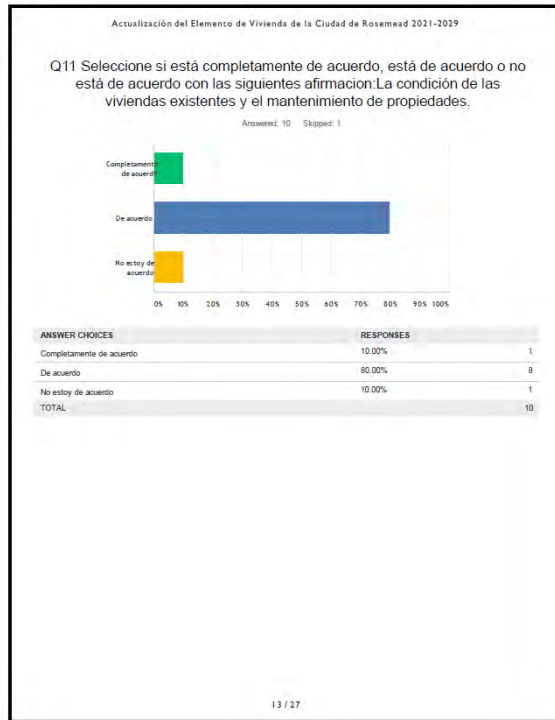
Q10 Seleccione si está completamente de acuerdo, está de acuerdo o no está de acuerdo con las siguientes afirmación: La condición de los vecindarios (alumbrado público, aceras, parque, etc.) es el reto principal que enfrenta la comunidad.

Answered: 9 Skipped: 2



ANSWER CHOICES	RESPONSES
Completamente de acuerdo	11.11%
De acuerdo	66.67%
No estoy de acuerdo	22.22%
TOTAL	9

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

ANSWER CHOICES	RESPONSES
Hogares unifamiliares (casa independiente no adosada)	40.00% 4
Condominios o casas adosadas en hilera (townhomes)	0.00% 0
Unidades de dos, tres o cuatro viviendas adosadas (duplex, triplex, cuádruplex)	10.00% 1
Viviendas transitorias o de apoyo (viviendas asequibles y para personas con necesidades especiales con conexión a servicios de apoyo), particularmente para individuos discapacitados o desamparados	20.00% 2
Alojamiento estudiantil (viviendas para estudiantes fuera del recinto universitario)	0.00% 0
Personas de tercera edad (con restricciones de edad)	0.00% 0
Viviendas asequibles (con restricción por escritura o acuerdo especial)	0.00% 0
Unidades de vivienda accesorio (ADU, por sus siglas en inglés, o pequeña vivienda adicional a la casa principal denominada "granny flat")	0.00% 0
Albergue de emergencia	10.00% 1
Otro (favor de indicar)	20.00% 2
TOTAL	10

#	OTRO (FAVOR DE INDICAR)	DATE
1	Casas más baratas	4/1/2021 6:37 AM
2	Hogares unifamiliares, Personas de tercera edad	3/30/2021 8:01 AM

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q15 Por favor clasifique las zonas de oportunidad indicando prioridad referente a dónde más le gustaría ver viviendas adicionales en Rosemead.
1 = Más necesidad; 5 = Menos necesidad

Answered: 9 Skipped: 2

	1	2	3	4	5	TOTAL	SCORE
Vecindarios actuales	75.00% 8	0.00% 0	12.50% 1	12.50% 1	0.00% 0	8	4.38
A lo largo de calles principales	0.00% 0	14.29% 1	71.43% 5	14.29% 1	0.00% 0	7	3.00
Unidades de vivienda accesorio	0.00% 0	71.43% 5	14.29% 1	14.29% 1	0.00% 0	7	3.57
Centros comerciales/zonas de comercio convencional más viejas	42.86% 3	14.29% 1	0.00% 0	42.86% 3	0.00% 0	7	3.57
Otro (indique en la pregunta a continuación)	0.00% 0	14.29% 1	0.00% 0	0.00% 0	85.71% 6	7	1.43

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q16 Si usted seleccionó Otro en la pregunta anterior, favor de indicar su respuesta aquí:

Answered: 3 Skipped: 8

#	RESPONSES	DATE
1	Casas más accesibles de precio	4/1/2021 6:37 AM
2	Cerca de escuelas	3/30/2021 7:26 PM
3	No	3/30/2021 10:55 AM

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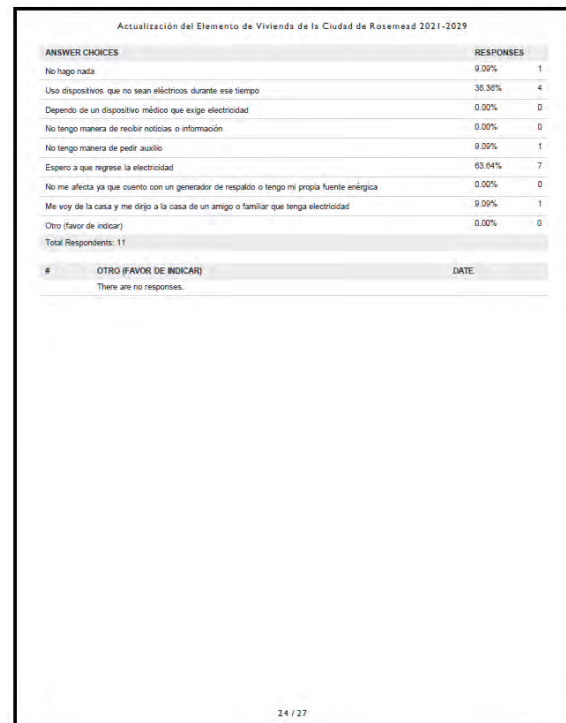
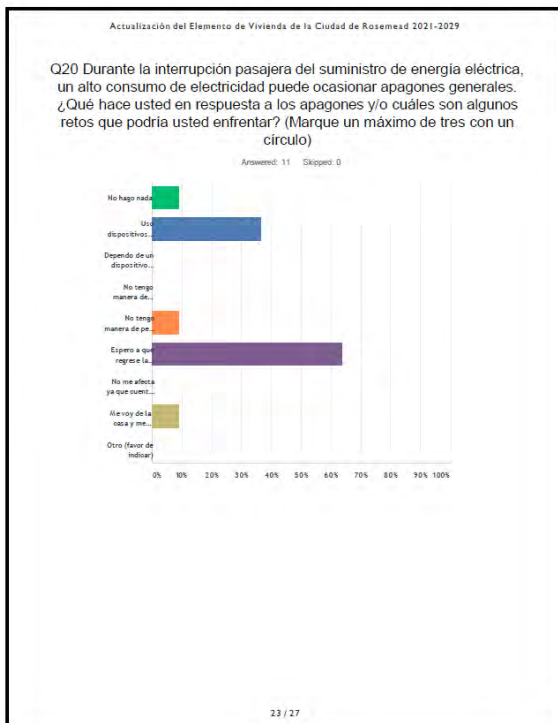
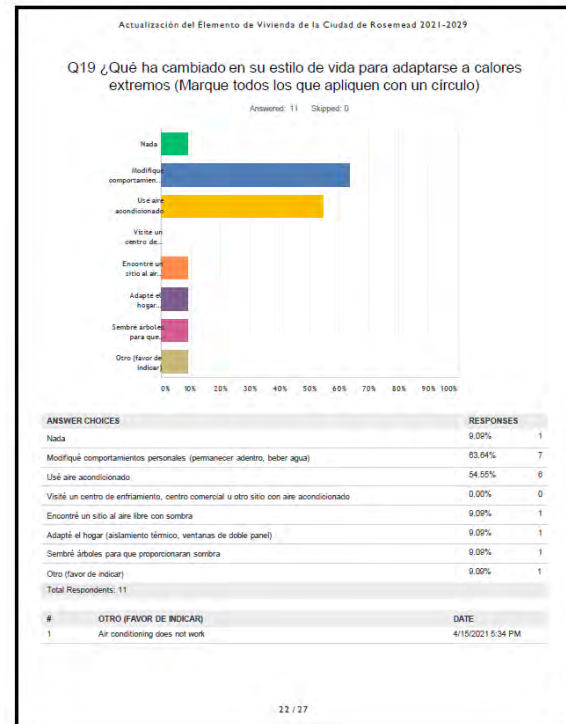
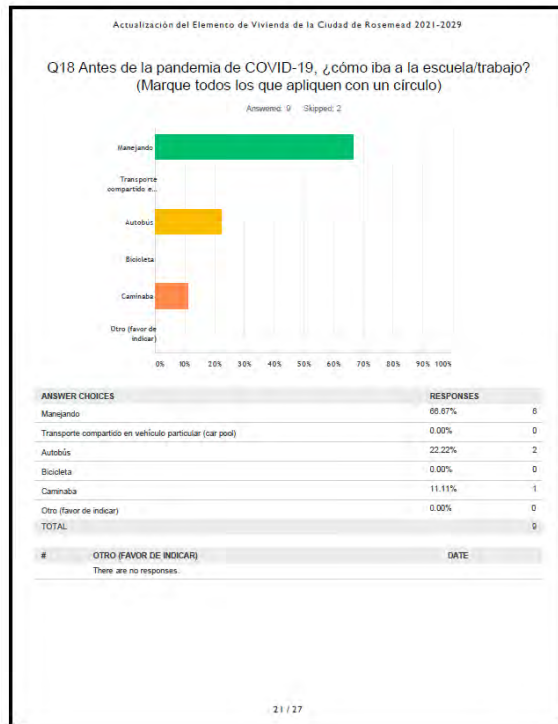
Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q17 ¿Ha usted o su familia sufrido inseguridad alimentaria? La seguridad alimentaria se define ser la incapacidad de la unidad familiar de poderle proporcionar suficiente comida a cada integrante para que éstos puedan vivir una vida activa y saludable.

Answered: 10 Skipped: 1

ANSWER CHOICES	RESPONSES
Con frecuencia (6+ veces)	10.00% 1
De vez en cuando (3-5 veces)	20.00% 2
Raramente (1-2 veces)	30.00% 3
Nunca (0 veces)	40.00% 4
TOTAL	10

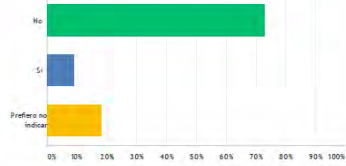
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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q21 ¿Sufre usted una discapacidad que pueda afectarle poder acudir a un sitio con aire acondicionado durante una emergencia de calor extremo?

Answered: 11 Skipped: 0



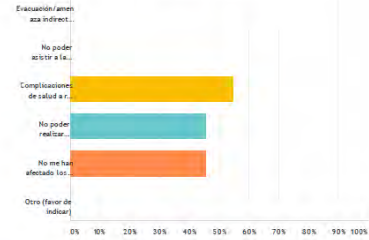
ANSWER CHOICES	RESPONSES
No	72.73%
Si	9.09%
Prefiero no indicar	18.18%
TOTAL	11

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q22 ¿De qué manera le han afectado los incendios forestales? (Marque todos los que apliquen con un círculo)

Answered: 11 Skipped: 0



ANSWER CHOICES	RESPONSES
Evacuación/amenaza indirecta de incendio	0.00%
No poder asistir a la escuela/trabajo	0.00%
Complicaciones de salud a raíz de la calidad del aire	54.55%
No poder realizar actividades cotidianas a raíz de la calidad del aire o apagones por corte de corriente eléctrica	45.45%
No me han afectado los incendios forestales	45.45%
Otro (favor de indicar)	0.00%
Total Respondents:	11

#	OTRO (FAVOR DE INDICAR)	DATE
	There are no responses.	

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Actualización del Elemento de Vivienda de la Ciudad de Rosemead 2021-2029

Q23 ¿Hay algo más que la Ciudad deba considerar como parte de la Actualización del Elemento de Vivienda? (Favor de indicar su respuesta)

Answered: 4 Skipped: 7

#	RESPONSES	DATE
1	Alert the building that they need to make renovations: things are broken.	4/15/2021 5:34 PM
2	Más vigilancia de la policía.	3/30/2021 7:26 PM
3	No se	3/30/2021 10:55 AM
4	Tienen que tomar en cuenta los estacionamientos... porque eso es muy incomodo para la gente que renta, no hay suficiente estacionamiento y tienen mucho que buscar para su carro... aparte aume ta la delincuencia, son blancos faciles porque sus carros no estan cerca para ojalos.	3/30/2021 10:04 AM

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Figure B-2 Community Workshop Flyer



2021-2029 HOUSING ELEMENT UPDATE

VIRTUAL COMMUNITY WORKSHOP

The City of Rosemead is in the process of updating the 2021-2029 Housing Element. Join us for a virtual community workshop to learn about the Housing Element Update. The topics include:

- **Housing Element:** includes goals, policies, and programs for adequately housing our future population
- **Public Safety Element:** addresses natural and human-related hazards and contains goals and policies intended to reduce the risk associated with such hazards
- **Environmental Justice Policies:** environmental goals, policies, and objectives to be integrated into the General Plan

WHEN

WHERE

HOW



Thursday, June 10, 2021
5:30 p.m. - 7:00 p.m.

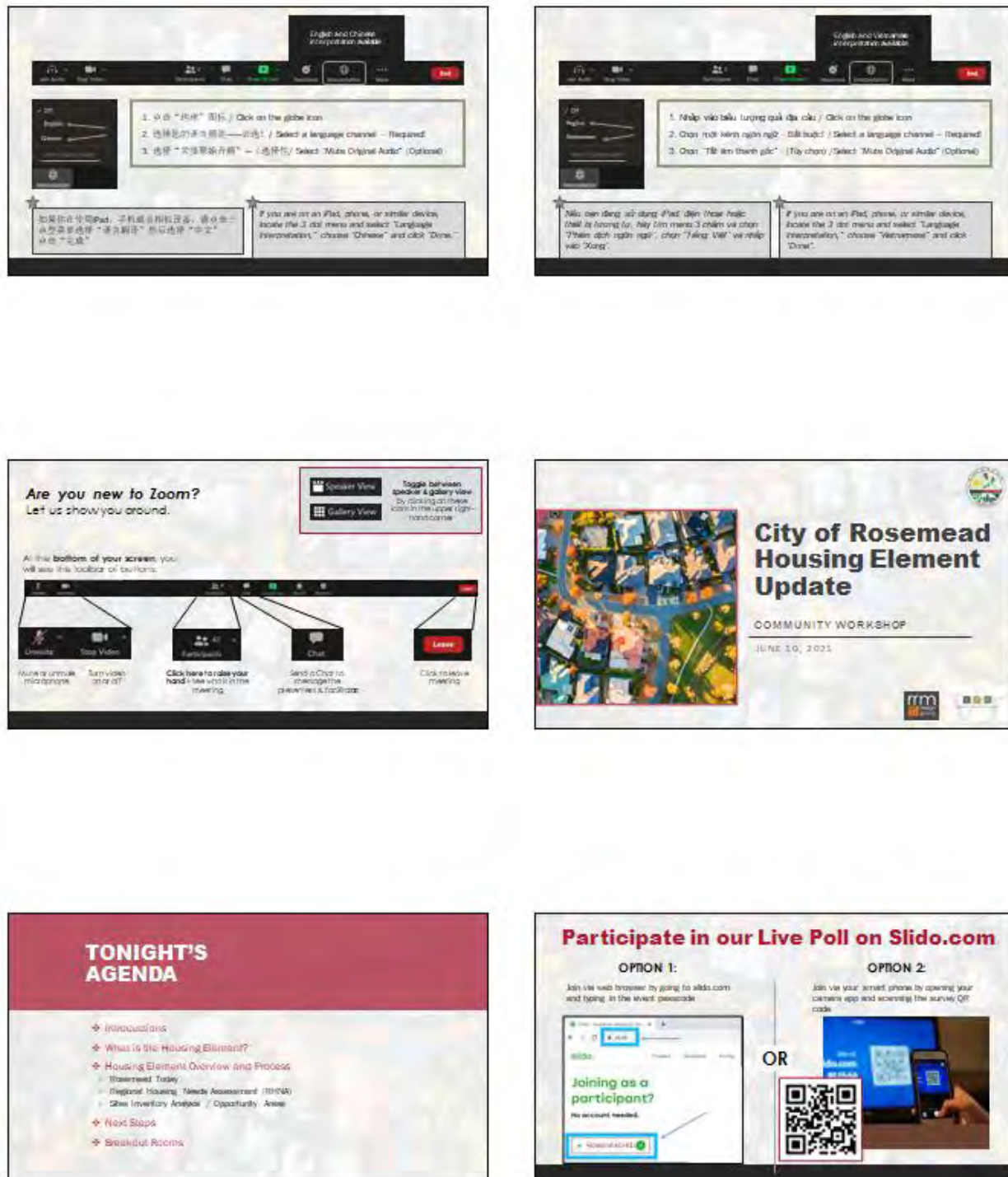
Zoom (virtual)

REGISTRATION REQUIRED*
[https://rrmdesign.zoom.us/meeting/register/tJArcuChpz0rEtKwRZ0cjkn5NXZ8A0wKqIBR](https://rrmdesign.zoom.us/join/join/https://rrmdesign.zoom.us/meeting/register/tJArcuChpz0rEtKwRZ0cjkn5NXZ8A0wKqIBR)
 After registering, you will receive a confirmation email containing information about joining the meeting

For questions or comments, please contact Lily Valenzuela, Planning & Economic Development Manager at ltrin@cityofrosemead.org or (626) 569-2142. You may also visit the City's Housing Element Update webpage for more information www.cityofrosemead.org/HEU.

***Registration is required to participate, so please register on the project website or by clicking on the link/QR code above prior to the workshop.**

Figure B-3 Community Workshop Presentation





Introductions

City of Rosemead Staff

Consultant Team

- MMR Design Group
- Winnow Terni & Associates





POLLING QUESTION

WE WANT TO HEAR FROM YOU!

- How did you hear about this workshop?
 - a) City of Rosemead Facebook
 - b) City of Rosemead Website
 - c) Local organization
 - d) Other
- Have you participated in previous Housing Elements?
 - a) Yes
 - b) No
 - c) Unsure



POLLING QUESTION

WE WANT TO HEAR FROM YOU!

- Do you rent, own a home, and/or own a rental property within the City? (choose all that apply)
 - a) I rent within the city
 - b) I am a homeowner within the city
 - c) I own residential rental property within the city
 - d) Other



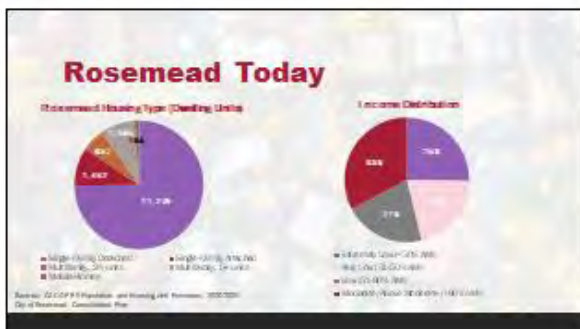
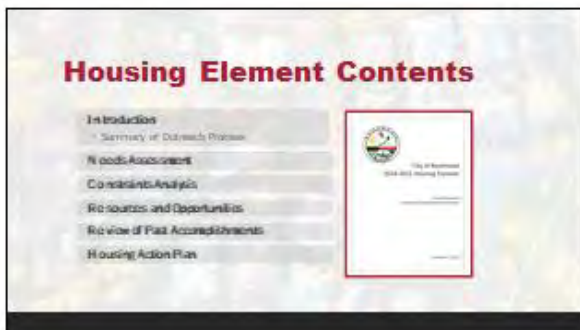


What is the Housing Element?

- One of several required elements of the General Plan
- Assessment of City's housing needs and how best to accommodate existing and future housing needs
- Update required every eight (8) years
 - Deadline: October 31, 2025 + 2030 (interim)
- Reviewed for compliance by Dept. of Housing and Community Development (HCD)



* Environmental justice policies will be integrated into the Housing Element Update



POLLING QUESTION

WE WANT TO HEAR FROM YOU!

4. Have you or a family member faced any of the following housing challenges in the City of Rosemead? (choose all that apply)

- High Cost – paying more than 30% of household income on rent or mortgage
- Substandard Housing – rental unit is in need of repairs (electrical/heating/plumbing systems)
- Overcrowding
- Discrimination – denied housing due to race, color, family size or other factor
- Other

POLLING QUESTION

WE WANT TO HEAR FROM YOU!

5. Which types of housing does Rosemead need most? (choose the top three housing types)

- Accessory housing for people w/ disabilities
- Accessory dwelling units (ADUs)
- Affordable housing (for lower income households)
- Market-rate housing
- Multi-family housing
- Homelessness support (shelters and/or permanent supportive housing)
- Single-family housing
- Other



Regional Housing Needs Assessment (RHNA)



Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income level.

Source: SCAG Proposed Final RHNA Allocation, March 4, 2021

Regional Housing Needs Assessment (RHNA)

Income Category	5 th Cycle (2014-2021)		6 th Cycle (2021-2028)	
	Units	%	Units	%
Very Low	153	25.4%	1,134	25.0%
Low	88	14.6%	638	13.8%
Medium	92	15.4%	666	14.9%
Above Median	367	43.5%	2,134	46.2%
Total	607	100%	4,532	100%

Source: 2014 – 2021 Rosemead Housing Element, SCAG Proposed Final RHNA Allocation, March 4, 2021

Sites Inventory Analysis

- Identify and analyze specific sites that are available and suitable for residential development
 - Does the zoning allow for a variety of multi-family housing types and densities?
 - Are public facilities and services available?
 - Are there environmental concerns?
- Sufficient capacity (existing housing needs for all income levels) (accommodate RHNA)
- Strategic sources for selecting sites
 - Aligns overall City vision for the future of the City
 - Accessory Dwelling Units
 - Redevelopment opportunities
 - Political jurisdiction sites



Sites Inventory Analysis

Rosemead Residential Land Use Categories:

- Low Density Residential (0-5 du/acre)
- Medium Density Residential (6-12 du/acre)
- High Density Residential (13-20 du/acre)
- Mixed Use Residential/Commercial (20-30 du/acre)
- Mixed Use High Residential/Commercial (30-40 du/acre)

One flat density – 30 units/acre to be adequate for lower income housing.



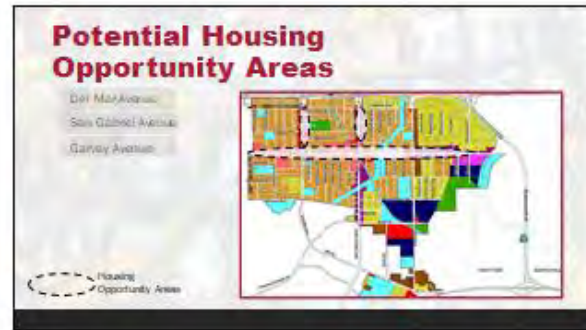
Sites Inventory Strategies

Accessory Dwelling Unit (ADU)



Historical ADU Trend of Permits Issued in Rosemead	
2018	38
2019	62
2020	44

Source: City of Rosemead, ADU Log



POLLING QUESTION

WE WANT TO HEAR FROM YOU!

6. Where would you most like to see additional housing in Rosemead? (choose all that apply)

- a) Existing neighborhoods
- b) Along major streets
- c) City-owned properties
- d) Accessory Dwelling Units (ADUs)
- e) Older shopping centers / retail areas
- f) Other



What is the Safety Element?

One of seven required elements of the General Plan

Addresses a variety of natural and human-induced hazards, including:

- Seismic, Geologic, and Soil
- Flood
- Wildfire
- Hazardous Materials
- Climate Change Adaptation and Resilience
- Public Safety and Emergency Management

Contains goals and policies aimed at reducing the risk associated with these hazards

POLLING QUESTION

WE WANT TO HEAR FROM YOU!

7. What hazards/dangers are you most concerned about? (select all that apply)

- a) Wildfire
- b) Heavy Rain/Flooding
- c) Crime
- d) Drought
- e) Extreme Heat
- f) Earthquakes

POLLING QUESTION 7



WE WANT TO HEAR FROM YOU!

8. What do you do when **power supplies** are **strained**, or **blackouts** occur? (Choose all that apply)
- a) I call back on my electricity use
 - b) I use a backup generator, home battery, or other source of power during power outages
 - c) I leave the house and stay at a friend's or family member's house where electricity is available
 - d) Other
9. Do you face **special challenges** due to **power outages**? (Choose all that apply)
- a) I rely on a medical device that requires power
 - b) I have no way to reach a nurse or pharmacist
 - c) I have no way to call for help
 - d) Other



What is Environmental Justice?

Background

- Senate Bill 1000 requires **goals, policies, and objectives**.
- Must occur upon adoption/revision of two or more elements

Purpose

- Environmental justice **goals and policies** extended to consider climate change and its effect on health, public safety, and/or disproportionate impacts to certain communities

Environmental Justice Components



Identify disadvantaged communities



Reduce unique or compounded health risks



Provide civic engagement



Prioritize improvements and programs

POLLING QUESTION



WE WANT TO HEAR FROM YOU!

10. Which of the following are **strengths and assets** in Rosemead? (Choose your top three)

- a) Racial and ethnic diversity
- b) Economic diversity (low, middle, and high income)
- c) Language diversity
- d) Local and small businesses
- e) Community-based organizations and leaders
- f) Social and community networks
- g) Immigrant resources and opportunities
- h) Youth resources and opportunities
- i) Senior resources and opportunities
- j) Other



POLLING QUESTION 9



WE WANT TO HEAR FROM YOU!

11. Which of the following **barriers and inequities** are impacting Rosemead? (Choose your top three)

- a) Racial and ethnic diversity
- b) Economic diversity (low, middle, and high income)
- c) Language diversity
- d) Local and small businesses
- e) Community-based organizations and leaders
- f) Social and community networks
- g) Immigrant resources and opportunities
- h) Youth resources and opportunities
- i) Senior resources and opportunities
- j) Other



Next Steps

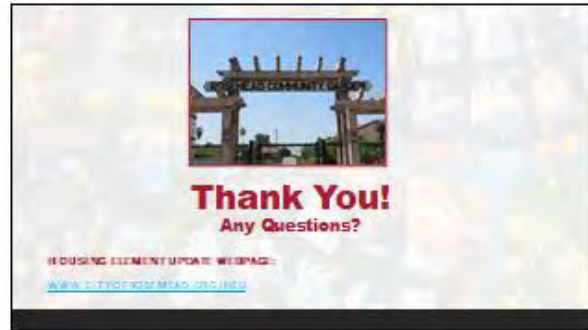
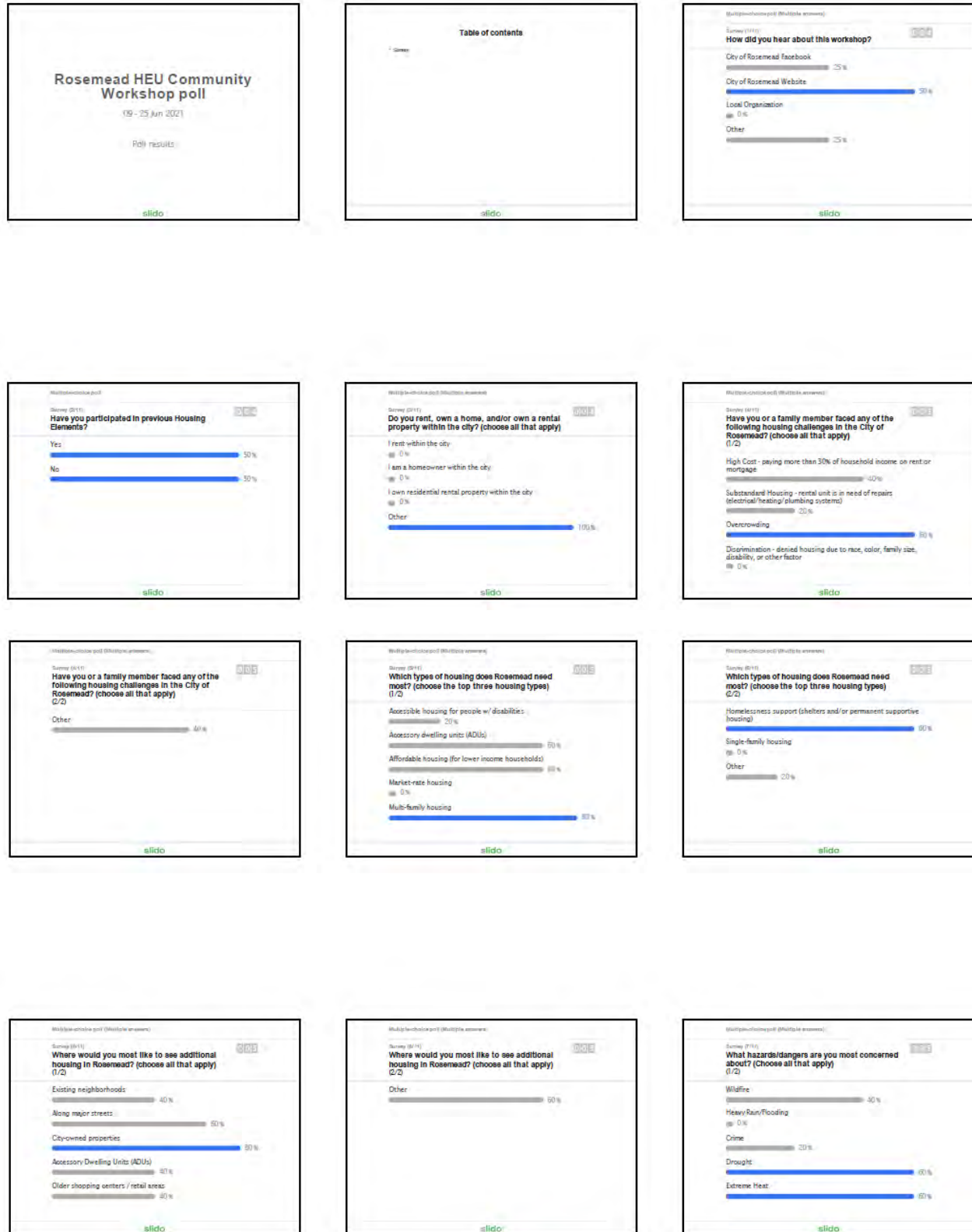


Figure B-4 Community Workshop Poll Responses



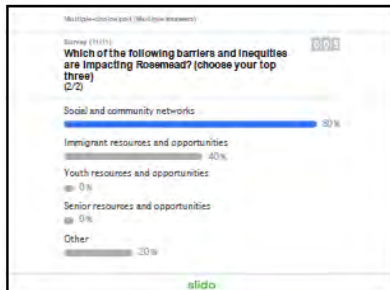
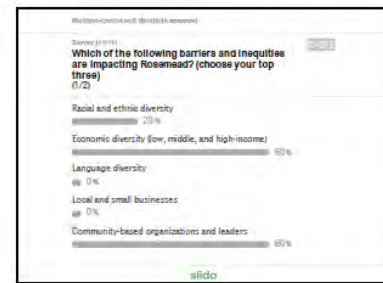
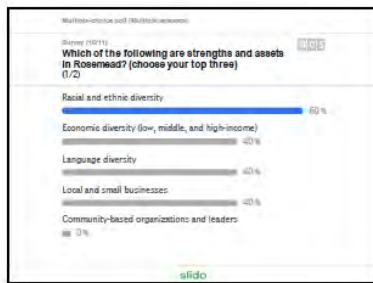
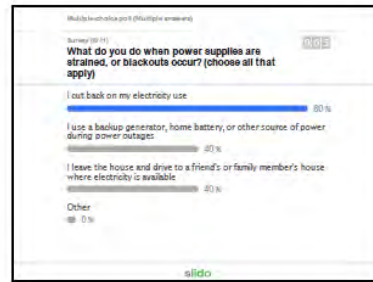
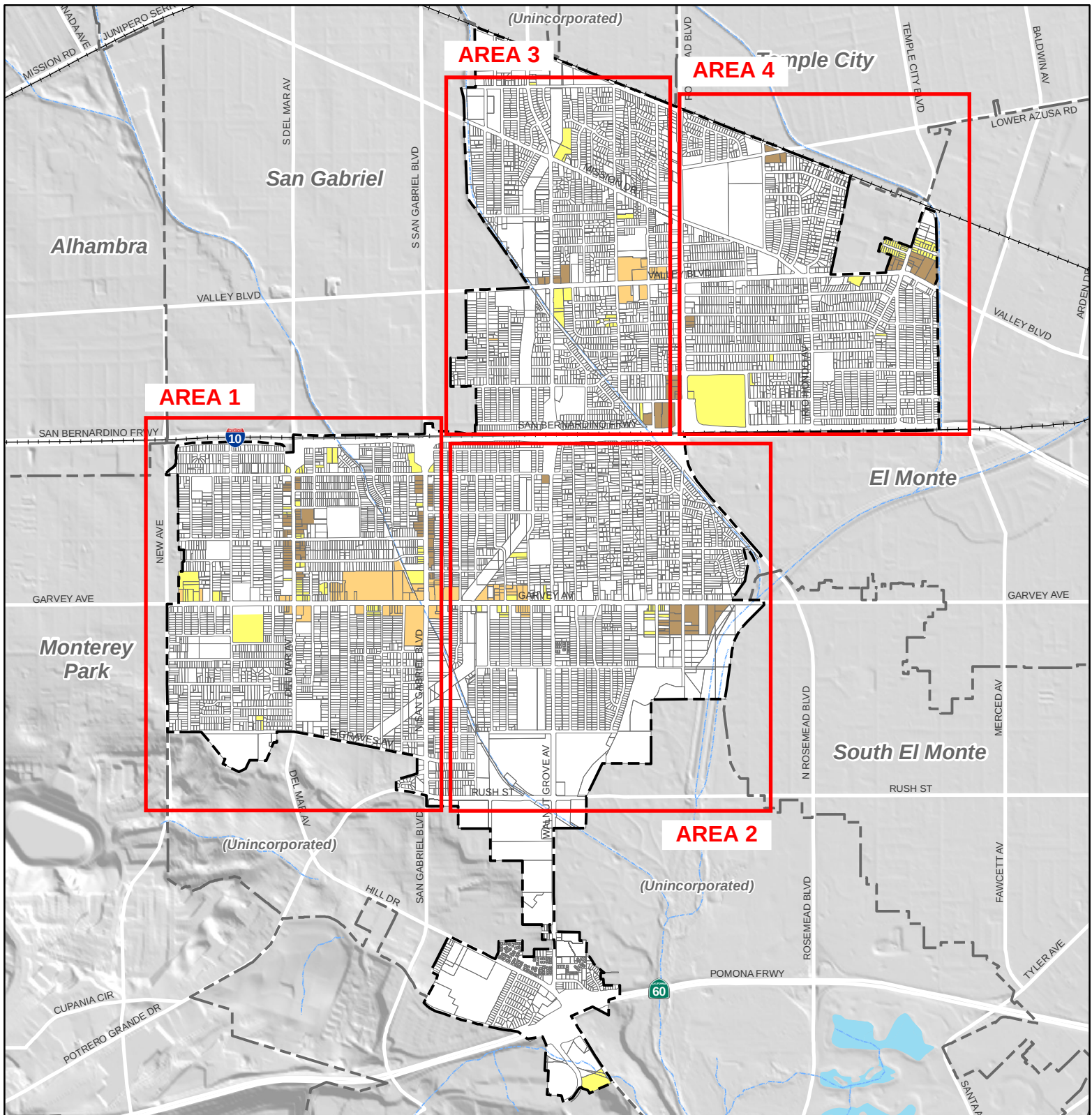


Table B-2 Public Notice List

SURROUNDING CITIES		
City of Alhambra Attn: Planning Department 111 S. First Street Alhambra, CA 91801	City of Arcadia Attn: Planning Department 240 W. Huntington Drive Arcadia, CA 91007	City of El Monte Attn: Planning Department 11333 Valley Boulevard El Monte, CA 91731-3293
City of Montebello Attn: Planning Department 1600 W. Beverly Blvd Montebello, CA 90640	City of Monterey Park Attn: Planning Department 320 W. Newmark Ave Monterey Park, CA 91754	City of San Gabriel Attn: Planning Department 425 S. Mission Drive San Gabriel, CA 91776
City of South El Monte Attn: Planning Department 1415 Santa Anita Avenue South El Monte, CA 91733	City of Temple City Attn: Planning Department 9701 Las Tunas Drive Temple City, CA 91780	
REVIEWING AGENCIES		
County of Los Angeles Fire Department Fire Prevention Division Subdivision, Water & Access Unit 5823 Rickenbacker Road Commerce, CA 90040-3027	County of Los Angeles Fire Department Fire Prevention Engineering Section Land Development Unit 5823 Rickenbacker Road Commerce, CA 90040-3027 Attn: Inspector Claudia Soiza Email: Claudia.Soiza@fire.lacounty.gov	County of Los Angeles Public Works Land Development Division 900 S. Fremont, 3rd Floor Alhambra, CA 91803-1331 Attn: Toan Duong
County of Los Angeles Regional Planning Land Impact Division 320 West Temple Avenue Los Angeles, CA 90040	County of Los Angeles Sanitation District 1955 Workman Mill Road PO BOX 4998 Whittier, CA 90607-4998 Attn: James Stahl	State Department of Fish & Game 3883 Ruffin Road Suite A San Diego, CA 92123
CALTRANS District 7 Office of Regional Planning and Public Transportation Mail Station 16 100 South Main Street Los Angeles, CA 90012 Attn: Cheryl J. Powell	AT&T California Right of Way Department 600 E. Green St. Room 300 Pasadena, CA 91101-2020	Charter Communications Environmental Review 4781 Irwindale Avenue Irwindale, CA 91706 Attn: Domanie Telford, Construction Coordinator
Patrick Conrad Southern California Edison / Montebello S/C 1000 Potrero Grande Dr. Rosemead, CA. 91770 Office: (323) 720-5215 Email: Patrick.conrad@sce.com	Republic Disposal Service 12949 Telegraph Rd. Santa Fe Springs, CA 90670 Attn: Tania Ragland-Castaneda Tel (562) 663-3526 Email: TRagland@republicservices.com	Southern California Gas Company 1919 S. State College Blvd Anaheim, CA 92806 Attn: Fernando Rojo (714) 634-3186 Email: frojo@socalgas.com
Adams Ranch Mutual Water Company Environmental Review P.O. Box 6841 Rosemead, CA 91770 Attn: Victor Ybarra or Dominic Cimarusti (626) 444-6050	Amarillo Mutual Water Company Environmental Review P.O. Box 1667 2630 San Gabriel Blvd., Suite 201 Rosemead, CA 91770 Attn: John Holzinger Tel: (626) 571-7533	California American Water Company Environmental Review 8657 Grand Avenue Rosemead, CA 91770 Attn: Jeff Williamson (626) 614-2531

San Gabriel County Water Company Planning/Environmental Review PO Box 2227 San Gabriel, CA 91778 Attn: Jim Prior (626) 287-0341	San Gabriel Valley Water Company Planning/Environmental Review 11142 Garvey Avenue El Monte, CA 91733 Attn: Matt Yucelen, Engineering V.P.	Golden State Water Company Planning/Environmental Review Foothill District 401 S. San Dimas Canyon Road San Dimas, CA 91773 Attn: Kyle Snay, Operations Engineer
Metropolitan Transportation Authority (MTA) CEQA Review Mail Stop 99-23-2 One Gateway Plaza Los Angeles, CA 90012-2952 Attn: Bill Lundgren Regional Planning Program Manager	Southern California Association of Governments Planning/Environmental Review 818 West Seventh Street, Suite 1200 Los Angeles, CA 90017-3435	Southern California Air Quality Management District (AQMD) Planning/environmental Review 21865 Copley Drive PO Box 4939 Diamond Bar, CA 91765-0939
Rosemead School District 3907 Rosemead Blvd Rosemead, CA 91770 Attn: Dr. Alejandro Ruvalcaba, Superintendent Email: aruvalcaba@rosemead.k12.ca.us	Garvey School District 2730 N. Del mar Avenue Rosemead, CA 91770 ATTN: Anita Chu	The Kennedy Commission 17701 Cowan Avenue, Suite 200 Irvine, CA 92614
Los Angeles County Housing Authority 2 Coral Circle Monterey Park, CA 91755	Pasadena City College at Rosemead 4105 Rosemead Blvd Rosemead, CA 91770	
TRIBAL CONSULTATION		
Gabrielino Band of Mission Indians - Kizh Nation Andrew Salas, Chairperson P.O. Box 393 Covina, CA, 91723 Phone: (626) 926 - 4131 admin@gabrielinoindians.org	Gabrielino/Tongva San Gabriel Band of Mission Indians Anthony Morales, Chairperson P.O. Box 693 San Gabriel, CA, 91778 Phone: (626) 483 - 3564 Fax: (626) 286-1262 GTTribalcouncil@aol.com	Gabrielino /Tongva Nation Sandonne Goad, Chairperson 106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012 Phone: (951) 807 - 0479 sgoad@gabrielino-tongva.com
Gabrielino Tongva Indians of California Tribal Council Robert Dorame, Chairperson P.O. Box 490 Bellflower, CA, 90707 Phone: (562) 761 - 6417 Fax: (562) 761-6417 gtongva@gmail.com	Gabrielino-Tongva Tribe Charles Alvarez, 23454 Vanowen Street West Hills, CA, 91307 Phone: (310) 403 - 6048 roadkingcharles@aol.com	Santa Rosa Band of Cahuilla Indians Lovina Redner, Tribal Chair P.O. Box 391820 Anza, CA, 92539 Phone: (951) 659 - 2700 Fax: (951) 659-2228 lsaul@santarosa-nsn.gov
Soboba Band of Luiseno Indians Scott Cozart, Chairperson P. O. Box 487 San Jacinto, CA, 92583 Phone: (951) 654 - 2765 Fax: (951) 654-4198 jontiveros@soboba-nsn.gov		

APPENDIX C – SITES INVENTORY



HOUSING ELEMENT UPDATE 6TH CYCLE

SITES INVENTORY ANALYSIS CITYWIDE KEY MAP

FIGURE C-1

INCOME CATEGORY

- Very Low and Low
- Moderate
- Above Moderate

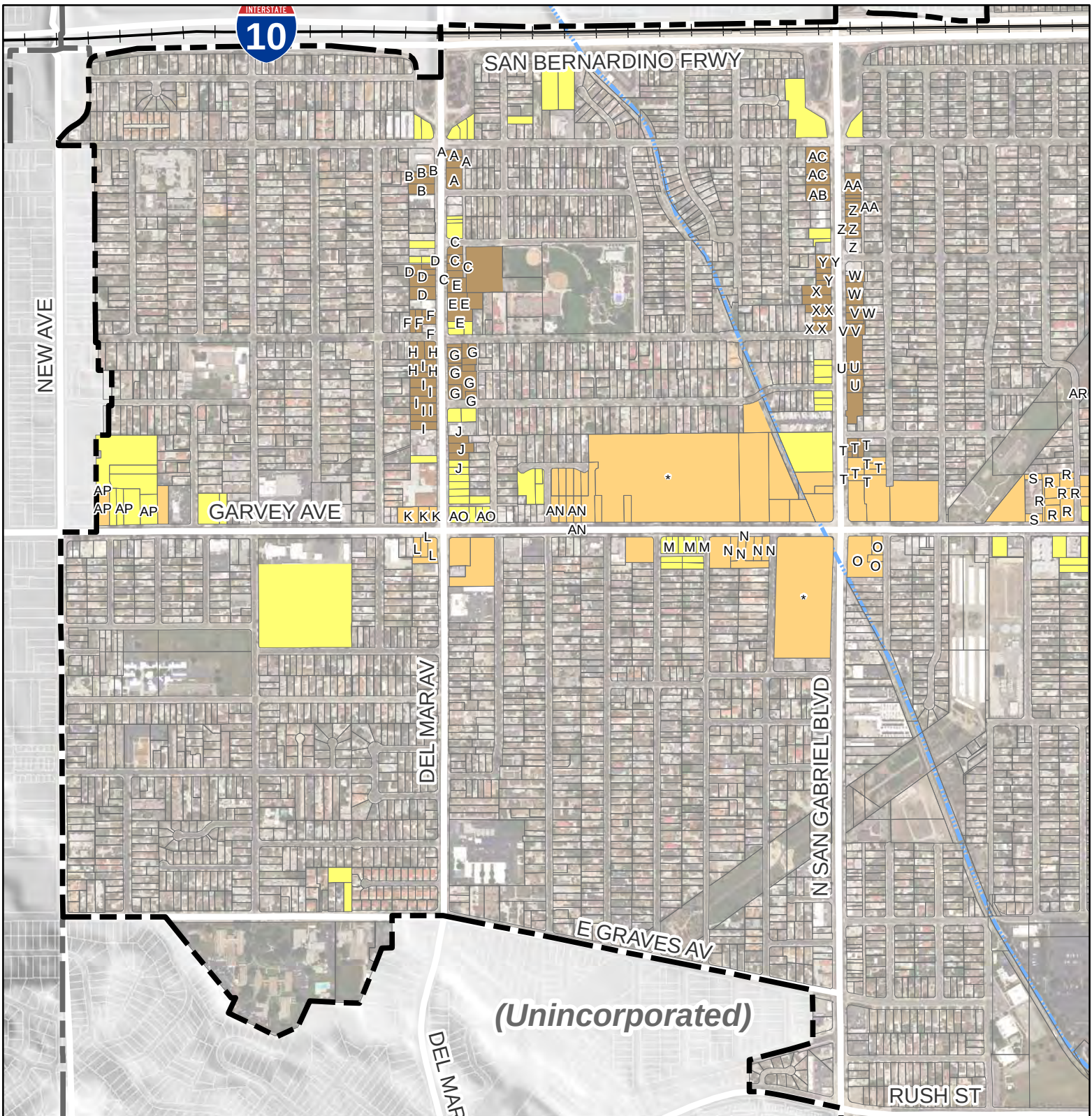
August 25, 2021



0 0.5 1 Miles



VERONICA TAN AND ASSOCIATES



HOUSING ELEMENT UPDATE 6TH CYCLE

SITES INVENTORY ANALYSIS: AREA 1

FIGURE C-2

INCOME CATEGORY

- Very Low and Low
- Moderate
- Above Moderate

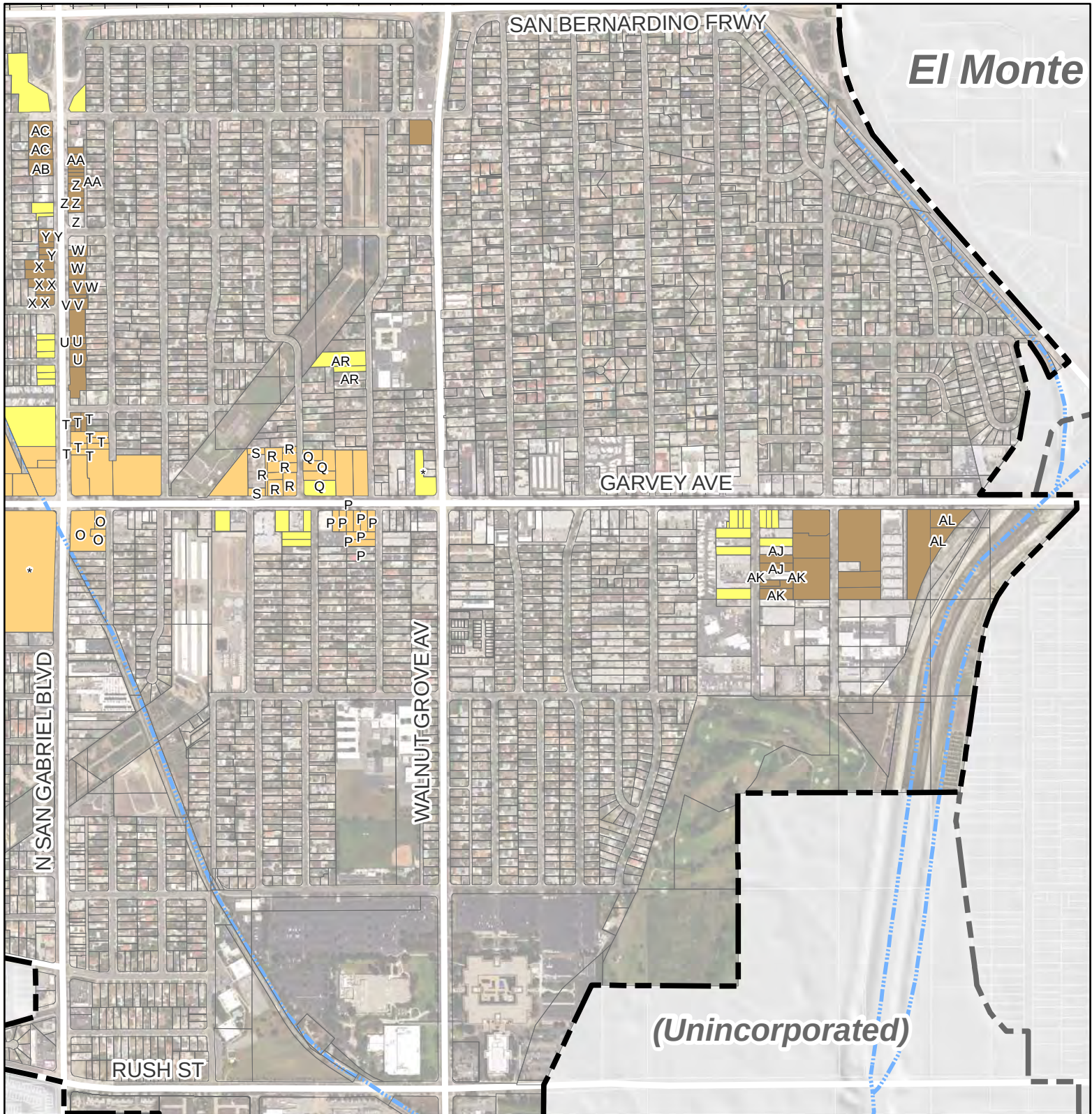
August 25, 2021



0 0.15 0.3 Miles



VERONICA TAN AND ASSOCIATES



HOUSING ELEMENT UPDATE 6TH CYCLE

SITES INVENTORY ANALYSIS: AREA 2

FIGURE C-3

INCOME CATEGORY

- Very Low and Low
- Moderate
- Above Moderate

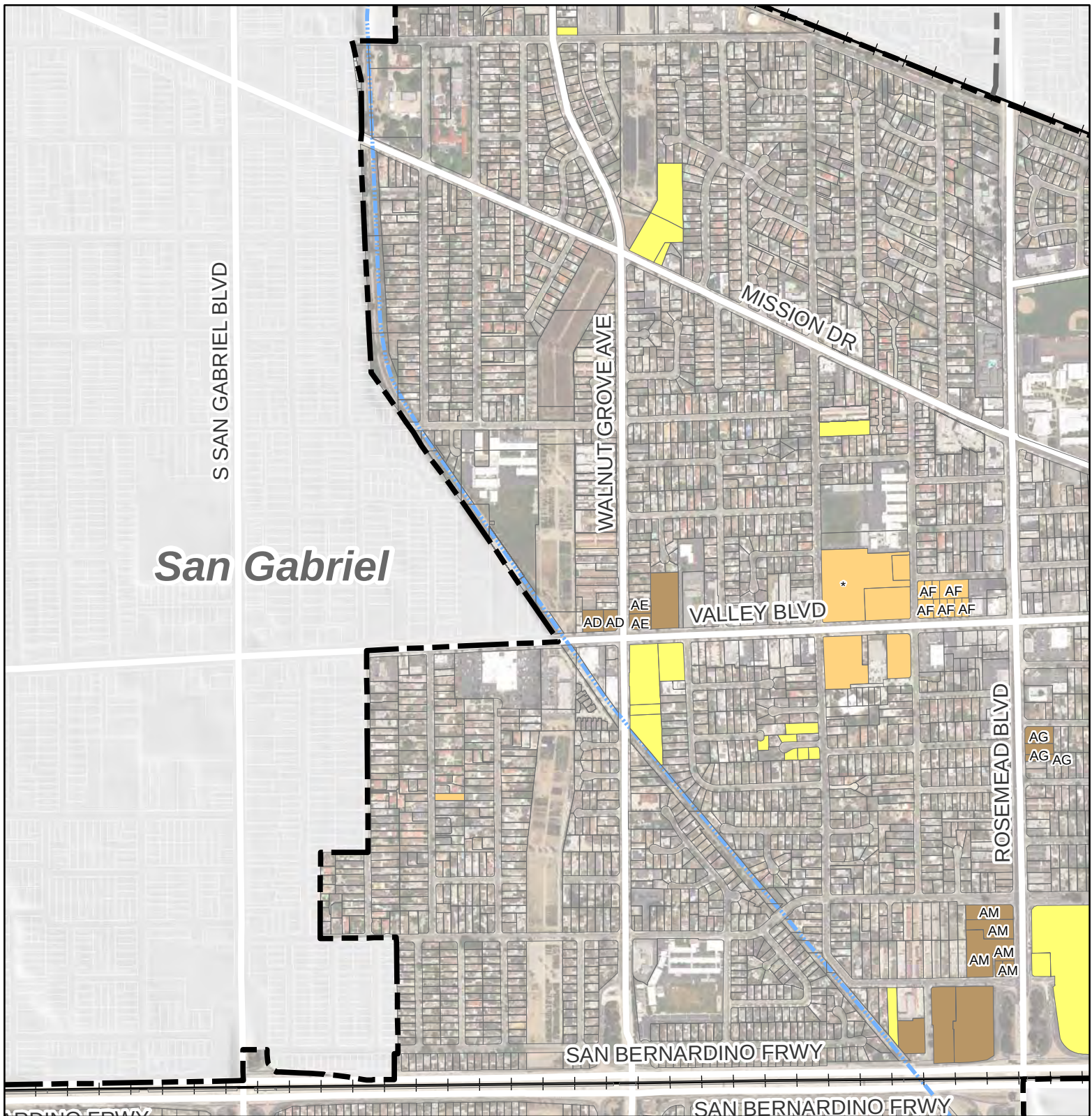
August 25, 2021



0 0.15 0.3 Miles



VERONICA TAN AND ASSOCIATES



HOUSING ELEMENT UPDATE 6TH CYCLE

SITES INVENTORY ANALYSIS: AREA 3

FIGURE C-4

INCOME CATEGORY

- Very Low and Low
- Moderate
- Above Moderate

August 25, 2021



0 0.15 0.3 Miles



VERONICA TAN AND ASSOCIATES

Университет Там-сик Аберсфорд

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes
ROSEMEAD CA	2703 STINGLE AVE	91770-3328	5282009001		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.40	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		13		13	RC-MUDO	1989		Warehousing, Distribution, Storage
ROSEMEAD CA	2731 STINGLE AVE	91770-3328	5282009006		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.31	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8	RC-MUDO	1957		Two Units
ROSEMEAD CA	2743 STINGLE AVE	91770-3328	5282009008		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.37	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		9		9	RC-MUDO	1943		Three Units (Any Combination)
ROSEMEAD CA	8914 GARVEY AVE	91770-3374	5282009009		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4	RC-MUDO	1945		Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	8914 GARVEY AVE	91770-3374	5282009010		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		3		3	RC-MUDO	1970		Parking Lots (Commercial Use Properties)
ROSEMEAD CA	8902 GARVEY AVE	91770-3374	5282009011		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5	RC-MUDO	1972		Stores
ROSEMEAD CA	8904 GARVEY AVE	91770-3374	5282009012		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.02	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	RC-MUDO	-		Industrial
ROSEMEAD CA	8932 GARVEY AVE	91770-3333	5282010004		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4	RC-MUDO	1940		Stores
ROSEMEAD CA	GARVEY AVE/STINGLE AVE		5282010005		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		3		3	RC-MUDO	-		Industrial
ROSEMEAD CA	2738 STINGLE AVE	91770-3329	5282010008		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.30	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8	RC-MUDO	1936		Store Combination
ROSEMEAD CA	2720 STINGLE AVE	91770-3329	5282010011	AJ	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.30	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8			8	RC-MUDO	1959	Older buildings from 1935 to 1954.	Two Units
ROSEMEAD CA	2704 STINGLE AVE	91770-3329	5282010014	AK	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.39	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	RC-MUDO	1953	Older buildings from 1938 to 1964.	Single
ROSEMEAD CA	2708 STINGLE AVE	91770-3329	5282010022	AK	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	RC-MUDO	1964	Older buildings from 1938 to 1964.	Single
ROSEMEAD CA	2712 STINGLE AVE	91770-3329	5282010023	AK	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	RC-MUDO	1938	Older buildings from 1938 to 1964.	Single
ROSEMEAD CA	8924 GARVEY AVE	91770-3333	5282010028		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4	RC-MUDO	1945	-	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	8966 GARVEY AVE	91770-3324	5282010030		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.98	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Vacant	31			31	RC-MUDO D-O	1985	Older buildings from 1985.	Stores
ROSEMEAD CA	2713 RIVER AVE	91770-3303	5282010033		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	1.64	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	52			52	RC-MUDO D-O	1955	Older buildings from 1955 to 1975.	Let Manf.Sm, EQPT, Manuf Sm Shps, Instr.Manuf, Prnt Plnts
ROSEMEAD CA	2713 RIVER AVE	91770-3303	5282010034		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.93	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	29			29	RC-MUDO D-O	1954	Older buildings from 1954.	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	2724 STINGLE AVE	91770-3329	5282010036	AJ	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.30	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	RC-MUDO	1936	Older buildings from 1935 to 1954.	Three Units (Any Combination)
ROSEMEAD CA	RIVER AVE/GARVEY AVE		5282026026		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.56	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18	RC-MUDO	-	-	Industrial
ROSEMEAD CA	9056 GARVEY AVE	91770-3335	5282026045		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	1.95	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	61			61	RC-MUDO	-	Older buildings from 1973.	Warehousing, Distribution, Storage
ROSEMEAD CA	9010 GARVEY AVE	91770-3354	5282026047		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	2.60	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	82			82	RC-MUDO	1986	Older buildings from 1986.	Stores
ROSEMEAD CA	2714 RIVER AVE	91770-5313	5282026900		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.73	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23			23	RC-MUDO	1953	Older buildings from 1953.	Let Manf.Sm, EQPT, Manuf Sm Shps, Instr.Manuf, Prnt Plnts
ROSEMEAD CA	9100 GARVEY AVE	91770-5300	5282028910	AL	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.48	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	RC-MUDO	-	-	Five or more apartments
ROSEMEAD CA	9100 GARVEY AVE	91770-5300	5282028911	AL	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.66	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	RC-MUDO	-	-	Five or more apartments
ROSEMEAD CA	GARVEY AVE/EARLE AVE		5283003002	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.16	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	-	-	Industrial
ROSEMEAD CA	8464 GARVEY AVE	91770-2674	5283003003	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.16	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	1974		Let Manf.Sm, EQPT, Manuf Sm Shps, Instr.Manuf, Prnt Plnts
ROSEMEAD CA	8464 GARVEY AVE	91770-2674	5283003004	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.16	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	1974	-	Let Manf.Sm, EQPT, Manuf Sm Shps, Instr.Manuf, Prnt Plnts
ROSEMEAD CA	GARVEY AVE/WILLARD AVE		5283003005	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.16	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	1974	-	Industrial
ROSEMEAD CA	8474 GARVEY AVE	91770-2674	5283003006	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.16	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	1951	-	Let Manf.Sm, EQPT, Manuf Sm Shps, Instr.Manuf, Prnt Plnts
ROSEMEAD CA	8482 GARVEY AVE	91770-2674	5283003007	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.18	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	RC-MUDO D-O	-	-	Let Manf.Sm, EQPT, Manuf Sm Shps, Instr.Manuf, Prnt Plnts
ROSEMEAD CA	2749 WILLARD AVE	91770-3210	5283003018	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.23	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		3		3	RC-MUDO D-O	-	-	Industrial
ROSEMEAD CA	2743 WILLARD AVE	91770-3210	5283003019	P	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.22	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		3		3	RC-MUDO D-O	1973	-	Single
ROSEMEAD CA	8424 GARVEY AVE	91770-2653	5283005004		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	RC-MUDO D-O	1960	-	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	8440 GARVEY AVE	91770-2653	5283005007		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	RC-MUDO D-O	1952	-	Office Buildings
ROSEMEAD CA	2743 EARLE AVE	91770-3228	5283005018		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.23	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	RC-MUDO	1948	-	Single
ROSEMEAD CA	EARLE AVE/GARVEY AVE		5283005800		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.23	Miscellaneous	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	RC-MUDO D-O	-	-	Utility Commercial & Mutual; Pumping Plants State Assessed Pr
ROSEMEAD CA	8334 GARVEY AVE	91770-2651	5283007004		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	RC-MUDO	1958	-	Stores

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information ³ Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes
ROSEMEAD CA	8216 GARVEY AVE	91770-2552	5283010004	O	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8	-	-	Store Combination	
ROSEMEAD CA	8210 GARVEY AVE	91770-2552	5283010037	O	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4	2004	-	Stores	
ROSEMEAD CA	8200 GARVEY AVE	91770-2552	5283010038	O	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	1.23	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		45		45	2004	-	Stores	
ROSEMEAD CA	8150 GARVEY AVE	91770-2472	5284001030	*	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	7.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		54	29	83	-	-	Shopping Centers (Neighborhood, Community)	
ROSEMEAD CA	8048 GARVEY AVE	91770-2421	5284016002	N	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.19	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7	1940	-	Store Combination	
ROSEMEAD CA	8062 GARVEY AVE	91770-2421	5284016004	N	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8	1950	-	Office Buildings	
ROSEMEAD CA	8064 GARVEY AVE	91770-2421	5284016005	N	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8	1938	-	Auto, Recreation EQPT, Construction, EQPT, Sales & Service	
ROSEMEAD CA	8074 GARVEY AVE	91770-2421	5284016006	N	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.20	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7	-	-	Auto, Recreation EQPT, Construction, EQPT, Sales & Service	
ROSEMEAD CA	8036 GARVEY AVE	91770-2421	5284016032		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.72	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		26		26	-	-	Stores	
ROSEMEAD CA	8054 GARVEY AVE	91770-2449	5284016033	N	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.51	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		19		19	-	-	Office Buildings	
ROSEMEAD CA	8006 GARVEY AVE	91770-2421	5284017002	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			13	13	1972	-	Parking Lots (Commercial Use, Properties)	
ROSEMEAD CA	8010 GARVEY AVE	91770-2421	5284017003	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			13	13	1972	-	Parking Lots (Commercial Use, Properties)	
ROSEMEAD CA	8012 GARVEY AVE	91770-2421	5284017004	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			13	13	1964	-	Parking Lots (Commercial Use, Properties)	
ROSEMEAD CA	8018 GARVEY AVE	91770-2421	5284017005	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			25	25	1964	-	Parking Lots (Commercial Use, Properties)	
ROSEMEAD CA	GARVEY AVE/FALLING LEAF AVE		5284017006	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.05	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			6	6	1972	-	Parking Lots (Commercial Use, Properties)	
ROSEMEAD CA	FALLING LEAF/GARVEY AVE		5284017008		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	-	-	Parking Lots (Commercial Use, Properties)	
ROSEMEAD CA	2743 FALLING LEAF AVE	91770-3135	5284017009		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.15	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	-	-	Parking Lots (Commercial Use, Properties)	
ROSEMEAD CA	2742 KELBURN AVE	91770-3150	5284017028		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	-	-	Single	
ROSEMEAD CA	2746 KELBURN AVE	91770-3150	5284017029		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	-	-	Parking Lots (Commercial Use, Properties)	
ROSEMEAD CA	8026 GARVEY AVE	91770-2421	5284017030	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.08	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			10	10	1972	-	Parking Lots (Commercial Use, Properties)	
ROSEMEAD CA	8002 GARVEY AVE	91770-2421	5284017031	M	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.10	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			12	12	1972	-	Parking Lots (Commercial Use, Properties)	
ROSEMEAD CA	7968 GARVEY AVE	91770-2463	5284027027		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.77	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		28		28	-	-	Stores	
ROSEMEAD CA	7822 GARVEY AVE	91770-3006	5284038022		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	1.54	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		56		56	1959	-	Supermarkets	
ROSEMEAD CA	7808 GARVEY AVE	91770-3006	5284038023		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.65	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		24		24	1954	-	Restaurants, Cocktail Lounges	
ROSEMEAD CA	7665 GRAVES AVE	91770-3413	5285025021		Medium Density Residential	R-2 Light Multiple Residential	0	12	0.25	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	1956	-	Single	
ROSEMEAD CA	E GRAVES AVE/DEL MAR AVE		5285025022		Medium Density Residential	R-2 Light Multiple Residential	0	12	0.39	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	-	-	Single	
ROSEMEAD CA	7770 GARVEY AVE	91770-3061	5285035002	L	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		6		6	1935	-	Stores	
ROSEMEAD CA	GARVEY AVE/DEL MAR AVE		5285035003	L	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.15	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		6		6	1946	-		
ROSEMEAD CA	7772 GARVEY AVE	91770-3061	5285035046	L	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.37	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		14		14	1937	-		
ROSEMEAD CA	2720 JACKSON AVE	91770-2935	5285037901		GSP	GSP-MU Garvey Ave SP, Incentivized MU GSP-MU Garvey Ave SP, Residential/Commercial	0	30	8.34	School	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			175	175	-	Year built ranges from 1959 to 1976.	Schools (Private)	
ROSEMEAD CA	7459 GARVEY AVE	91770-2909	5286020001	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.56	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			39	39	-	Year built ranges from 1959 to 1976.	Auto, Recreation EQPT, Construction, EQPT, Sales & Service	
ROSEMEAD CA	7443 GARVEY AVE	91770-2909	5286020002	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.64	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			45	45	-	Year built ranges from 1959 to 1976.	Commercial	
ROSEMEAD CA	7419 GARVEY AVE	91770-2909	5286020003	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.29	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			20	20	1959	Year built ranges from 1959 to 1976.	Store Combination	
ROSEMEAD CA	7433 GARVEY AVE	91770-2901	5286020004	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.28	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			20	20	1960	Year built ranges from 1959 to 1976.	Mobile Home Parks	
ROSEMEAD CA	GARVEY AVE/PROSPECT AVE		5286020017	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.46	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			32	32	-	Year built ranges from 1959 to 1976.	Commercial	
ROSEMEAD CA	GARVEY AVE/PROSPECT AVE		5286020018	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.84	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			59	59	-	Year built ranges from 1959 to 1976.	Commercial	
ROSEMEAD	7423 GARVEY AVE	91770-2909	5286020023	AP	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	2.29	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			163	163	-	-	Mobile Home Parks	
ROSEMEAD CA	7421 GARVEY AVE	91770-2909	5286020026		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.53	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		19		19	1961	Year built ranges from 1959 to 1976.	Srvce Shps, Radio, TV, Refrig, Pmt Shp	
ROSEMEAD CA	GARVEY AVE/PROSPECT AVE		5286020030		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.45	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		17		17	1976	Year built ranges from 1959 to 1976.	Parking Lots (Commercial Use, Properties)	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes
ROSEMEAD CA	7779 GARVEY AVE	91770-3068	5286027008	K	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5		1968	-	Restaurants, Cocktail Lounges
ROSEMEAD CA	7755 GARVEY AVE	91770-3068	5286027025	K	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.36	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		13		13		1964	-	Restaurants, Cocktail Lounges
ROSEMEAD CA	3041 DEL MAR AVE	91770-2324	5286027032		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.21	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	1942	-	Hotel & Motels
ROSEMEAD CA	7773 GARVEY AVE	91770-3068	5286027035	K	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.19	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7		-	Older buildings from 1985	
ROSEMEAD CA	7764 EMERSON PL	91770-2364	5286028001	H	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6		6	6	FCMUO	1915	Older buildings from 1915 to 1963	Single
ROSEMEAD CA	7766 EMERSON PL	91770-2364	5286028002	H	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4		4	4	FCMUO	1951	Older buildings from 1915 to 1963	Three Units (Any Combination)
ROSEMEAD CA	3141 DEL MAR AVE	91770-2366	5286028028	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6		6	6	FCMUO	1947	Older buildings from 1921 to 1989	Single
ROSEMEAD CA	3113 DEL MAR AVE	91770-2366	5286028029	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.19	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7		7	7	FCMUO	1977	Older buildings from 1921 to 1989	Single
ROSEMEAD CA	3105 DEL MAR AVE	91770-2366	5286028030	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.24	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9		9	9	FCMUO	1988	Older buildings from 1921 to 1989	Professional Buildings
ROSEMEAD CA	3145 DEL MAR AVE	91770-2366	5286028032	H	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.19	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5		5	5	FCMUO	1962	Older buildings from 1915 to 1963	Four Units (Any Combination)
ROSEMEAD CA	3129 DEL MAR AVE	91770-2366	5286028033	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.25	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7		7	7	FCMUO	1924	Older buildings from 1921 to 1989	Five or more apartments
ROSEMEAD CA	3159 DEL MAR AVE	91770-2366	5286028034	H	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.23	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8		8	8	FCMUO	1947	Older buildings from 1915 to 1963	Two Units
ROSEMEAD CA	3151 DEL MAR AVE	91770-2377	5286028035	H	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5		5	5	FCMUO	1946	Older buildings from 1915 to 1963	Three Units (Any Combination)
ROSEMEAD CA	3125 DEL MAR AVE	91770-2366	5286028036	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.19	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6		6	6	FCMUO	1926	Older buildings from 1921 to 1989	Three Units (Any Combination)
ROSEMEAD CA	3135 DEL MAR AVE	91770-2366	5286028037	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.27	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10		10	10	FCMUO	1921	Older buildings from 1921 to 1989	Two Units
ROSEMEAD CA	3117 DEL MAR AVE	91770-2368	5286028038	I	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.33	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4		4	4	FCMUO	1961	Older buildings from 1921 to 1989	Five or more apartments
ROSEMEAD CA	3247 DEL MAR AVE	91770-2301	5286029001	D	Mixed Use High: Residential/Commercial	R-2 Light Multiple Residential	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5		5	5	FCMUO	1978	Older buildings from 1926 to 1978	Single
ROSEMEAD CA	7769 EMERSON PL	91770-2363	5286029010	F	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6		6	6	FCMUO	1971	Older buildings from 1939 to 1971	Single
ROSEMEAD CA	7763 EMERSON PL	91770-2363	5286029011	F	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5		5	5	FCMUO	1939	Older buildings from 1939 to 1971	Single
ROSEMEAD CA	3245 DEL MAR AVE	91770-2301	5286029021	D	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.08	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2		2	2	FCMUO	1958	Older buildings from 1926 to 1978	Single
ROSEMEAD CA	3237 DEL MAR AVE	91770-2367	5286029022	D	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.32	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10		10	10	FCMUO	1964	Older buildings from 1926 to 1978	Five or more apartments
ROSEMEAD CA	3225 DEL MAR AVE	91770-2327	5286029023	D	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.37	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13		13	13	FCMUO	1944	Older buildings from 1926 to 1978	Four Units (Any Combination)
ROSEMEAD CA	3209 DEL MAR AVE	91770-2327	5286029025	F	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3		3	3	FCMUO	1948	Older buildings from 1939 to 1971	Two Units
ROSEMEAD CA	3213 DEL MAR AVE	91770-2327	5286029026	F	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3		3	3	FCMUO	1940	Older buildings from 1939 to 1971	Two Units
ROSEMEAD CA	3243 DEL MAR AVE	91770-2301	5286029027	D	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.09	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3		3	3	FCMUO	1926	Older buildings from 1926 to 1978	Single
ROSEMEAD CA	3251 DEL MAR AVE	91770-2301	5286030016		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.09	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	FCMUO	1931	-	Single
ROSEMEAD CA	3341 DEL MAR AVE	91770-2329	5286030032	B	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.19	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7		7	7	FCMUO	1930	Older buildings from 1923 to 1964	Single
ROSEMEAD CA	3345 DEL MAR AVE	91770-2329	5286030035	B	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4		4	4	FCMUO	0000	Older buildings from 1923 to 1964	Store Combination
ROSEMEAD CA	3339 DEL MAR AVE	91770-2329	5286030038	B	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.29	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12		12	12	FCMUO	1952	Older buildings from 1923 to 1964	Store Combination
ROSEMEAD CA	3261 DEL MAR AVE	91770-2301	5286030039		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.21	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	1950	-	Four Units (Any Combination)
ROSEMEAD CA	3253 DEL MAR AVE	91770-2301	5286030041		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	FCMUO	1926	-	Churches
ROSEMEAD CA	3347 DEL MAR AVE	91770-2329	5286030042	B	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4		4	4	FCMUO	1953	Older buildings from 1923 to 1964	Store Combination
ROSEMEAD CA	7779 HELLMAN AVE	91770-2381	5286036024		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	FCMUO	1962	-	Store Combination
ROSEMEAD CA	7769 HELLMAN AVE	91770-2320	5286036025		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.18	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	1955	-	Three Units (Any Combination)
ROSEMEAD CA	8141 HELLMAN AVE	91770-2529	5287011030		Mixed Use High: Residential/Commercial	R-2 Light Multiple Residential	40	60	1.53	Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			64	64	FCMUO	1963	-	Churches
ROSEMEAD CA	3410 BRIGHTON ST	91770-2306	5287015009		Medium Density Residential	R-2 Light Multiple Residential	0	12	0.22	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2		-	-	Single
ROSEMEAD CA	7908 ARTSON ST	91770-2402	5287015015		Medium Density Residential	R-2 Light Multiple Residential	0	12	0.82	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5		1946	-	Three Units (Any Combination)
ROSEMEAD CA	7918 ARTSON ST	91770-2402	5287015016		Medium Density Residential	R-2 Light Multiple Residential	0	12	0.81	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0	0		1952	-	Five or more apartments
ROSEMEAD CA	7807 HELLMAN AVE	91770-2345	5287016016		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	FCMUO	1959	-	Four Units (Any Combination)

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information ³ Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes
ROSEMEAD CA	7815 HELLMAN AVE	91770-2343	5287016017		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.19	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1958	-	Four Units (Any Combination)
ROSEMEAD CA	7811 HELLMAN AVE	91770-2344	5287016018		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	FCMUO	1959	-	Four Units (Any Combination)
ROSEMEAD CA	3358 DEL MAR AVE	91770-2361	5287017001	A	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1928	Older buildings from 1925 to 1965.	Stores
ROSEMEAD CA	3356 DEL MAR AVE	91770-2361	5287017002	A	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1951	Older buildings from 1925 to 1965.	Stores
ROSEMEAD CA	3314 DEL MAR AVE	91770-2330	5287017015		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	FCMUO	1924	-	Store Combination
ROSEMEAD CA	3312 DEL MAR AVE	91770-2330	5287017016		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	FCMUO	1947	-	Store Combination
ROSEMEAD CA	3302 DEL MAR AVE	91770-2330	5287017044		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.26	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			11	11	FCMUO	1964	-	Service Stations
ROSEMEAD CA	3352 DEL MAR AVE	91770-2354	5287017045	A	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1966	Older buildings from 1925 to 1965.	Five or more apartments
ROSEMEAD CA	3342 DEL MAR AVE	91770-2361	5287017049	A	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.36	Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	FCMUO	1925	Older buildings from 1925 to 1965.	Churches
ROSEMEAD CA	3246 DEL MAR AVE	91770-2328	5287020003	C	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1947	Older buildings from 1947 to 1960.	Single
ROSEMEAD CA	3240 DEL MAR AVE	91770-2328	5287020004	C	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1950	Older buildings from 1947 to 1960.	Two Units
ROSEMEAD CA	7815 EMERSON PL	91770-2335	5287020020		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1940	-	Single
ROSEMEAD CA	3254 DEL MAR AVE	91770-2328	5287020028	C	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1960	Older buildings from 1947 to 1960.	Stores
ROSEMEAD CA	3250 DEL MAR AVE	91770-2353	5287020029	C	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	1963	Older buildings from 1947 to 1960.	Five or more apartments
ROSEMEAD CA	3224 DEL MAR AVE	91770-2328	5287020033	E	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.16	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	FCMUO	-	-	Commercial
ROSEMEAD CA	3212 DEL MAR AVE	91770-2328	5287020034	E	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.33	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14			14	FCMUO	-	-	Single
ROSEMEAD CA	3206 DEL MAR AVE	91770-2328	5287020035		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	FCMUO	1990	-	Office Buildings
ROSEMEAD CA	3232 DEL MAR AVE	91770-2328	5287020036	E	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.29	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12			12	FCMUO	-	-	Single
ROSEMEAD CA	3200 DEL MAR AVE	91770-2328	5287020037		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	FCMUO	1946	-	Store Combination
ROSEMEAD CA	3220 DEL MAR AVE	91770-2328	5287020038	E	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.48	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	20			20	FCMUO	-	-	Commercial
ROSEMEAD CA	7830 DOROTHY ST		5287020902		Mixed Use High: Residential/Commercial	R-2 Light Multiple Residential	40	60	1.79	Government	YES - Current	ES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	75			75	FCMUO	-	-	Government Parcel / Duff Elementary School
ROSEMEAD CA	3351 SAN GABRIEL BLVD	91770-2541	5287027006	AB	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.27	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11	FCMUO	1926	Older buildings from 1926 to 1976.	Office Buildings
ROSEMEAD CA	3317 SAN GABRIEL BLVD	91770-2541	5287027015		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.25	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	FCMUO	1949	-	Store Combination
ROSEMEAD CA	3367 SAN GABRIEL BLVD	91770-2541	5287027016	AC	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.40	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17			17	FCMUO	1958	Older buildings from 1958 to 1966.	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	3361 SAN GABRIEL BLVD	91770-2541	5287027017	AC	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	FCMUO	1966	Older buildings from 1958 to 1966.	Stores
ROSEMEAD CA	3343 SAN GABRIEL BLVD	91770-2541	5287027023	AB	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.43	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18	FCMUO	1976	Older buildings from 1926 to 1976.	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	3219 SAN GABRIEL BLVD	91770-2539	5287028001	X	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.23	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	FCMUO	1946	Older buildings from 1928 to 1964	Restaurants, Cocktail Lounges
ROSEMEAD CA	3211 SAN GABRIEL BLVD	91770-2539	5287028002	X	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1939	Older buildings from 1928 to 1964	Store Combination
ROSEMEAD CA	3205 SAN GABRIEL BLVD	91770-2539	5287028003	X	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	FCMUO	1928	Older buildings from 1928 to 1964	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	3309 SAN GABRIEL BLVD	91770-2541	5287028017		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.08	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	FCMUO	1970	-	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	3247 SAN GABRIEL BLVD	91770-2539	5287028020	Y	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	FCMUO	1941	Older buildings from 1928 to 1965.	Office Buildings
ROSEMEAD CA	3245 SAN GABRIEL BLVD	91770-2539	5287028021	Y	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1934	Older buildings from 1928 to 1965.	Stores
ROSEMEAD CA	3241 SAN GABRIEL BLVD	91770-2539	5287028022	Y	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1965	Older buildings from 1928 to 1965.	Stores
ROSEMEAD CA	3235 SAN GABRIEL BLVD	91770-2539	5287028023	Y	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.08	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1930	Older buildings from 1928 to 1965.	Single
ROSEMEAD CA	3231 SAN GABRIEL BLVD	91770-2553	5287028024	X	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.31	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	1964	Older buildings from 1928 to 1964.	Five or more apartments
ROSEMEAD CA	3225 SAN GABRIEL BLVD	91770-2554	5287028025	X	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.30	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1964	Older buildings from 1928 to 1964.	Five or more apartments
ROSEMEAD CA	3149 SAN GABRIEL BLVD	91770-2537	5287029004		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1988	-	Restaurants, Cocktail Lounges
ROSEMEAD CA	3141 SAN GABRIEL BLVD	91770-2537	5287029005		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.23	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	FCMUO	1939	-	Store Combination
ROSEMEAD CA	3133 SAN GABRIEL BLVD	91770-2537	5287029006		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1946	-	Store Combination

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information ³ Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes
ROSEMEAD CA	7804 EMERSON PL	91770-2336	5287032001	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1953	Older buildings from 1925 to 1956.	Two Units
ROSEMEAD CA	3152 DEL MAR AVE	91770-2326	5287032002	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1950	Older buildings from 1925 to 1956.	Five or more apartments
ROSEMEAD CA	7812 EMERSON PL	91770-2336	5287032003	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1950	Older buildings from 1925 to 1956.	Two Units
ROSEMEAD CA	7816 EMERSON PL	91770-2336	5287032004	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1947	Older buildings from 1925 to 1956.	Two Units
ROSEMEAD CA	3150 DEL MAR AVE	91770-2326	5287032006	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.07	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	1946	Older buildings from 1925 to 1956.	Single
ROSEMEAD CA	3148 DEL MAR AVE	91770-2326	5287032007	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.04	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1943	Older buildings from 1925 to 1956.	Office Buildings
ROSEMEAD CA	3151 WILSON WAY	91770-2341	5287032009	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.11	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1925	Older buildings from 1925 to 1956.	Single
ROSEMEAD CA	3145 WILSON WAY	91770-2341	5287032010	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.09	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1925	Older buildings from 1925 to 1956.	Single
ROSEMEAD CA	7813 WHITMORE ST	91770-2337	5287032035	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	1954	Older buildings from 1953 to 1964.	Three Units (Any Combination)
ROSEMEAD CA	3136 DEL MAR AVE	91770-2326	5287032039	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.55	Institutional	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23			23	FCMUO	1964	Older buildings from 1953 to 1964.	Hospitals
ROSEMEAD CA	3132 DEL MAR AVE	91770-2326	5287032040	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9			9	FCMUO	1953	Older buildings from 1953 to 1964.	Office Buildings
ROSEMEAD CA	3146 DEL MAR AVE	91770-2326	5287032041	G	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.08	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1947	Older buildings from 1925 to 1956.	Single
ROSEMEAD CA	3114 DEL MAR AVE	91770-2326	5287033045		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.20	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	FCMUO	1921	±	Single
ROSEMEAD CA	7812 WHITMORE ST	91770-2338	5287033046		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	1950	±	Five or more apartments
ROSEMEAD CA	3119 SAN GABRIEL BLVD	91770-2545	5287034003		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1986	±	Stores
ROSEMEAD CA	3119 SAN GABRIEL BLVD	91770-2545	5287034003		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1986	±	Stores
ROSEMEAD CA	3119 SAN GABRIEL BLVD	91770-2545	5287034003		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	1986	±	Stores
ROSEMEAD CA	8069 GARVEY AVE	91770-2466	5287034016		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.69	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		25		25		±	±	Mobile Home Parks
ROSEMEAD CA	3029 SAN GABRIEL BLVD	91770-2535	5287035002		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.64	Motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		23		23		±	±	Hotel & Motels
ROSEMEAD CA	8077 GARVEY AVE	91770-2420	5287035012		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.49	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		18		18		1964	±	Mobile Home Parks
ROSEMEAD CA	8069 GARVEY AVE	91770-2466	5287035013		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	2.84	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		103		103		±	±	Mobile Home Parks
ROSEMEAD CA	8105 GARVEY AVE	91770-2422	5287035017		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	1.22	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		44		44		±	±	Industrial
ROSEMEAD CA	3035 SAN GABRIEL BLVD	91770-2569	5287035020		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	2.01	Vacant	YES - Potential	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			161	161		±	±	Commercial
ROSEMEAD CA	8117 GARVEY AVE	91770-2422	5287035021		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.37	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		14		14		±	±	Commercial
ROSEMEAD CA	8117 GARVEY AVE	91770-2422	5287035021		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.51	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		18		18		±	±	Commercial
ROSEMEAD CA	3003 SAN GABRIEL BLVD	91770-2535	5287035022		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.71	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		26		26		1997	±	Restaurants, Cocktail Lounges
ROSEMEAD CA	N SAN GABRIEL BOULEVARD		5287035800		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.15	Utility	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5		±	±	Utility Commercial & Mutual; Pumping Plants State Assessed Pr
ROSEMEAD CA	7931 GARVEY AVE	91770-2456	5287036004		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.20	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7		±	±	Commercial
ROSEMEAD CA	7951 GARVEY AVE	91770-2456	5287036005		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1955	±	Stores
ROSEMEAD CA	8001 GARVEY AVE	91770-2420	5287036006	*	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	13.48	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		100	53	153		±	±	Warehousing, Distribution, Storage
ROSEMEAD CA	7928 VIRGINIA ST	91770-2465	5287037016		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.22	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1956	±	Four Units (Any Combination)
ROSEMEAD CA	7932 VIRGINIA ST	91770-2443	5287037017		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.22	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		±	±	Four Units (Any Combination)
ROSEMEAD CA	7907 GARVEY AVE	91770-2456	5287037022	AN	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1969	±	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	7913 GARVEY AVE	91770-2456	5287037023	AN	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1969	±	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	7919 GARVEY AVE	91770-2456	5287037024	AN	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1969	±	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	7924 VIRGINIA ST	91770-2443	5287037051		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.22	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1969	±	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	7938 VIRGINIA ST	91770-2443	5287037054		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.21	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1988	±	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	3033 DENTON AVE	91770-3125	5287037055		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.19	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7		±	±	Commercial
ROSEMEAD CA	7867 GARVEY AVE	91770-3059	5287037056		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.22	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8		1969	±	Parking Lots (Commercial Use Properties)

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information ³ Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes
ROSEMEAD CA	GARVEY AVE/DENTON AVE		5287037058		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.66	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element		24		24		1969	±	Parking Lots (Commercial Use, Properties)
ROSEMEAD CA	7916 VIRGINIA ST	91770-2443	5287038030		GSP	GSP-MU Garvey Ave SP, Residential/Commercial	0	30	0.22	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5		1969	±	Parking Lots (Commercial Use, Properties)
ROSEMEAD CA	7914 VIRGINIA ST	91770-2443	5287038032		GSP	GSP-MU Garvey Ave SP, Residential/Commercial	0	30	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1963	±	Single
ROSEMEAD CA	7900 VIRGINIA ST	91770-2443	5287038033		GSP	GSP-MU Garvey Ave SP, Residential/Commercial	0	30	0.56	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			12	12		1969	±	Auto, Recreation EQPT, Construction EQPT, Sales & Service
ROSEMEAD CA	7801 GARVEY AVE	91770-3005	5287039001	AO	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.34	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			30	30		1948	±	Restaurants, Cocktail Lounges
ROSEMEAD CA	7815 GARVEY AVE	91770-3005	5287039002	AO	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			10	10		1947	±	Store Combination
ROSEMEAD CA	7821 GARVEY AVE	91770-3059	5287039003	AO	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.11	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			10	10		1946	±	Store Combination
ROSEMEAD CA	7825 GARVEY AVE	91770-3059	5287039004	AO	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.13	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			10	10		1983	±	Auto, Recreation EQPT, Construction EQPT, Sales & Service
ROSEMEAD CA	3012 DEL MAR AVE	91770-2325	5287039005		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6		1971	±	Parking Lots (Commercial Use, Properties)
ROSEMEAD CA	3018 DEL MAR AVE	91770-2325	5287039006		GSP	GSP-MU Garvey Ave SP, Residential/Commercial	0	30	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1973	±	Single
ROSEMEAD CA	3026 DEL MAR AVE	91770-2325	5287039007		GSP	GSP-MU Garvey Ave SP, Residential/Commercial	0	30	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1961	±	Stores
ROSEMEAD CA	3030 DEL MAR AVE	91770-2325	5287039008		GSP	GSP-MU Garvey Ave SP, Residential/Commercial	0	30	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1947	±	Stores
ROSEMEAD CA	3036 DEL MAR AVE	91770-2325	5287039009		GSP	GSP-MU Garvey Ave SP, Residential/Commercial	0	30	0.16	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1924	±	Office Buildings
ROSEMEAD CA	3038 DEL MAR AVE	91770-2325	5287039010		GSP	GSP-MU Garvey Ave SP, Residential/Commercial	0	30	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		1946	±	Single
ROSEMEAD CA	3017 BRIGHTON ST	91770-2322	5287039011		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6		1947	±	Single
ROSEMEAD CA	3046 DEL MAR AVE	91770-2325	5287039019	J	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1979	Older buildings from 1929 to 1979.	Single
ROSEMEAD CA	3054 DEL MAR AVE	91770-2325	5287039027	J	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1947	Older buildings from 1929 to 1979.	Two Units
ROSEMEAD CA	3048 DEL MAR AVE	91770-2369	5287039028	J	Mixed Use High: Residential/Commercial	R-3 Medium Multiple Residential	40	60	0.27	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8			8	FCMUO	1979	Older buildings from 1929 to 1979.	Five or more apartments
ROSEMEAD CA	3001 WALNUT GROVE AVE	91770-2785	5288001040	*	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.68	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	7		35	42	RC-MUDO D-O	1977	±	Entitlements Approved
ROSEMEAD CA	3141 WILLARD AVE	91770-2757	5288003046	AR	High Density Residential	P-D Planned Development	0	12	0.79	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			24	24		1922	±	Single / Entitlements Approved
ROSEMEAD CA	3026 EARLE AVE	91770-2639	5288004039	Q	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.23	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		3		3	RC-MUDO	1924	±	Single
ROSEMEAD CA	3020 EARLE AVE	91770-2639	5288004040	Q	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.50	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7		7	RC-MUDO	1953	±	Single
ROSEMEAD CA	3014 EARLE AVE	91770-2639	5288004041	Q	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.33	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		3		3	RC-MUDO	1949	±	Store Combination
ROSEMEAD CA	8463 GARVEY AVE	91770-2675	5288004044		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.87	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		12		12	RC-MUDO	1987	±	Hotel & Motels
ROSEMEAD CA	8479 GARVEY AVE	91770-2675	5288004045		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.73	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		10		10	RC-MUDO	1928	±	Office Buildings
ROSEMEAD CA	3133 WILLARD AVE	91770-2757	5288004054	AR	High Density Residential	P-D Planned Development	0	12	0.20	Residential	YES - Planned	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		5		5		1938	±	Single / Entitlements Approved
ROSEMEAD CA	8449 GARVEY AVE	91770-2675	5288004057		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.52	Commercial	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			26	26	RC-MUDO	1972	±	Auto, Recreation EQPT, Construction EQPT, Sales & Service
ROSEMEAD CA	8399 GARVEY AVE	91770-2650	5288005029		Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	1.07	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		15		15	RC-MUDO	1971	±	Auto, Recreation EQPT, Construction EQPT, Sales & Service
ROSEMEAD CA	8405 GARVEY AVE	91770-2652	5288005030	S	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	RC-MUDO	1961	±	Stores
ROSEMEAD CA	3024 LANGFORD PL	91770-2655	5288005032	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.34	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4	RC-MUDO	1940	±	Single
ROSEMEAD CA	3018 LANGFORD PL	91770-2658	5288005033	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.18	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				0	RC-MUDO	1949	±	Three Units (Any Combination)
ROSEMEAD CA	3014 LANGFORD PL	91770-2655	5288005034	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	±	±	Commercial
ROSEMEAD CA	8419 GARVEY AVE	91770-2652	5288005035	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.27	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4	RC-MUDO	1979	±	Auto, Recreation EQPT, Construction EQPT, Sales & Service
ROSEMEAD CA	3019 EARLE AVE	91770-2638	5288005037	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	RC-MUDO	1942	±	Single
ROSEMEAD CA	3027 EARLE AVE	91770-2638	5288005038	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0		0	RC-MUDO	1953	±	Three Units (Any Combination)
ROSEMEAD CA	3033 EARLE AVE	91770-2638	5288005039	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.09	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	RC-MUDO	1924	±	Single
ROSEMEAD CA	3031 LANGFORD PL	91770-2659	5288005063	S	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.11	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0		0	RC-MUDO	1949	±	Three Units (Any Combination)
ROSEMEAD CA	3013 EARLE AVE	91770-2638	5288005064	R	Mixed Use: Residential/Commercial	C-3 Medium Commercial	25	30	0.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5	RC-MUDO	1977	±	Auto, Recreation EQPT, Construction EQPT, Sales & Service
ROSEMEAD CA	3050 SAN GABRIEL BLVD	91770-2536	5288009040	T	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.03	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1935	Older building from 1935 to 1948.	Stores

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information3 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes
ROSEMEAD CA	8208 PARK ST	91770-2534	5288009041	T	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1940	Older building from 1935 to 1948.	Stores
ROSEMEAD CA	8204 PARK ST	91770-2534	5288009042	T	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1945	Older building from 1935 to 1948.	Stores
ROSEMEAD CA	3044 SAN GABRIEL BLVD	91770-2536	5288009043	T	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.03	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	FCMUO	1948	Older building from 1935 to 1948.	Store Combination
ROSEMEAD CA	3038 SAN GABRIEL BLVD	91770-2536	5288009045	T	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4		-	-	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	3030 SAN GABRIEL BLVD	91770-2536	5288009046	T	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4		-	-	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	8225 GARVEY AVE	91770-2551	5288009052		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	1.19	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		43		43		-	-	Supermarkets
ROSEMEAD CA	3033 GLADYS AVE	91770-2511	5288009053	T	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5		-	-	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	3037 GLADYS AVE	91770-2511	5288009054	T	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5		-	-	P
ROSEMEAD CA	8235 GARVEY AVE	91770-2551	5288009065		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	2.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		77		77		-	-	Supermarkets
ROSEMEAD CA	3000 SAN GABRIEL BLVD	91770-2536	5288009074		GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.75	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		27		27		1981	-	Stores
ROSEMEAD CA	3041 GLADYS AVE	91770-2511	5288009075	T	GSP	GSP-MU Garvey Ave SP, Incentivized MU	0	80	0.34	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		12		12		-	-	Restaurants, Cocktail Lounges
ROSEMEAD CA	3144 SAN GABRIEL BLVD	91770-2538	5288010003	U	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1965	Older buildings from 1965.	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	3128 SAN GABRIEL BLVD	91770-2538	5288010016	U	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.31	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	FCMUO	-	Older buildings from 1965.	Commercial
ROSEMEAD CA	N SAN GABRIEL BOULEVARD		5288010019	U	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.10	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1966	Older buildings from 1965.	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	3230 SAN GABRIEL BLVD	91770-2540	5288010035	W	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1929	Older buildings from 1929 to 1961.	Store Combination
ROSEMEAD CA	3226 SAN GABRIEL BLVD	91770-2540	5288010036	W	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1947	Older buildings from 1929 to 1961.	Stores
ROSEMEAD CA	3222 SAN GABRIEL BLVD	91770-2540	5288010037	W	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1961	Older buildings from 1929 to 1961.	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	3218 SAN GABRIEL BLVD	91770-2540	5288010038	W	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1946	Older buildings from 1929 to 1961.	Store Combination
ROSEMEAD CA	3210 SAN GABRIEL BLVD	91770-2540	5288010039	V	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1976	Older buildings from 1941 to 1976.	Warehousing, Distribution, Storage
ROSEMEAD CA	3236 SAN GABRIEL BLVD	91770-2540	5288010042	W	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	FCMUO	1947	Older buildings from 1929 to 1961.	Single
ROSEMEAD CA	3208 SAN GABRIEL BLVD	91770-2540	5288010043	V	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.07	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1947	Older buildings from 1941 to 1976.	Stores
ROSEMEAD CA	3156 SAN GABRIEL BLVD	91770-2538	5288010049		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.49	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	FCMUO	1974	-	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	3200 SAN GABRIEL BLVD	91770-2540	5288010050	V	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.23	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	FCMUO	1941	Older buildings from 1941 to 1976.	Stores
ROSEMEAD CA	3106 SAN GABRIEL BLVD	91770-2579	5288010053		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.50	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	FCMUO	1985	Older building from 1985.	Stores
ROSEMEAD CA	8205 HELLMAN AVE	91770-2531	5288012029		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	13	FCMUO	1960	-	Stores
ROSEMEAD CA	3365 WALNUT GROVE AVE	91770-2783	5288016026		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.61	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	FCMUO	1989	Older building from 1989.	Stores
ROSEMEAD CA	3352 SAN GABRIEL BLVD	91770-2542	5288017026	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	-	Older buildings from 1947 to 1967.	Four Units (Any Combination)
ROSEMEAD CA	3346 SAN GABRIEL BLVD	91770-2542	5288017027	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1941	Older buildings from 1947 to 1967.	Office Buildings
ROSEMEAD CA	3340 SAN GABRIEL BLVD	91770-2542	5288017028	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	FCMUO	1945	Older buildings from 1947 to 1967.	Store Combination
ROSEMEAD CA	3338 SAN GABRIEL BLVD	91770-2542	5288017029	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	-	Older buildings from 1947 to 1967.	Stores
ROSEMEAD CA	3336 SAN GABRIEL BLVD	91770-2542	5288017030	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.06	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	FCMUO	1947	Older buildings from 1947 to 1967.	Store Combination
ROSEMEAD CA	3330 SAN GABRIEL BLVD	91770-2542	5288017031	AA	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1949	Older buildings from 1947 to 1967.	Store Combination
ROSEMEAD CA	3328 SAN GABRIEL BLVD	91770-2542	5288017032	Z	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1950	Older buildings from 1946 to 1967.	Store Combination
ROSEMEAD CA	3320 SAN GABRIEL BLVD	91770-2542	5288017033	Z	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	0000	Older buildings from 1946 to 1967.	Store Combination
ROSEMEAD CA	3316 SAN GABRIEL BLVD	91770-2542	5288017034	Z	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1948	Older buildings from 1946 to 1967.	Stores
ROSEMEAD CA	3316 SAN GABRIEL BLVD	91770-2542	5288017035	Z	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.12	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1967	Older buildings from 1946 to 1967.	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	3854 DELTA AVE	91770-1606	5371008052		Low Density Residential	R-1 Single Family Residential	0	7	0.23	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		0		0		1951	-	Two Units
ROSEMEAD CA	8547 VALLEY BLVD	91770-1639	5372020046	AD	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	FCMUO	1959	Older buildings from 1946 to 1959.	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	8527 VALLEY BLVD	91770-1639	5372020047	AD	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.50	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21	FCMUO	1956	Older buildings from 1946 to 1959.	Stores

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information ³ Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes
ROSEMEAD CA	8511 GRAND AVE	91770-1218	5389006036		Low Density Residential	R-1 Single Family Residential	0	7	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0	0		1946	-	Single
ROSEMEAD CA	8623 MISSION DR	91770-1137	5389009029		Low Density Residential	R-1 Single Family Residential	0	7	0.17	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single
ROSEMEAD CA	8601 MISSION DR	91770-1137	5389009030		Low Density Residential	R-1 Single Family Residential	0	7	1.51	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7		-	-	Single
ROSEMEAD CA	8601 MISSION DR	91770-1137	5389009031		Low Density Residential	R-1 Single Family Residential	0	7	1.66	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8		-	-	Commercial
ROSEMEAD CA	3900 WALNUT GROVE AVE	91770-1657	5390001052		Mixed Use High: Residential/Commercial	C-4 Regional Commercial	40	60	1.12	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			46	46	FCMUO	1947	-	Two Units
ROSEMEAD CA	3910 WALNUT GROVE AVE	91770-1657	5390001053		Mixed Use High: Residential/Commercial	C-4 Regional Commercial	40	60	0.34	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	13	FCMUO	1946	-	Single
ROSEMEAD CA	8614 VALLEY BLVD	91770-1710	5390001057		Mixed Use High: Residential/Commercial	C-4 Regional Commercial	40	60	1.92	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			77	77	FCMUO	1970	-	Stores
ROSEMEAD CA	8632 VALLEY BLVD	91770-1740	5390001058		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	1.03	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			43	43	FCMUO	1990	-	Store Combination
ROSEMEAD CA	GUESS ST/MUSCATEL AVE		5390009040		Low Density Residential	R-1 Single Family Residential	0	7	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single
ROSEMEAD CA	GUESS ST/MUSCATEL AVE		5390009041		Low Density Residential	R-1 Single Family Residential	0	7	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single
ROSEMEAD CA	GUESS ST/MUSCATEL AVE		5390009042		Low Density Residential	R-1 Single Family Residential	0	7	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single
ROSEMEAD CA	E GUESS ST/RALPH ST		5390009044		Low Density Residential	R-1 Single Family Residential	0	7	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single
ROSEMEAD CA	GUESS ST/MUSCATEL AVE		5390009046		Low Density Residential	R-1 Single Family Residential	0	7	0.14	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		-	-	Single
ROSEMEAD CA	3917 MUSCATEL AVE	91770-1730	5390010051		Low Density Residential	R-1 Single Family Residential	0	7	0.39	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		1974	-	Single
ROSEMEAD CA	8856 VALLEY BLVD	91770-1714	5390011076		Mixed Use: Residential/Commercial	CBD Central Business District	25	30	1.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		16		16	RC-MUDO	1971	-	Banks Savings & Loan
ROSEMEAD CA	8800 VALLEY BLVD	91770-1714	5390011919		Mixed Use: Residential/Commercial	CBD Central Business District	25	30	2.23	Government	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element		31		31	RC-MUDO	-	-	Government Parcel / LA County Library - Rosemead Library
ROSEMEAD CA	3613 ROSEMEAD BLVD	91770-2063	5390017069	AM	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	FCMUO	1956	Older buildings from 1956 to 1984.	Five or more apartments
ROSEMEAD CA	3603 ROSEMEAD BLVD	91770-2054	5390017070	AM	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.20	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8			8	FCMUO	1983	Older buildings from 1956 to 1984.	Stores
ROSEMEAD CA	8951 GLENDON WAY	91770-1892	5390017071	AM	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	FCMUO	1984	Older buildings from 1956 to 1984.	Professional Buildings
ROSEMEAD CA	3675 ROSEMEAD BLVD	91770-2054	5390017080	AM	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.75	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31			31	FCMUO	1974	Older buildings from 1956 to 1984.	Auto. Recreation EQPT. Construction EQPT. Sales & Service
ROSEMEAD CA	3643 ROSEMEAD BLVD	91770-2054	5390017081	AM	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	0.81	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	34			34	FCMUO	1974	Older buildings from 1956 to 1984.	Restaurants, Cocktail Lounges
ROSEMEAD CA	3633 ROSEMEAD BLVD	91770-2054	5390017082	AM	Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	1.58	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	67			67	FCMUO	1974	Older buildings from 1956 to 1984.	Hotel & Motels
ROSEMEAD CA	8828 GLENDON WAY	91770-1806	5390018018		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.55	Vacant	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			23	23	FCMUO	-	-	Commercial
ROSEMEAD CA	3527 IVAR AVE	91770-1809	5390018033		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.95	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	39			39	FCMUO	1987	Older buildings from 1987.	Warehousing, Distribution, Storage
ROSEMEAD CA	8920 GLENDON WAY	91770-1808	5390018036		Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	3.12	Recreational	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	130			130	FCMUO	1971	Older buildings from 1971 to 1986.	Athletic & Amusement Facilities
ROSEMEAD CA	3520 IVAR AVE	91770-1810	5390018037		Mixed Use High: Residential/Commercial	P-D Planned Development	40	60	1.82	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	77			77	FCMUO	1986	Older buildings from 1971 to 1986.	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	WALNUT GROVE AVE/VALLEY BLVD		5391006028	AE	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	FCMUO	1965	Older buildings from 1948 to 1965.	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	8609 VALLEY BLVD	91770-1709	5391006029	AE	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.37	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	FCMUO	1948	Older buildings from 1948 to 1955.	Restaurants, Cocktail Lounges
ROSEMEAD CA	8635 VALLEY BLVD	91770-1709	5391006039		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	1.66	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	69			69	FCMUO	1979	Older buildings from 1979.	Warehousing, Distribution, Storage
ROSEMEAD CA	8815 VALLEY BLVD	91770-1713	5391009001	*	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	4.59	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		44	21	65	RC-MUDO D-O	-	-	Shopping Centers (Neighborhood community)
ROSEMEAD CA	8855 VALLEY BLVD	91770-1753	5391009002		Mixed Use: Residential/Commercial	CBD Central Business District	25	30	1.56	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		21		21	RC-MUDO	1958	-	Stores
ROSEMEAD CA	8845 VALLEY BLVD	91770-9000	5391009003		Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.47	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		7		7	RC-MUDO D-O	1966	-	Shopping Centers (Neighborhood community)
ROSEMEAD CA	4316 MUSCATEL AVE	91770-1356	5391010017		High Density Residential	R-3 Medium Multiple Residential	0	30	0.80	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			5	5		1926	-	Five or more apartments / Entitlement Submitted
ROSEMEAD CA	4022 IVAR AVE	91770-1319	5391012021	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	RC-MUDO	1950	-	Two Units
ROSEMEAD CA	8908 BENTEL AVE	91770-1317	5391012022	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1		1	RC-MUDO	1928	-	Single
ROSEMEAD CA	8912 BENTEL AVE	91770-1317	5391012023	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1965	-	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	8931 VALLEY BLVD	91770-1831	5391012028	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1925	-	Stores
ROSEMEAD CA	8927 VALLEY BLVD	91770-1831	5391012029	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1947	-	Stores
ROSEMEAD CA	8921 VALLEY BLVD	91770-1831	5391012030	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1929	-	Stores

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information ³ Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes
ROSEMEAD CA	8917 VALLEY BLVD	91770-1831	5391012031	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1955	-	Banks Savings & Loan
ROSEMEAD CA	8911 VALLEY BLVD	91770-1831	5391012032	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.13	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	RC-MUDO	1946	-	Stores
ROSEMEAD CA	8901 VALLEY BLVD	91770-1831	5391012033	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.32	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4	RC-MUDO	1954	-	Store Combination
ROSEMEAD CA	8932 BENTEL AVE	91770-1338	5391012041	AF	Mixed Use: Residential/Commercial	CBD Central Business District	25	30	0.58	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8	RC-MUDO	1979	-	Office Buildings
ROSEMEAD CA	9743 ABILENE ST	91770-1533	8577008035		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1950	-	Two Units
ROSEMEAD CA	9733 ABILENE ST	91770-1533	8577008037		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1950	-	Single
ROSEMEAD CA	9727 ABILENE ST	91770-1533	8577008038		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1946	-	Single
ROSEMEAD CA	9721 ABILENE ST	91770-1533	8577008039		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1946	-	Single
ROSEMEAD CA	9715 ABILENE ST	91770-1533	8577008040		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	RC-MUDO	1962	-	Three Units (Any Combination)
ROSEMEAD CA	4106 TEMPLE CITY BLVD	91770-1550	8577008041		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	RC-MUDO	1971	-	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	4100 TEMPLE CITY BLVD	91770-1550	8577008042		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1948	-	Single
ROSEMEAD CA	ABELINE ST/TEMPLE CITY BLVD		8577008060		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.25	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	RC-MUDO	-	-	Commercial
ROSEMEAD CA	4110 TEMPLE CITY BLVD	91770-1550	8577008061		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.28	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	RC-MUDO	1956	-	Three Units (Any Combination)
ROSEMEAD CA	9739 ABILENE ST	91770-1533	8577008071		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.28	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	RC-MUDO	1950	-	Single
ROSEMEAD CA	4046 TEMPLE CITY BLVD	91770-1564	8577009019		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	FCMUO	1945	-	Office Buildings
ROSEMEAD CA	9714 ABILENE ST	91770-1534	8577009020		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	FCMUO	1946	-	Single
ROSEMEAD CA	9718 ABILENE ST	91770-1534	8577009021		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1946	-	Two Units
ROSEMEAD CA	9728 ABILENE ST	91770-1534	8577009022		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1946	-	Single
ROSEMEAD CA	9738 ABILENE ST	91770-1534	8577009024		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.16	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	FCMUO	1949	-	Two Units
ROSEMEAD CA	9748 ABILENE ST	91770-1534	8577009025		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.21	Vacant (City)	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	FCMUO	-	-	Single
ROSEMEAD CA	9711 VALLEY BLVD	91770-1553	8577009028	AI	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.48	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	20			20	FCMUO	1930	Older buildings from 1930 to 1983.	Warehousing, Distribution, Storage
ROSEMEAD CA	4022 TEMPLE CITY BLVD	91770-1500	8577009029	AI	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	6			6	FCMUO	1964	Older buildings from 1930 to 1983.	Parking Lots (Commercial Use Properties)
ROSEMEAD CA	4030 TEMPLE CITY BLVD	91770-1500	8577009030	AI	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.82	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	34			34	FCMUO	1954	Older buildings from 1930 to 1983.	Let Manf.Sm. EQPT, Manuf Sm Shps, Instr.Manuf, Prnt Plnts
ROSEMEAD CA	4040 TEMPLE CITY BLVD	91770-1564	8577009031	AI	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.64	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	27			27	FCMUO	1954	Older buildings from 1930 to 1983.	Five or more apartments
ROSEMEAD CA	9735 VALLEY BLVD	91770-1553	8577009039		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	2.20	Vacant (City)	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	92			92	FCMUO	-	-	Industrial
ROSEMEAD CA	4050 TEMPLE CITY BLVD	91770-1564	8577009051		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	FCMUO	1946	-	Store Combination
ROSEMEAD CA	9743 VALLEY BLVD	91770-1553	8577009052		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	1.65	Vacant (City)	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	69			69	FCMUO	-	-	Industrial
ROSEMEAD CA	9734 ABILENE ST	91770-1534	8577009054		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	FCMUO	-	-	Single
ROSEMEAD CA	4016 TEMPLE CITY BLVD	91770-1500	8577009902	AI	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.18	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	8			8	FCMUO	1983	Older buildings from 1930 to 1983.	Office Buildings
ROSEMEAD CA	9637 VALLEY BLVD	91770-1509	8592007029	AH	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.46	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	14			14	RC-MUDO D-O	1954	Older buildings from 1941 to 1988.	Single
ROSEMEAD CA	9639 VALLEY BLVD	91770-1509	8592007030	AH	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.21	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	RC-MUDO D-O	1941	Older buildings from 1941 to 1988.	Professional Buildings
ROSEMEAD CA	9651 VALLEY BLVD	91770-1509	8592007031	AH	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.51	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	16			16	RC-MUDO D-O	1954	Older buildings from 1941 to 1988.	Auto, Recreation EQPT, Construction, EQPT, Sales & Service
ROSEMEAD CA	4013 TEMPLE CITY BLVD	91770-1547	8592007034	AH	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5			5	RC-MUDO D-O	1973	Older buildings from 1941 to 1988.	Let Manf.Sm. EQPT, Manuf Sm Shps, Instr.Manuf, Prnt Plnts
ROSEMEAD CA	4025 TEMPLE CITY BLVD	91770-1547	8592007037		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1952	-	Two Units
ROSEMEAD CA	4029 TEMPLE CITY BLVD	91770-1547	8592007038		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.14	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1940	-	Single
ROSEMEAD CA	4045 TEMPLE CITY BLVD	91770-1557	8592007041		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.13	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	RC-MUDO	1954	-	Four Units (Any Combination)
ROSEMEAD CA	4051 TEMPLE CITY BLVD	91770-1557	8592007042		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.15	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	RC-MUDO	1950	-	Single
ROSEMEAD CA	9600 LORICA ST	91770-1540	8592007052		Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.17	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	RC-MUDO	-	-	Industrial
ROSEMEAD CA	9655 VALLEY BLVD	91770-1509	8592007061	AH	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	40	60	0.22	Commercial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	RC-MUDO D-O	1988	Older buildings from 1941 to 1988.	Auto, Recreation EQPT, Construction, EQPT, Sales & Service

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	S Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1 Overlay	Optional Information Year Built	Optional Information Year Built Notes	Optional Information Use Description Notes	Optional Information Built SF
ROSEMEAD	NORTH SAN GABRIEL BLVD / DARLINGTON AVE		5271002053	0	0	0	13	Accomodate Buffer	0.33	Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	40	60	13	Vacant	Commercial	RC-MUDO	-	-	Commercial	0
ROSEMEAD	NORTH SAN GABRIEL BLVD / DARLINGTON AVE		5271002054	0	0	0	6	Accomodate Buffer	0.16	Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	40	60	6	Vacant	Commercial	RC-MUDO	-	-	Commercial	0
ROSEMEAD	9238 LOWER AZUSA RD	91770-1512	8592016010	10	9	0	0	Accomodate Buffer	0.61	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	40	60	18	Non-Vacant	Residential	RC-MUDO	1947	-	Single	953
ROSEMEAD	9200 LOWER AZUSA RD	91770-1512	8592016039	19	18	0	0	Accomodate Buffer	1.17	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	40	60	36	Non-Vacant	Industrial	RC-MUDO	1976	-	Use: Medium, F&O, Mixed, Bus, Shop, Retail, Medical, Food, Plaza	43340
ROSEMEAD	9201 LOWER AZUSA RD	91770-1511	8592019061	8	8	0	0	Accomodate Buffer	0.51	Mixed Use High: Residential/Commercial	M-1 Light Industrial	Mixed Use High: Residential/Commercial	M-1 Light Industrial/RC-MUDO	40	60	16	Non-Vacant	Industrial	RC-MUDO	1981	-	Warehousing, Distribution, Storage	2539
ROSEMEAD	3606 ROSEMEAD BLVD	91770-2077	8594023026	0	0	0	20	Accomodate Buffer	0.47	Mixed Use High: Residential/Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/FCMUO	40	60	20	Non-Vacant	Commercial	FCMUO	1958	-	Service Stations	3296
ROSEMEAD	9536 VALLEY BLVD	91770-1508	8593002038	0	0	0	22	Accomodate Buffer	1.08	Commercial	C-3 Medium Commercial	Mixed Use: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	25	30	21	Non-Vacant	Commercial	RC-MUDO	1943	-	Store Combination	9395
ROSEMEAD	500 MONTEBELLO BLVD	91770-4303	5271002052	0	0	0	148	Accomodate Buffer	3.53	Commercial	C-3 Medium Commercial	Mixed Use High: Residential/Commercial	C-3 Medium Commercial/RC-MUDO	40	60	148	Non-Vacant	Commercial	RC-MUDO	1989	-	Movie Picture, Radio & Television	98844
ROSEMEAD	7545 GARVEY AVE	91770-2911	5286022009	0	0	0	20	Accomodate Buffer	0.25	GSP	GSP	GSP	GSP-MU			20	Non-Vacant	Residential		-	-	Single	0
ROSEMEAD	7539 GARVEY AVE	91770-2912	5286022010	0	0	0	55	Accomodate Buffer	0.7	GSP	GSP	GSP	GSP-MU			55	Non-Vacant	Residential		-	-	Mobile Home Parks	0

APPENDIX D – FAIR HOUSING ASSESSMENT

1. Introduction and Overview of AB 686

In 2018, California passed Assembly Bill (AB 686) as the statewide framework to affirmatively further fair housing (AFFH) to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defined “affirmatively furthering fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the housing element that includes the following components: a summary of fair housing issues and assessment of the city’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

AB 686 also requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH, and that the housing element include a program that promotes and affirmatively furthers fair housing opportunities throughout the community. The program should address the issues identified through the assessment. The program must include: 1) meaningful actions that address disparities in housing needs and in access to opportunity; 2) a timeline of concrete actions and a timeline for implementation; and 3) no actions inconsistent with AFFH. Housing Element Section 5 includes the required AFFH program, based on the recommendations of the AI and the additional analysis done for the 6th Cycle Housing Element update provided in this assessment.

2. Assessment of Fair Housing Issues

The city has always had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, and, as an entitlement city, prepared an updated Analysis of Impediments to Fair Housing Choice (AI) that was adopted in 2020. The city’s AI is a comprehensive review of policies, procedures, and practices within Rosemead that affect the location, availability and accessibility of housing and the current residential patterns and conditions related to fair housing choice. This AI study analyzed data (U.S. Census, fair housing complaints, city and federal government and Home Mortgage Disclosure Act) and conducted audit tests and surveys to identify barriers to fair housing.

Fair housing choice should be understood as the ability of persons of similar incomes to have available to them the same housing choices regardless of race, color, religion, sex, disability, familial status, or national origin. An impediment to fair housing choice is an action, omission, or decision taken because of race, color, religion, sex, disability, familial status, or national origin that restricts housing choices or the availability of housing choice. It is also any action, omission, or decision that has this kind of effect.

This analysis also relied on the AFFH Data and Mapping Resources provided by the California Department of Housing and Community Development (HCD Data Viewer), the 2021-2022 Annual Action Plan report to the U.S. Department of Housing and Urban Development (HUD) pertaining to the city’s Consolidated Plan (Con Plan), and the Consolidated Annual Performance and Evaluation

Report (CAPER) for city housing programs, American Community Survey 2014-2018 5-year estimates (ACS), Comprehensive Housing Affordability Strategy (CHAS) data, the “Pre-Certified Local Housing Data” prepared for the City of Rosemead by the Southern California Association of Governments (SCAG Report), and additional local sources of information.

AB 686 requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH. To meet this requirement, the city’s RHNA Sites Inventory has been mapped and overlaid onto the HCD Data Viewer maps to show where RHNA sites are located with respect to opportunity areas, segregation, and racially/ethnically concentrated areas of poverty (RECAPs) as further discussed in the related sections below. Accompanying tables provide additional specificity regarding the distribution of RHNA sites. Since the RHNA Sites Inventory was mapped and overlaid onto the HCD Data Viewer maps, and used to create the accompanying tables, there have been adjustments made to the RHNA sites. The changes are primarily to assume a higher realistic density for the Garvey Avenue Specific Plan area; to add additional sites for rezoning along Valley Boulevard, Montebello Boulevard, and Garvey Avenue; to remove sites from Rosemead Boulevard and Valley Boulevard; and to consolidate various sites along Garvey Avenue. The total result of the changes is an increase of 1,236 units. The distribution of units by area remains essentially unchanged as shown in Figure D-1B. As such, the following AFFH analysis considering the geographic distribution of RHNA sites throughout the city remains appropriate, even though some of the data presented in the figures and tables identifying RHNA sites have not been updated to reflect the latest sites inventory refinements.

2.1 Fair Housing Enforcement and Outreach

The city has contracted with the Southern California Housing Rights Center (HRC) to implement its Fair Housing Program, and the availability of these services is promoted on the city’s website. The HRC works to enforce fair housing laws, including the Fair Housing Act (FHA) the California Fair Employment and Housing Act (FEHA), Source of Income and Section 8 protection laws, the Tenant Protection Act (AB 1482, 2019), the unlawful detainer process, COVID-19 tenant protections, and disability accommodations in housing. The HRC provides free fair housing services, including landlord/tenant counseling to answer questions about rights and responsibilities; investigation concerning allegations of housing discrimination, help for victims of discrimination; outreach, and education about Fair Housing laws and issues; and publication of a monthly rental listing of affordable housing opportunities. HRC has physical offices (in Los Angeles, Pasadena, and Van Nuys) that are currently closed due to the pandemic, but holds weekly online workshops, maintains a Housing Rights Hotline, and offers phone or online counseling.

The city’s AI discussed federal laws, including the Civil Rights Act, the Fair Housing Act (as amended), the HUD Final Rule on Equal Access to Housing in HUD Programs, the Americans with Disabilities Act, and the Home Mortgage Disclosure Act, among others. State laws cited include the California Fair Employment and Housing Act (FEHA), SB 329 (2019), and multiple civil rights acts and laws protecting the rights of special needs groups. In addition, as a result of the AI, actions were adopted to overcome potential impediments to fair housing laws, as discussed in Section 2.7, Summary of Fair Housing Issues, below.

The city’s 2019 CAPER identified 577 persons assisted through CDBG-funded fair housing services. Additional information on Fair Housing issues is available on the AFFH Data Viewer, which reports that there were 12 Fair Housing Enforcement and Outreach (FHEO) inquiries in Rosemead between 2013 and 2021: one was found to have “no valid basis,” five had “no valid issue,” and six were reported as “failure to respond.” Countywide, .01 FHEO cases were reported per thousand people, which was an improvement over 2010 data showing .025-.05 cases per thousand people. Programs to address fair housing enforcement and outreach are included in [Program 14](#).

2.2 Integration and Segregation

The HCD Data Viewer, drawing from U.S. Census, ACS, and other data sources, provides a depth of resources to better understand patterns of affluence, poverty, segregation, and integration. In addition, the HUD dissimilarity index was reviewed. The dissimilarity index measures the relative separation or integration of groups across all neighborhoods of a city or a metropolitan area. The distribution of racial or ethnic groups across an area can be analyzed using an index of dissimilarity. This method allows for comparisons between subpopulations, indicating how much one group is spatially separated from another within a community. The index of dissimilarity is rated on a scale from 0 to 100, in which a score of 0 corresponds to perfect integration and a score of 100 represents total segregation. Typically, an index under 30 is considered low, between 30 and 60 is moderate, and above 60 is high.

The city's AI reports that in 2010, the dissimilarity indices countywide by census tract for all non-White groups were principally in the low range, except for the index for Hispanic/Latino (of any race) and non-Hispanic Asian populations (see Table D-1). By 2017, most of the indices had slightly increased with a small exception of Black/White index. Segregation can be reinforced both unintentionally and by deliberate actions. As reported in the AI, the increases in the dissimilarity indices are more likely the result of natural settlement patterns versus deliberate segregation. Severe segregation seems to be happening particularly when reviewing the race-based census maps. Many neighborhoods have high concentrations of non-Hispanic Asian and/or Hispanic/Latino (of any race) populations.

Table D-1– Dissimilarity Indices Compiled for the Analysis of Impediments, 2020

Racial/Ethnic Dissimilarity Index	2000	2010	2017
Non-White/White	24.58	23.67	28.19
Black/White	24.32	17.59	33.00
Hispanic/White	26.93	25.21	30.01
Asian or Pacific Islander/White	22.85	23.01	27.80

Source: City of Rosemead AI, citing 2000, 2010 and 2013-2017 ACS, Affirmatively Furthering Fair Housing

Note: When a group's population is small, its dissimilarity index may be high, even if the group's members are evenly distributed throughout the area. Thus, when a group's population is less than 1,000, exercise caution in interpreting its dissimilarity indices.

Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns because it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. The city's racial/ethnic composition has shifted over the past several decades. Following a trend that began in the 1990s, the proportion of non-Hispanic White community members has been decreasing in the city, accompanied by an increase in other racial/ethnic groups, primarily non-Hispanic Asian and Hispanic/Latino (of any race) community members. This trend can be seen in Housing Element Table 4 (found in Section 2), which compares data from the 2000 and 2010 Census data with data from the 2015-2019 American Community Survey (ACS). The ACS reports that the city's largest racial demographic groups are non-Hispanic Asian at 62.6 percent; non-Hispanic White at 15.7 percent; and "other" at 21.6 percent. In addition, 32.6 percent of the population identify as Hispanic or Latino of any race. All of the RHNA inventory sites are located in minority-concentrated (non-Hispanic Asian Majority) areas, as shown on Figure D-1A, Figure D-2, and Table D-2. Figure D-2 shows that almost the entire city is made up of non-Hispanic Asian Majority Tracts, with a "sizable gap" of 10 to 50 percent, and a small area of Hispanic/Latino (of any race) Majority Tracts near the city's southern boundaries. Figure D-2 also shows the racial demographics of the broader San Gabriel Valley subregional area.

Figure D-1A – Sites Inventory with Minority Concentrated Areas of Population, City of Rosemead Housing Element

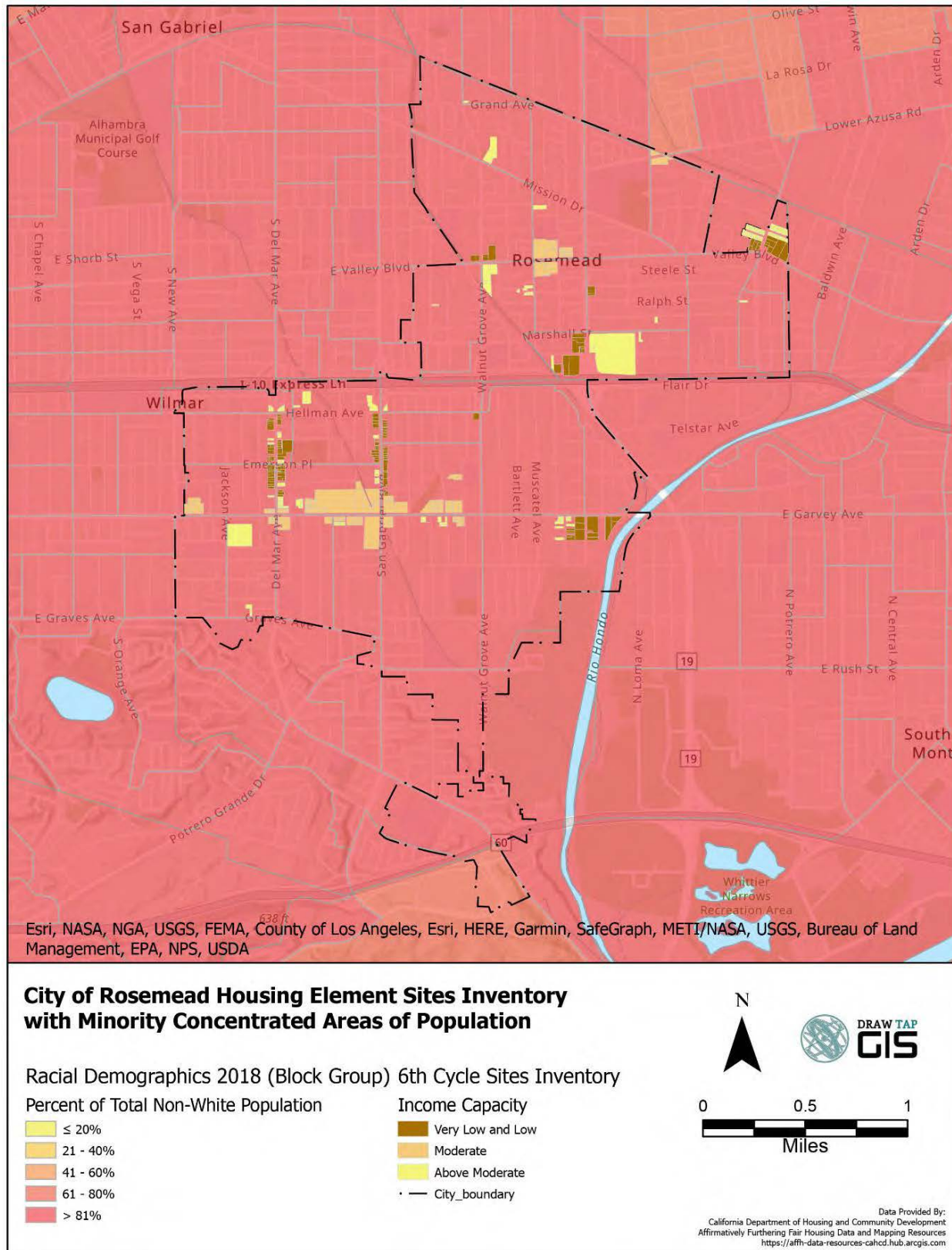


Figure D-1B – Rosemead RHNA Sites Inventory Map

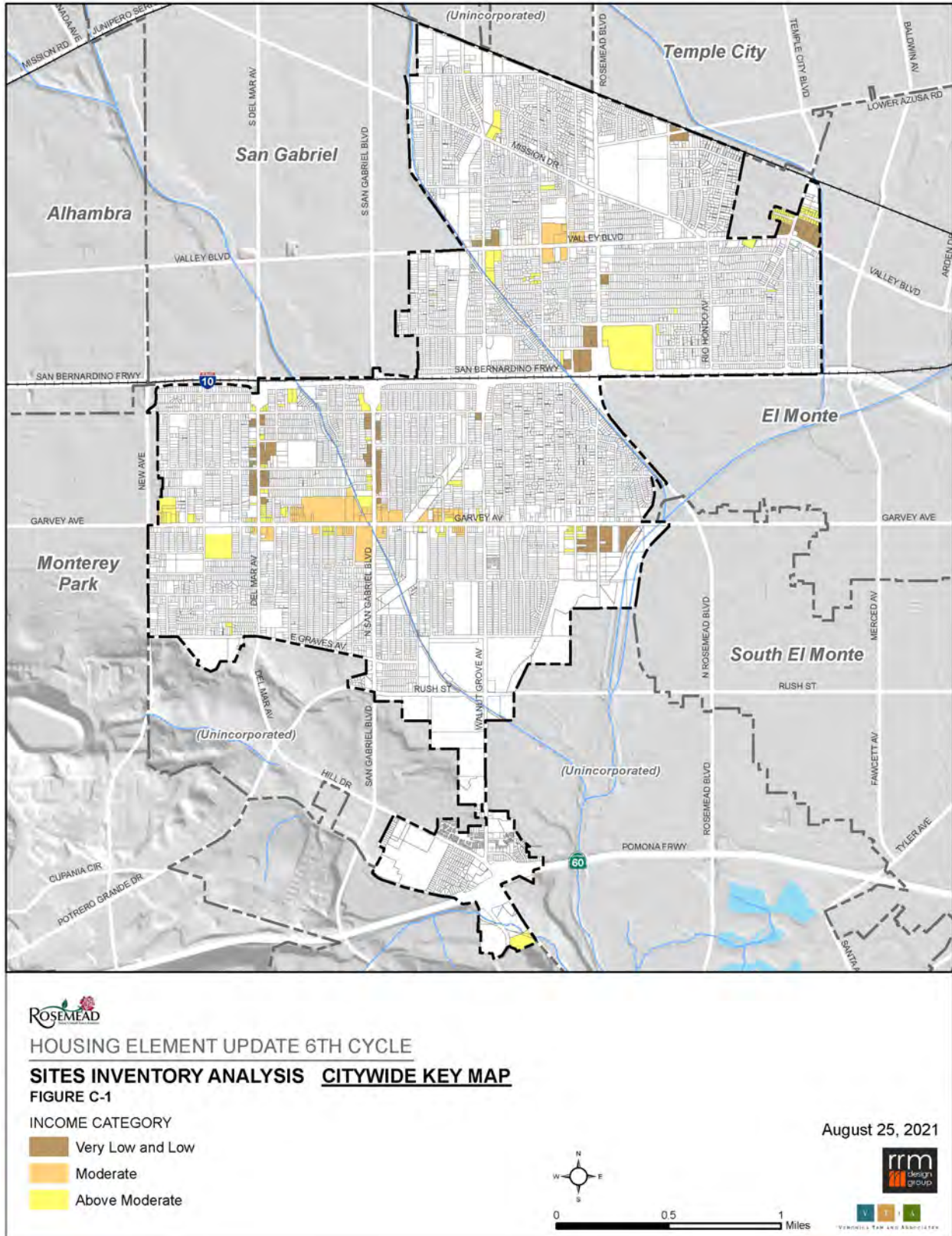


Figure D-2 – Racial Demographics, City of Rosemead

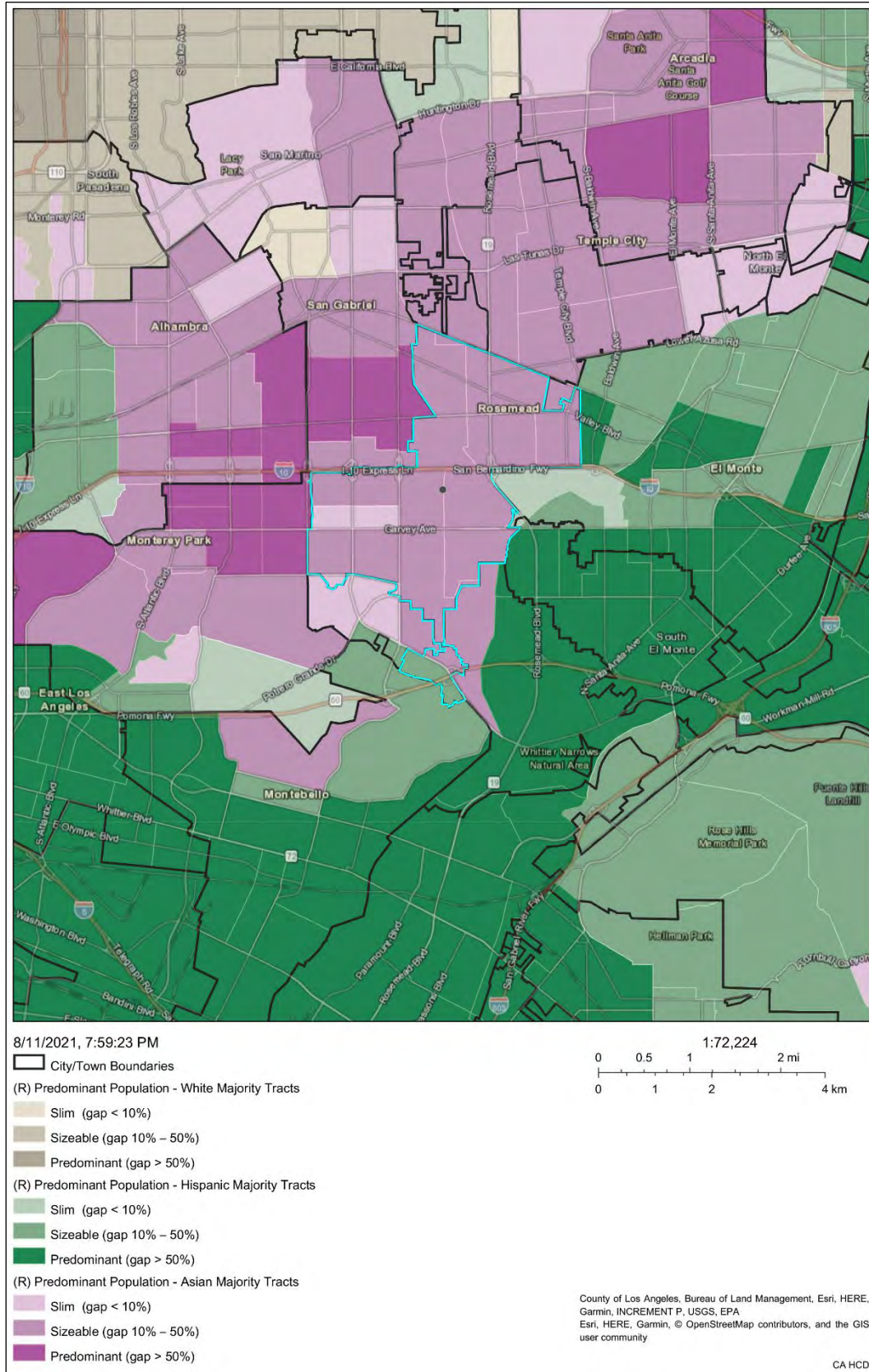


Table D-2 – Minority Concentrated Areas of Population (Percent of Total Non-White Population)

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
<20%	-	-	-	-
21% – 40%	-	-	-	-
41% – 60%	-	-	-	-
61% – 80%	-	-	-	-
>81%	2,167	1,419	2,057	5,643
Total	2,167	1,419	2,057	5,643

The city recognizes the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling and financing housing. To actively support and promote freedom of residence through education, advocacy, and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law, the City of Rosemead has contracted with the California Housing Rights Center (HRC) to implement its Fair Housing Program. In July 2021, the city distributed flyers in English, Chinese, Vietnamese, and Spanish to all residents in the city to inform them of our Owner Occupied Home Improvement Programs which consist of:

- Emergency Grant: Emergency grants are available to eligible senior citizens (62 years and older) for corrections to emergency code deficiencies which constitute an immediate health and safety risk.
- Handyman Grant: Grants are available to eligible senior citizens (62 years and older) or handicapped/disabled citizens who need financial assistance for critical health and safety related improvements. The grant may be used for repairs related to code deficiencies such as new roofs, smoke detectors, and exterior painting.
- Deferred Loans: The Loan Program provides homeowners financial assistance for housing rehabilitation or reconstruction by providing a zero to three percent (0% to 3%) interest, deferred payment loan.

To achieve greater integration, the Housing Element includes Program 3, which supports ADU development that could result in additional housing opportunities citywide. Program 3 also fosters infill and redevelopment opportunities to increase public and private investment in lower opportunity areas to improve opportunities and create a high quality of life that could attract all racial/ethnic groups. Program 14 includes actions addressing segregation by working with the HRC and affirmatively marketing available sites.

Persons with Disabilities

The 2019 ACS identifies persons with disabilities in Rosemead as shown on Table D-3 below.

Table D-3 – Persons with Disabilities

Disability	Age Group			
	5-64		65 and older	
	Number	Percent	Number	Percent
Hearing Disability	307	0.9%	942	10.4%
Vision Disability	410	1.2%	429	4.7%
Cognitive Disability	909	2.2%	1,133	12.5%
Ambulatory Difficulty	725	1.7%	2,022	22.3%
Self-Care Difficulty	440	1.1%	1,127	12.5%
Independent Living Difficulty	812	2.4%	1,881	20.8%

The California Department of Developmental Services (DDS) estimates that 1,402 developmentally disabled individuals live within the ZIP code areas that encompass the City of Rosemead, as stated in the SCAG Report.

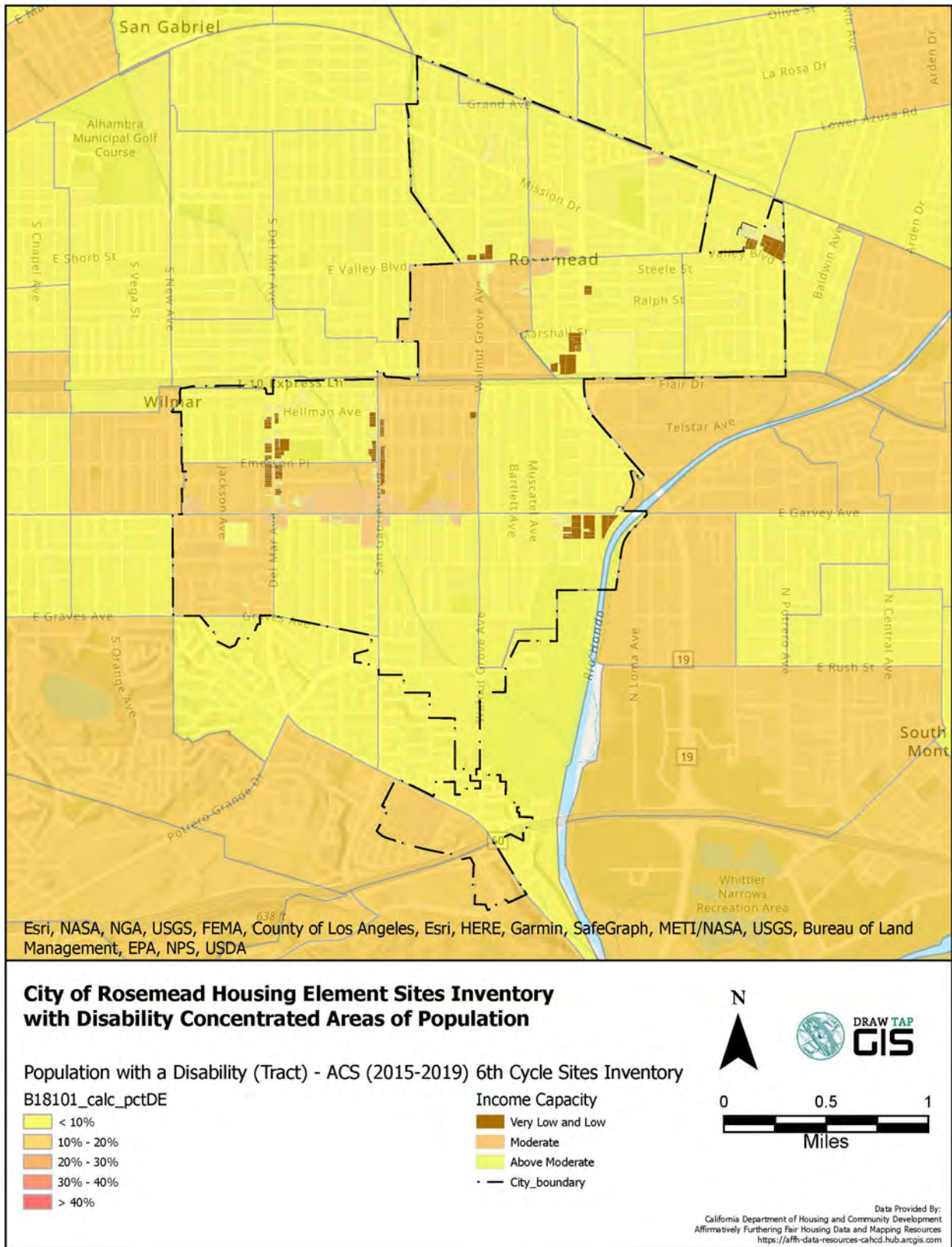
The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The HCD Data Viewer maps show that the percentage of the population with a disability is predominantly less than 10 percent but with substantial areas in the city's northwestern tracts reporting between 10 and 20 percent in the city and subregion, as shown on Figure D-3.

The majority (73 percent) of RHNA sites are located in areas with the lowest percentage of population with a disability, as shown on Table D-4.

Table D-4 – Disability Concentrated Areas of Population

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
<10%	1,788	617	1,730	4,135
10% - 20%	378	802	327	1,507
20% - 30%	-	-	-	-
30% - 40%	-	-	-	-
>40%	-	-	-	-
Total	2,166	1,419	2,057	5,643

Figure D-3 – Sites Inventory with Disability Concentrated Areas of Population, City of Rosemead



Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex, or confining children to a specific location, are also fair housing concerns. Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Rosemead remains a predominantly family-oriented city with 88 percent of its households composed of families. According to ACS data (2019), 23.2 percent of the city's households are married-couple families with children under 18 years, which is above the countywide estimate of 19.4 percent. The SCAG Report looks at the city's households compared to the broader region. SCAG reports that 17.3 percent of the city's households are female-headed (compared to 14.3 percent in the SCAG region), 7.0 percent are female-headed with children (compared to 6.6 percent in the SCAG region), and 1.2 percent are female-headed and with children under 6 (compared to 1.0 percent in the SCAG region). Figure D-4 shows the distribution of female-headed households with children in the city and Figure D-5 shows married couple households with children. There are no areas of the city where female-headed households with children represent more than 40 percent of the households.

As shown in Table D-5 and Table D-6, RHNA sites are not concentrated by familial status. Programs that support lower income households as discussed below, would also benefit female-headed households with children.

Table D-5– Familial Status - Children in Married Couple Households

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
<20%	-	-	-	-
20% - 40%	-	-	-	-
40% - 60%	188	563	123	874
60% - 80%	1,978	798	1,905	4,681
>80%	-	58	29	87
Total	2,166	1,419	2,057	5,643

Table D-6– Familial Status – Children in Female Headed Households

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
<20%	1,651	626	1,663	3,940
20% - 40%	516	793	394	1,703
40% - 60%	-	-	-	-
60% - 80%	-	-	-	-
>80%	-	-	-	-
Total	2,167	1,419	2,057	5,643

Figure D-4 – Sites Inventory with Familial Status – Children in Female-Headed Households, City of Rosemead

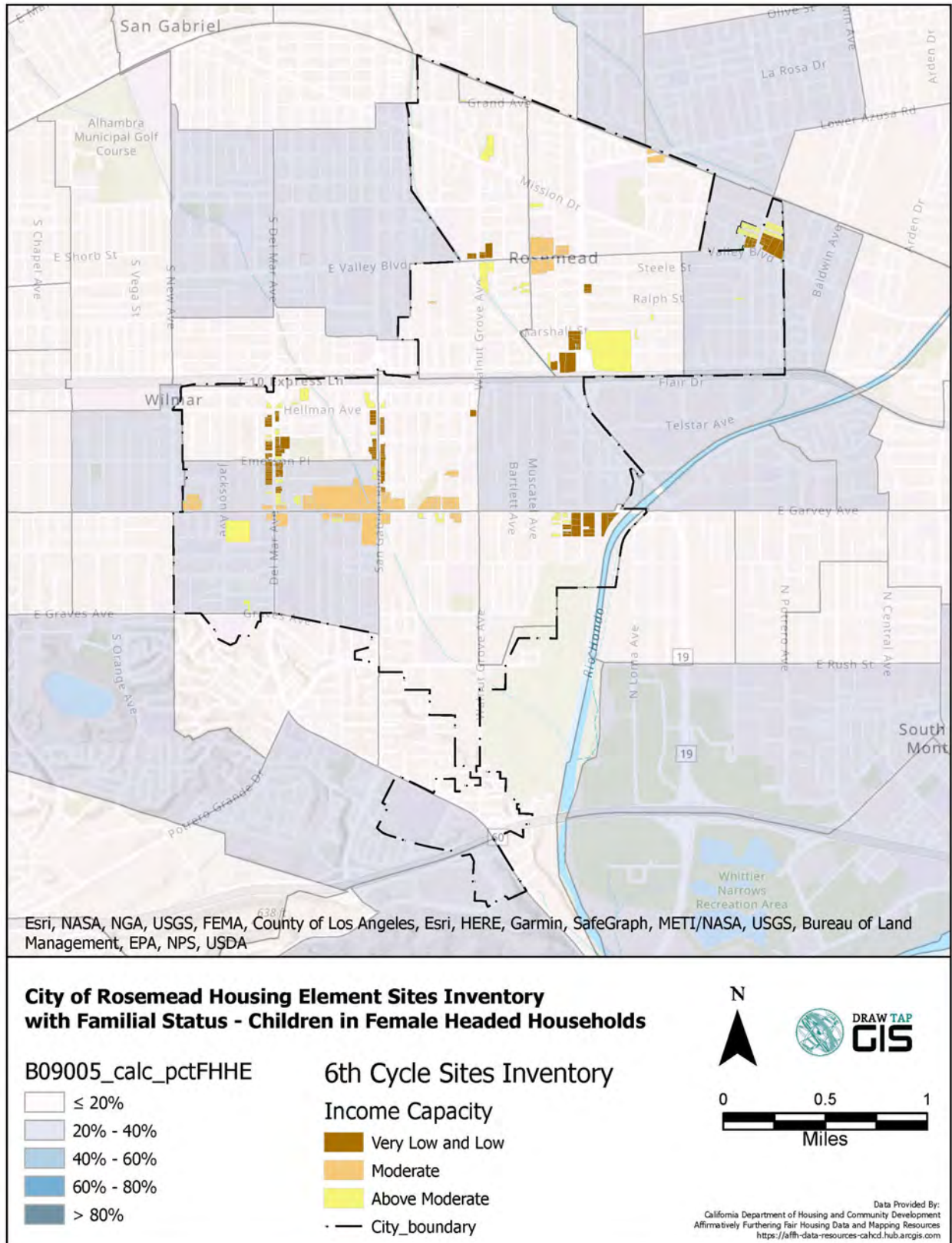
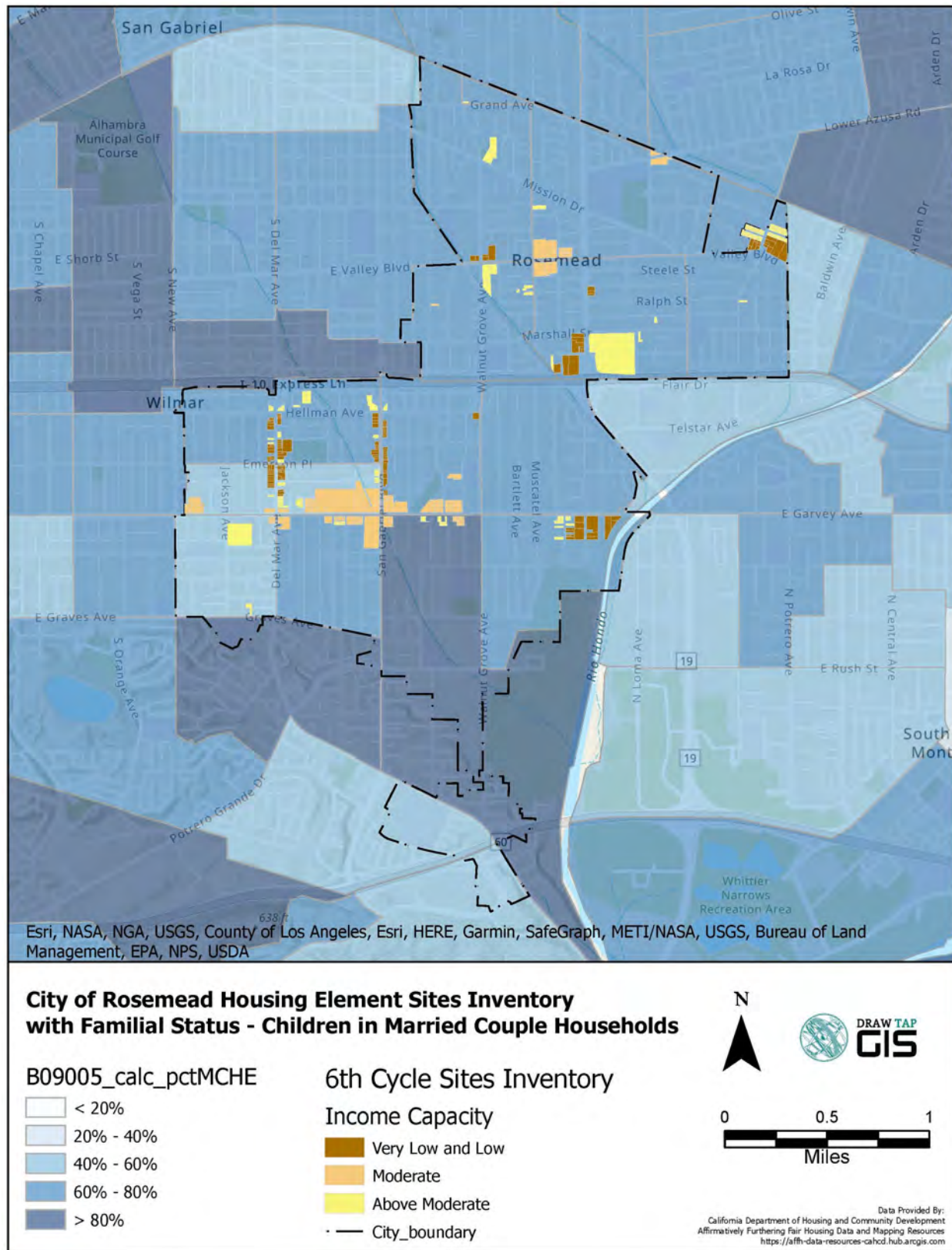


Figure D-5 – Sites Inventory with Familial Status – Children in Married-Couple Households, City of Rosemead



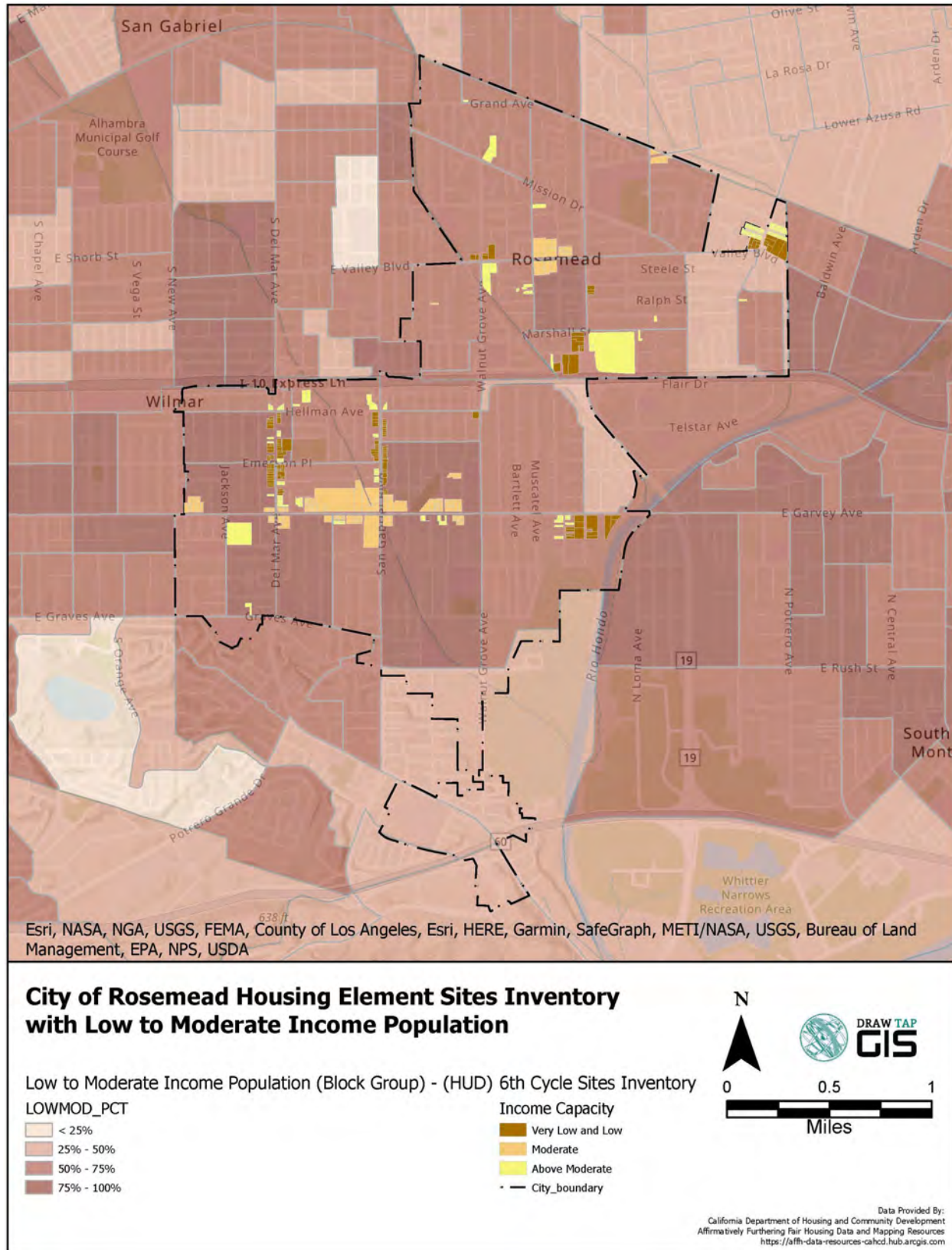
Income Level

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Household income is directly connected to the ability to afford housing. Higher income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing, and the number of persons occupying unsound and overcrowded housing increases. Figure D-6 shows that a majority of the city's population is made up of households that are within either the 50-75 percent LMI group, or the 75-100 percent LMI block groups. Similar to citywide conditions, Table D-7 shows that 79 percent of the city's RHNA sites are in the 50-75 percent LMI area. The section on "Cost Burden" below provides additional information on the city's low-income households, and how they compare to the SCAG region. To assist lower income residents, [Program 14](#) includes meaningful actions to increase access to opportunity and reduce displacement. In addition, [Programs 3, 6 and 10](#) focus on providing additional opportunities for new affordable housing, and [Programs 1, 2, and 12](#) address direct assistance to renters and owners.

Table D-7– Low to Moderate Income Population

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
< 25%				
25% – 50%				
50% - 75%	1,665	881	1,925	4,471
75% - 100%	502	539	131	1,172
Total	2,167	1,420	2,056	5,643

Figure D-6 – Sites Inventory with Low to Moderate Income Population, City of Rosemead



2.3 Racially and Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically concentrated areas of poverty (RECAPs), HUD has identified census tracts that have a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent, or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

The Los Angeles County AI reports that the largest groupings of RECAP Census tracts can be found in downtown Los Angeles and, to a lesser extent, to the south in Long Beach. There are a few tracts designated as RECAP near San Fernando and to the north in the Lancaster/Palmdale area. This is consistent with information provided in the HCD Data Viewer as shown on Figure D-7 and Figure D-8. There are no RECAPs in Rosemead.

Racially Concentrated Areas of Affluence

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as “affluent White communities.”¹ According to HUD’s policy paper, non-Hispanic Whites are the most racially segregated group in the United States, and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent non-Hispanic White communities.

The AFFH Guidance Memo issued by HCD discusses research from the University of Minnesota as follows: “RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California’s relative diversity.” The AFFH Guidance Memo encourages jurisdictions to refer to the HCD Data Viewer for HCD’s adjusted definition of RCAAs, along with RCAA maps and accompanying data. However, the RCAA data layer is not currently available, and the HCD definition is not provided. Using data that is available on the Data Viewer, this fair housing assessment uses the percentage of non-Hispanic White population and median household income to identify potential areas of affluence. The city has no identified areas of affluence.

1 Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.’ Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal Policy Development and Research (21,1, 99-123).

Figure D-7 – Sites Inventory with Racially or Ethnically Concentrated Areas of Poverty, City of Rosemead

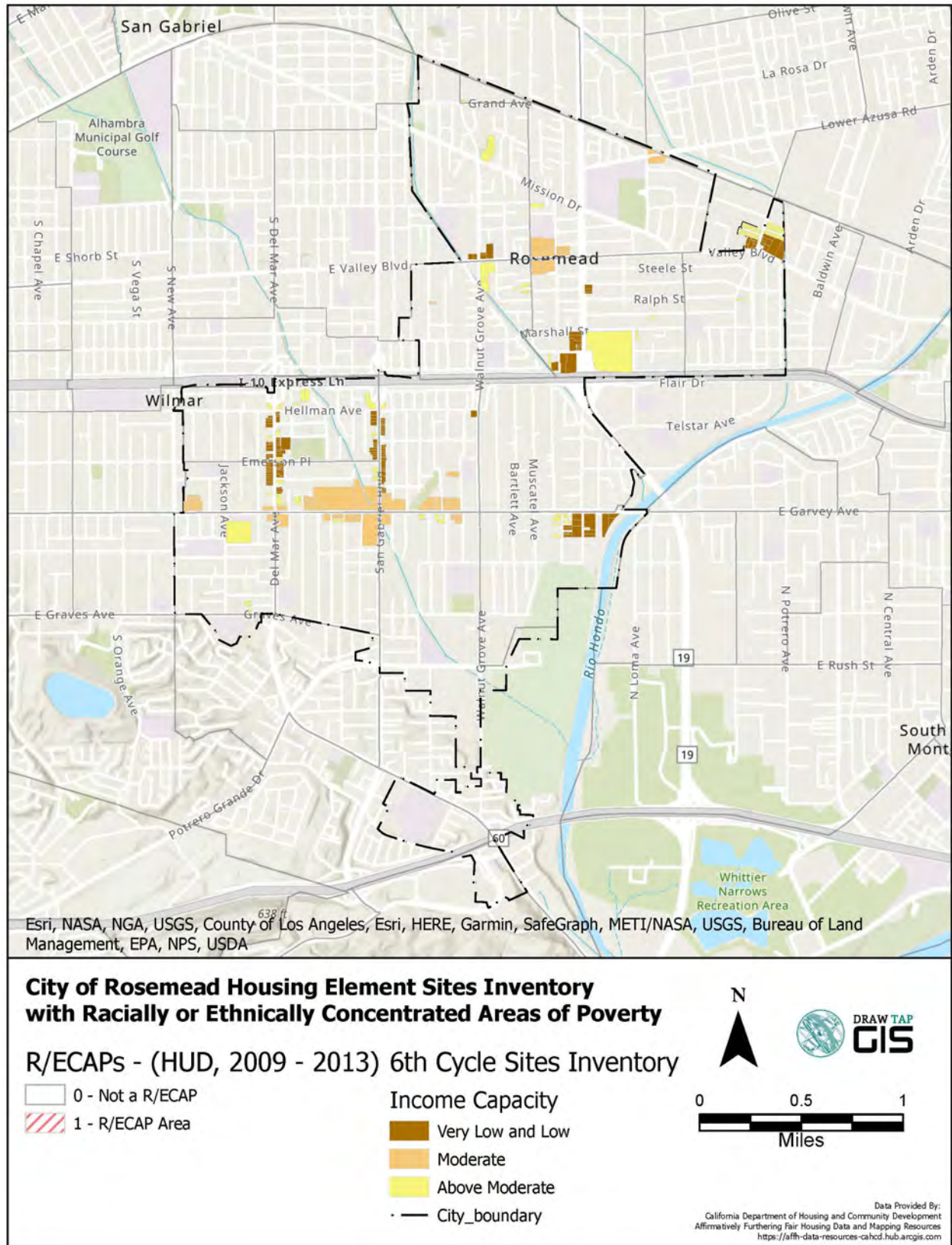
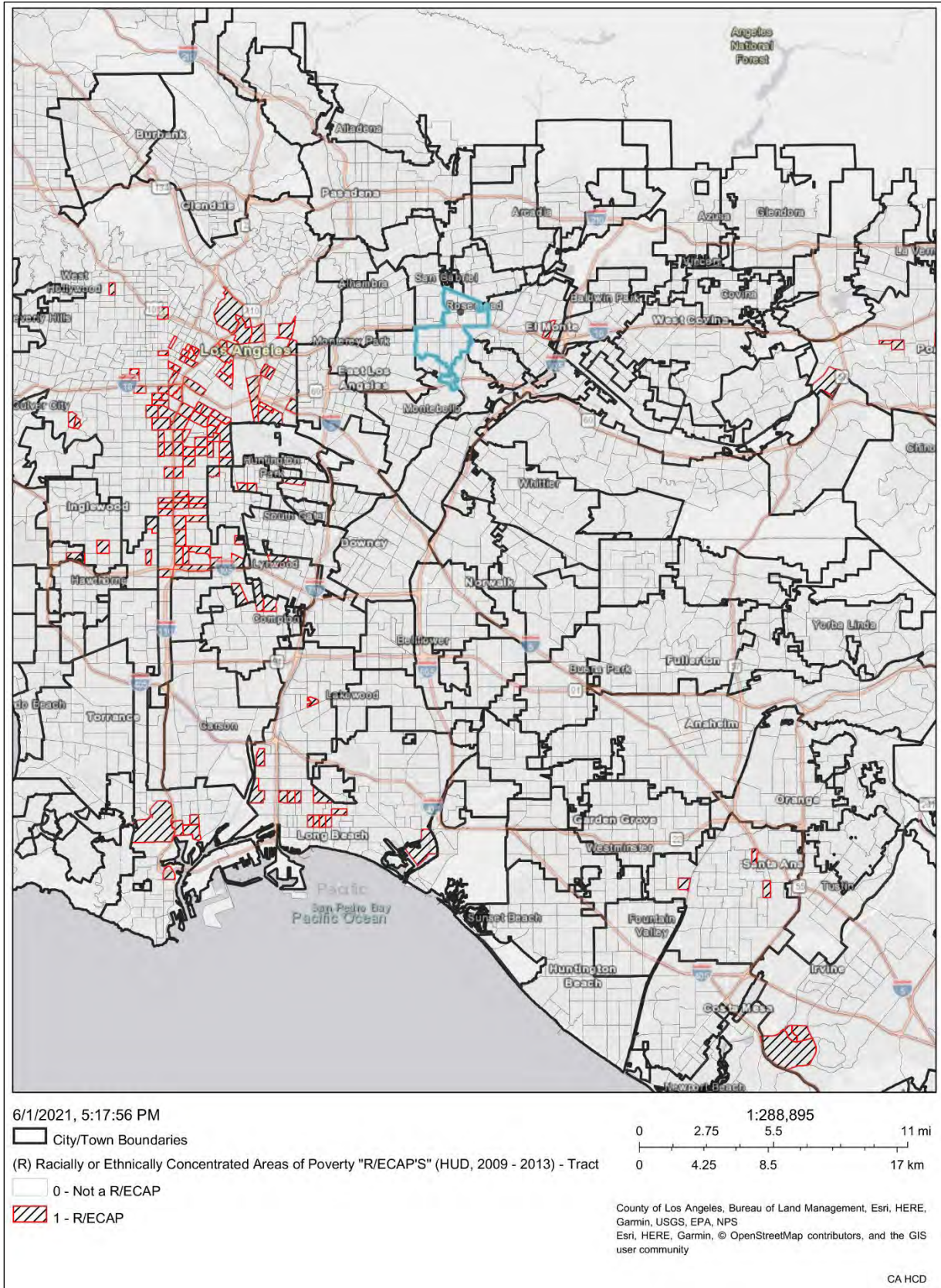


Figure D-8 – RECAPS 2013 – Regional, Rosemead



2.4 Access to Opportunities

TCAC/HCD Opportunity Area Maps

To assist in this analysis, HCD and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force created Opportunity Area Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” These opportunity area maps are made from composite scores of three different domains made up of a set of indicators.

Table D-8 shows the full list of indicators. The opportunity area maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with location quotient higher than 1.25 for non-Hispanic Blacks, Hispanics/Latinos of any race, non-Hispanic Asians, or all people of color in comparison to the county

Table D-8 – Domains and Indicators for Opportunity Area Maps

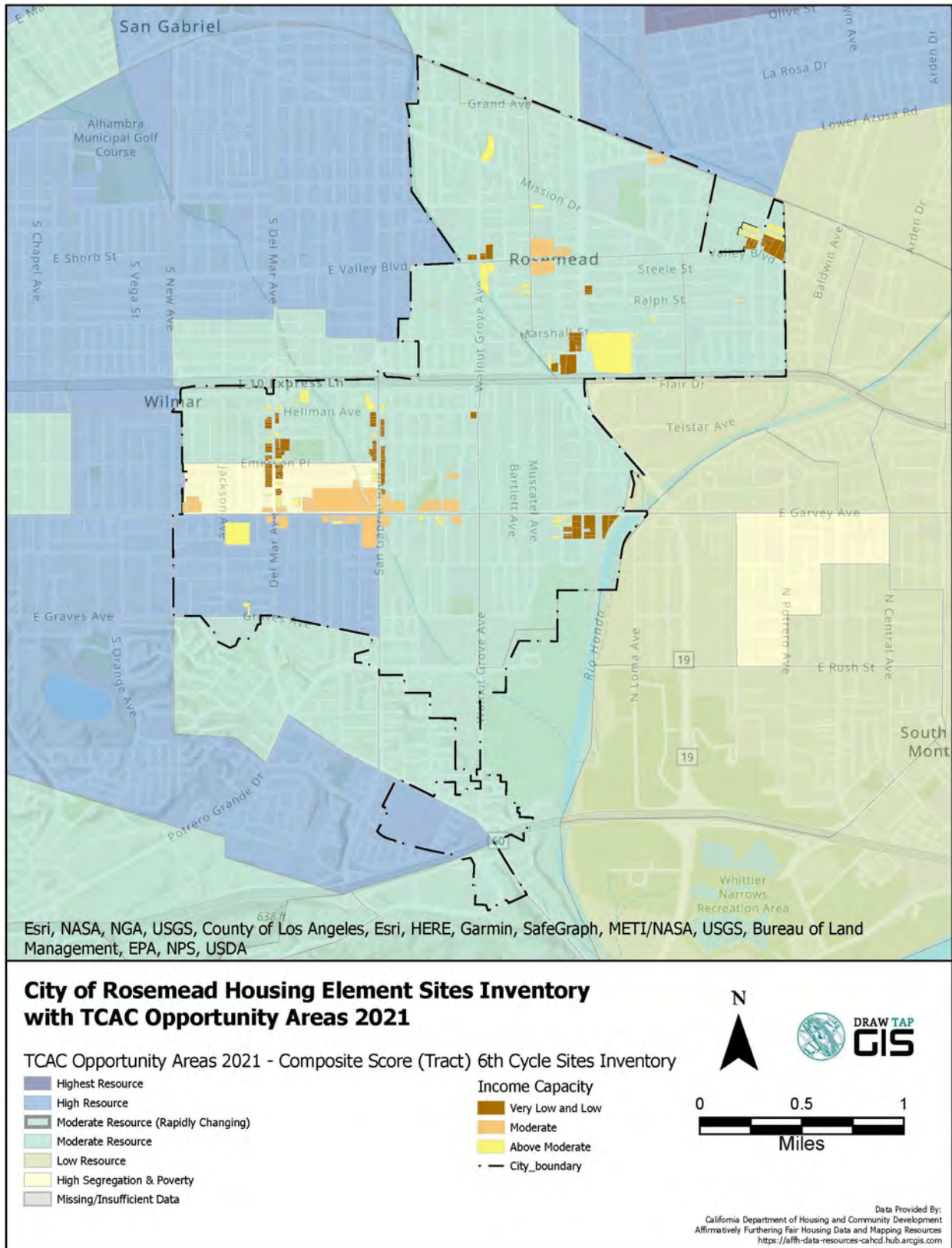
Domain	Indicator
Economic	Poverty Adult education Median home value
Environmental	CalEnviroScreen 3.0 (now uses 4.0) pollution Indicators and values
Education	Math proficiency, reading proficiency High school graduation rates Student poverty rates
Transportation	Employment job proximity High quality transit

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

The TCAC Opportunity Area Maps are available in the HCD AFFH Data and Mapping Resources Data Viewer (Data Viewer) and were used for this analysis. Higher composite scores mean higher resources. A review of composite scores shows that most of Rosemead is within the “moderate” resource area category, with a portion in the “high” resource area and a smaller area called out as an area of “High Segregation and Poverty” (Figure D-9). A majority of the parcels that are located in the area identified as “High Segregation and Poverty” are within in the Garvey Avenue Specific Plan (GASP). The city adopted the GASP in an effort to revitalize the area and create an attractive and convenient destination for local residents. The GASP provides development incentives when property owners incorporate a variety of Community Benefits into their projects. Examples of Community Benefits include:

- Providing public parking
- Providing public open space
- Providing family friendly developments such as units with three bedrooms or more, tot lots, libraries, and community gardens

Figure D-9 – Sites Inventory with TCAC Opportunity Areas, 2021, City of Rosemead



Currently, the city has six mixed-use projects under review (three approved by the Planning Division and in Building Plan Check) within the GASP and all the projects are proposing to utilize the above Community Benefits. The quality of life in the surrounding area should increase as the residents will have more opportunities to resources, and the area will be economically viable.

The city's RHNA sites are predominantly (80 percent) located in "moderate" resource areas (Table D-9). According to the Data Viewer, Rosemead's regional location within the San Gabriel Valley portion of Los Angeles County has a wide variety of rankings (Figure D-10). A closer look by topic area reveals that the city offers a mix of levels related to Environmental Outcomes (Figure D-11), and most of the city's tracts are within the lower scoring categories for Positive Economic Outcomes (Figure D-12). The Education layer shows a large area of the city with fairly Positive Outcomes (Figure D-13). The Transportation layer shows block groups on the western portion of the city scoring between 20 and 40 percent, which indicates lower access to employment opportunities, while the central and eastern portions for the city generally have better access to employment opportunities (Figure D-14). Additionally, the lack of effective public transportation can be a factor that contributes to fair housing issues. However, as show in Figure D-15, a majority of residents in the city are within a half mile walk of a high quality transit corridor. While CalEnviroScreen 4.0 data is incorporated into the environmental score shown in Figure D-11, Figure D-16 and Table D-10 provide a focus on Environmental Justice communities to further illuminate environmental conditions in the city and the relationship to the RHNA sites inventory; 88 percent of the city's RHNA sites are within areas scoring between 71 and 90 percent, which indicates a high pollution burden. However, almost the entire city is considered an Environmental Justice community, so actions to improve environmental quality are needed citywide. To address this issue, the city is currently updating its Public Safety Element to address environmental justice goals, policies and actions. Environmental justice is an interdisciplinary issue that is additionally addressed in multiple elements of the city's General Plan. Table D-11 shows where environmental justice topics are addressed in the General Plan, including the anticipated update to the Public Safety Element.

In addition, the Housing Element has a wide range of programs that focus on preserving and enhancing existing housing and producing new affordable housing, as further discussed in Section 2.7, Summary of Fair Housing Issues of this assessment.

Table D-9 – TCAC Opportunity Areas, 2021

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
High Resource	-	241	56	297
Low Resource	-	-	-	-
Moderate Resource	1,978	626	1923	4,527
High Segregation & Poverty	189	552	77	819
Total	2,167	1419	2,063	5,643

Table D-10 – Environmental Justice Communities (CalEnviroScreen 4.0)

	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	Total Units
61% - 70%	327	-	260	587
71% - 80%	912	1,030	342	2,284
81% - 90%	928	332	1,425	2,685
91% - 100%	-	58	29	87
Total	2,167	1,419	2,057	5,643

Figure D-10 – TCAC Opportunity Areas, 2021 – Regional Composite, City of Rosemead

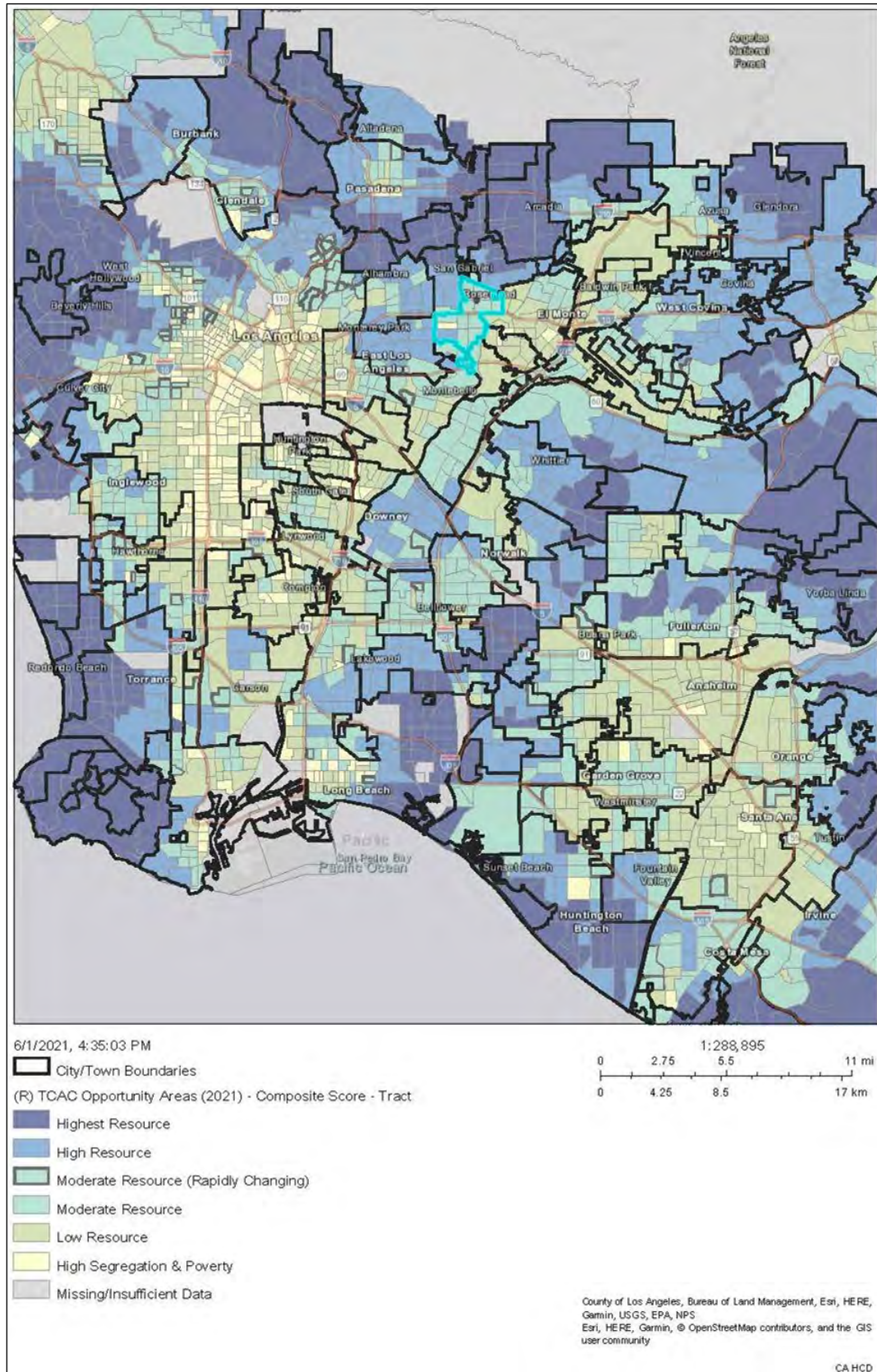


Figure D-11 – TCAC Opportunity Areas, 2021 – Environmental, City of Rosemead

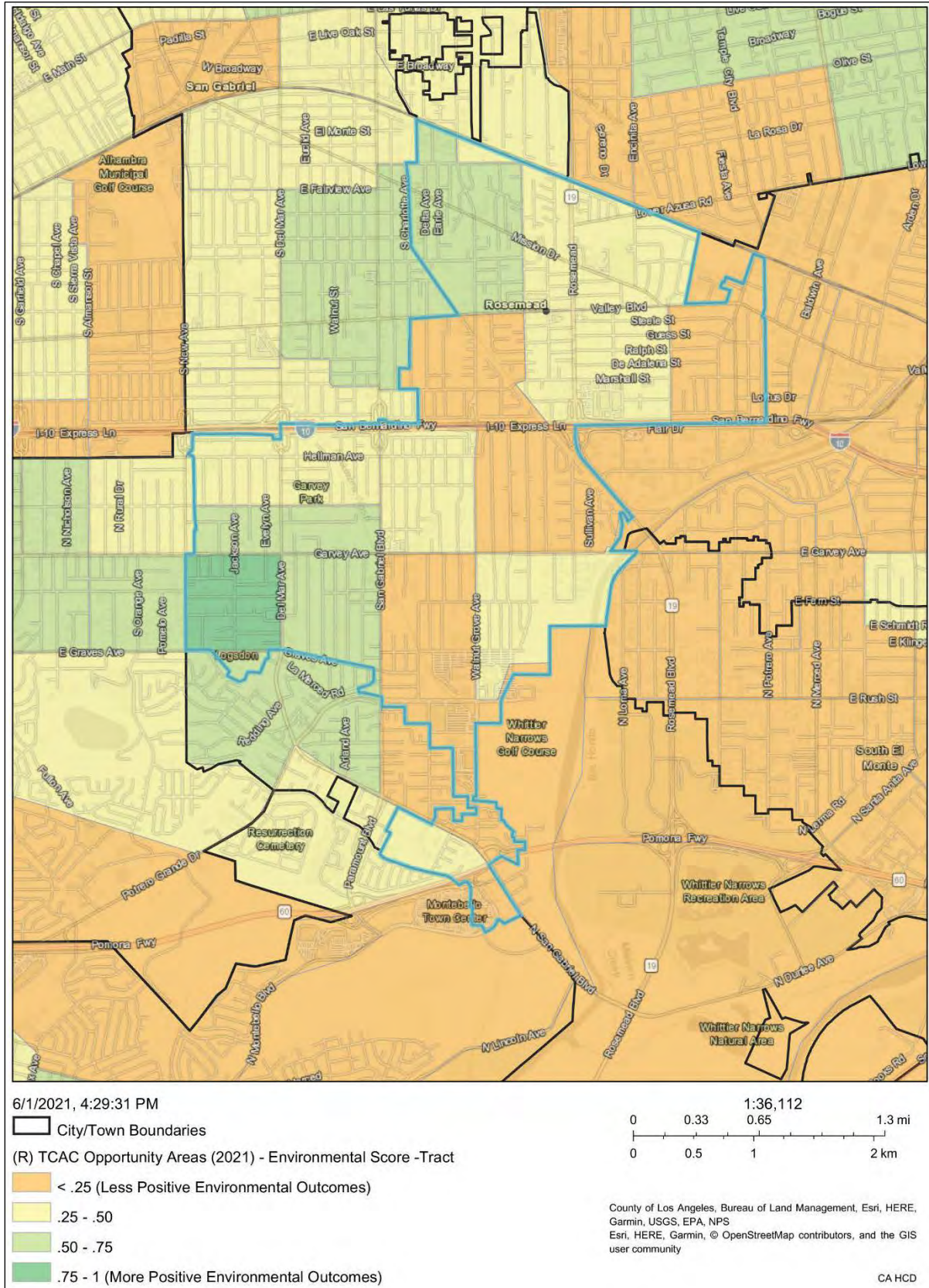


Figure D-12 – TCAC Opportunity Areas, 2021 – Economic, City of Rosemead

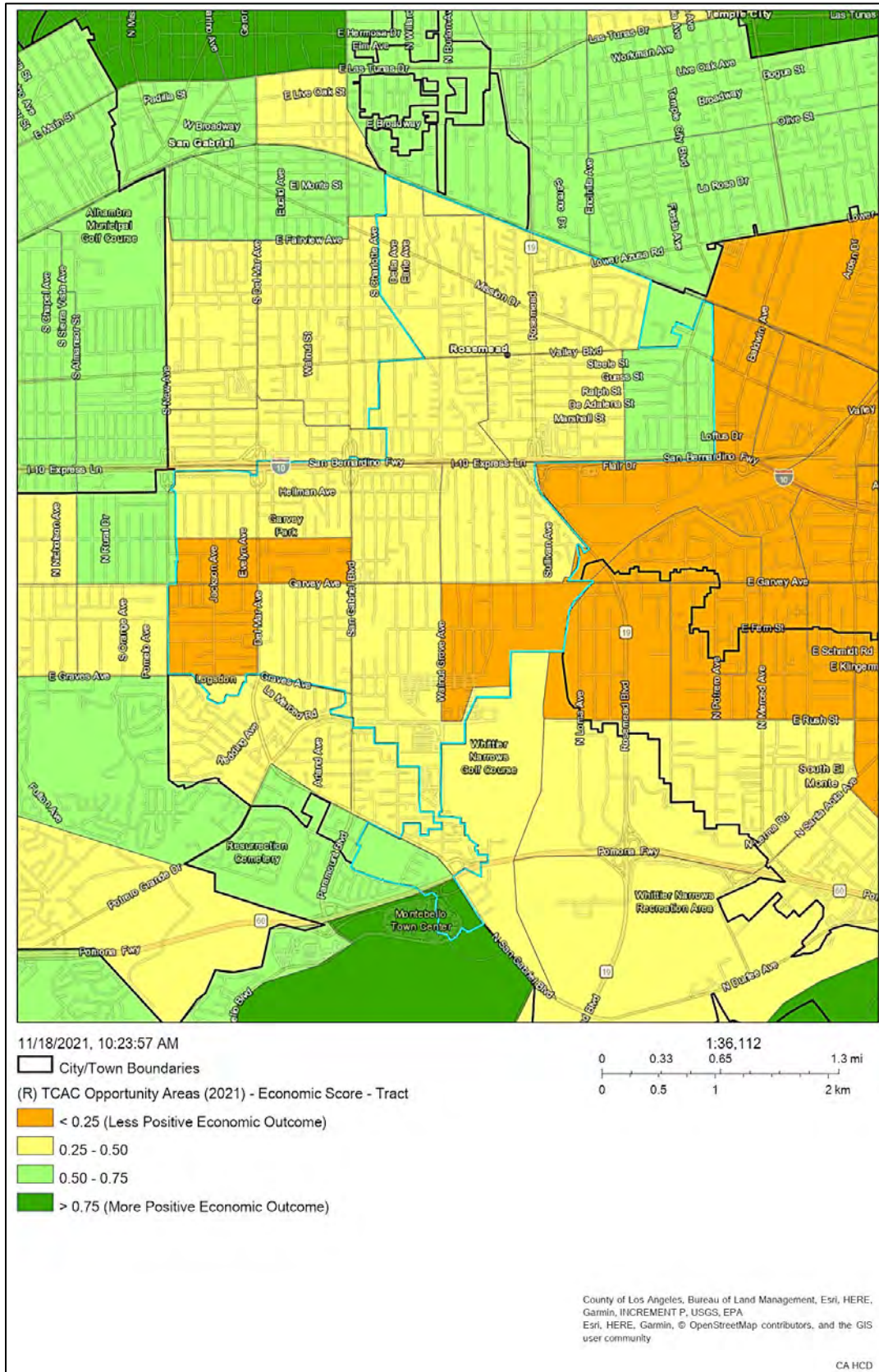


Figure D-13 – TCAC Opportunity Areas, 2021 – Education, City of Rosemead

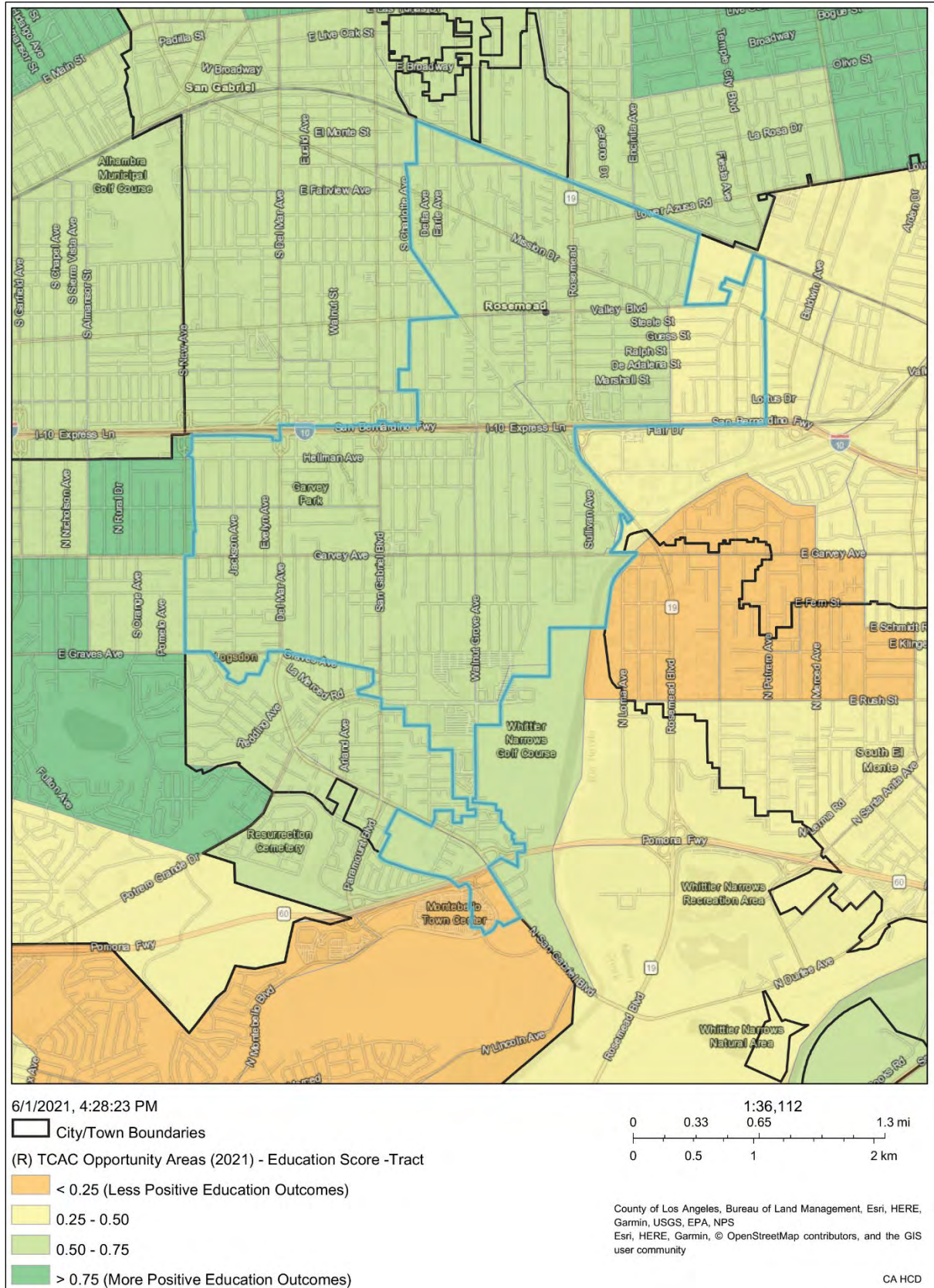


Figure D-14– Job Proximity Index, 2014-2017, City of Rosemead

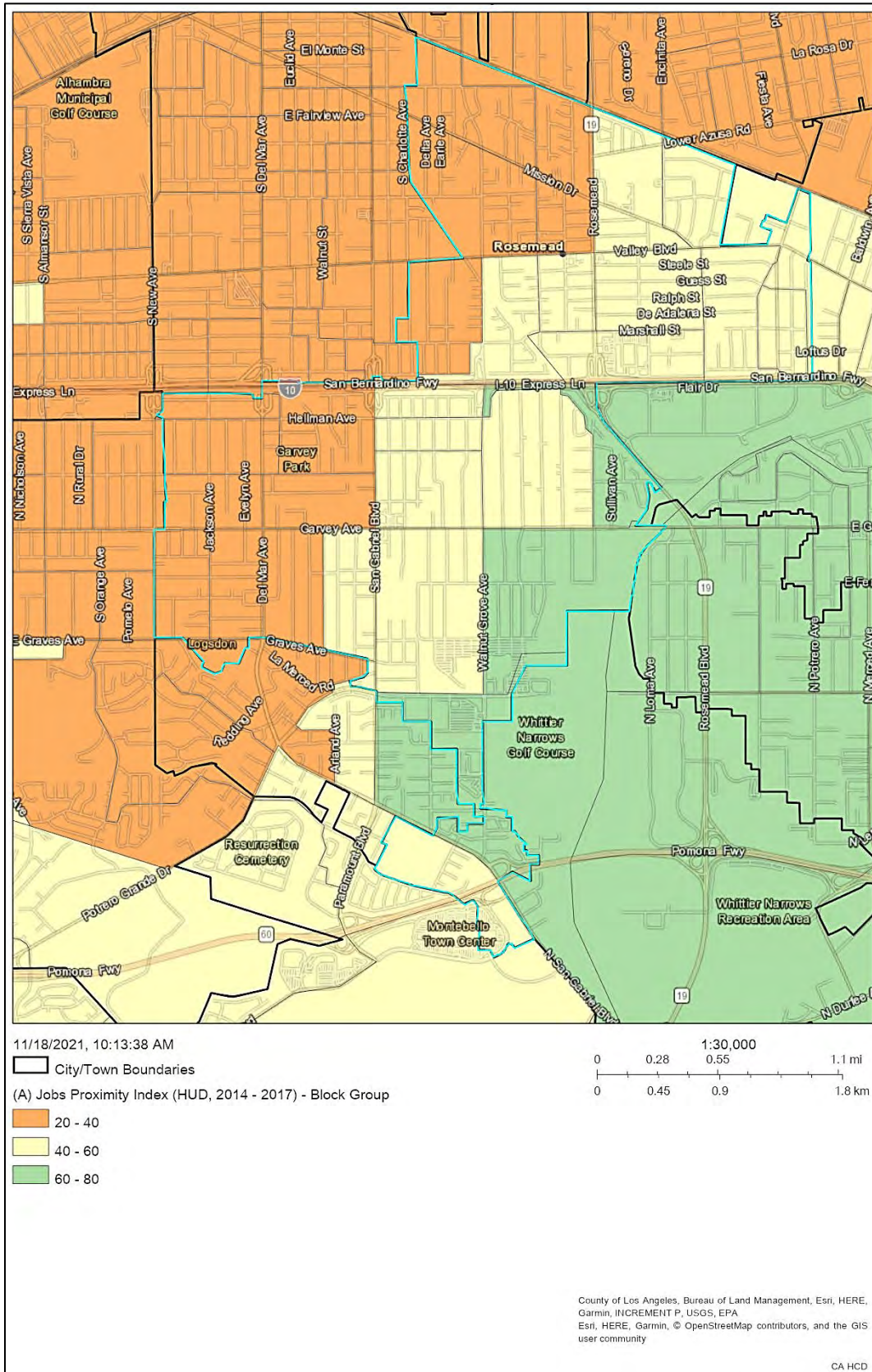


Figure D-15– High Quality Transit Areas, City of Rosemead

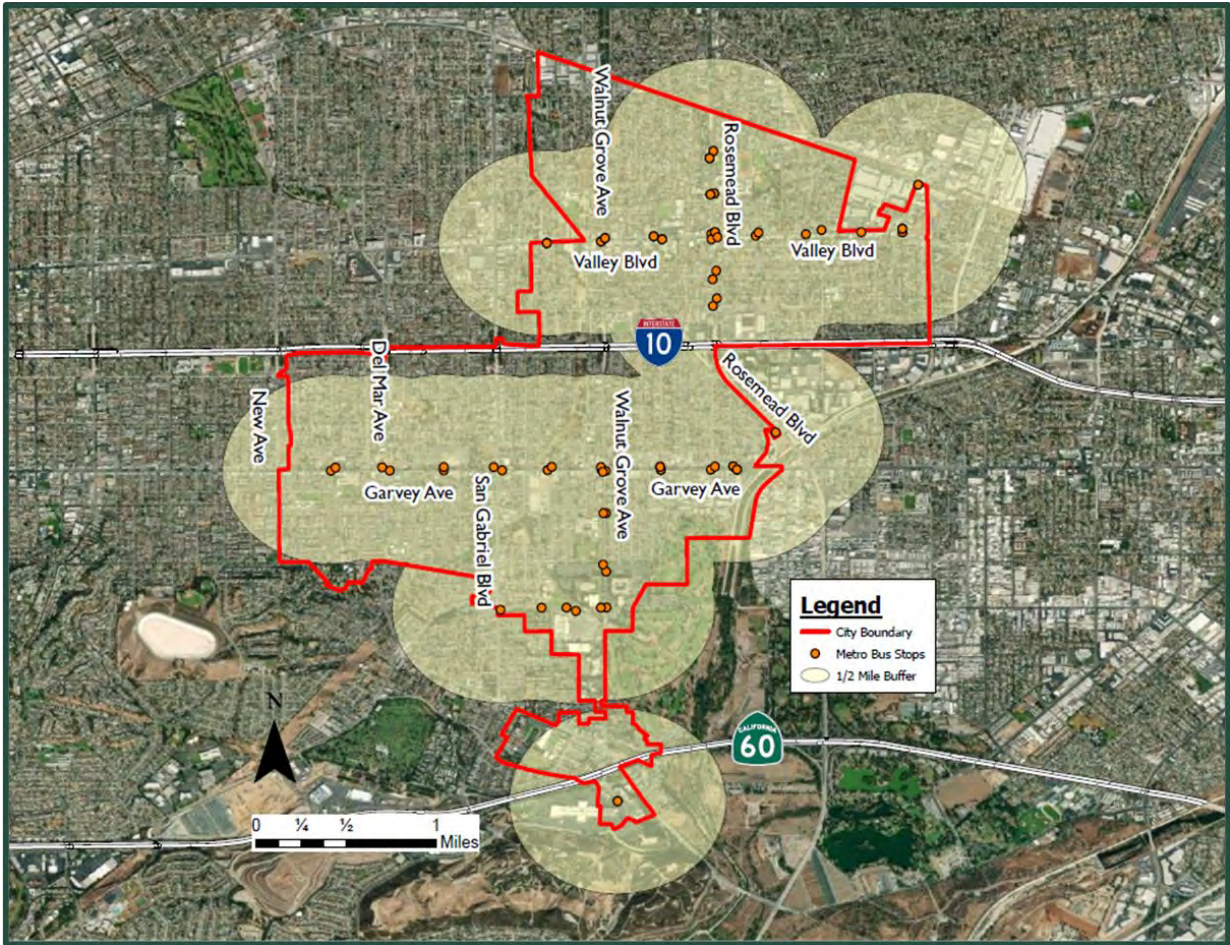


Figure D-16 – Sites Inventory with Environmental Justice Communities

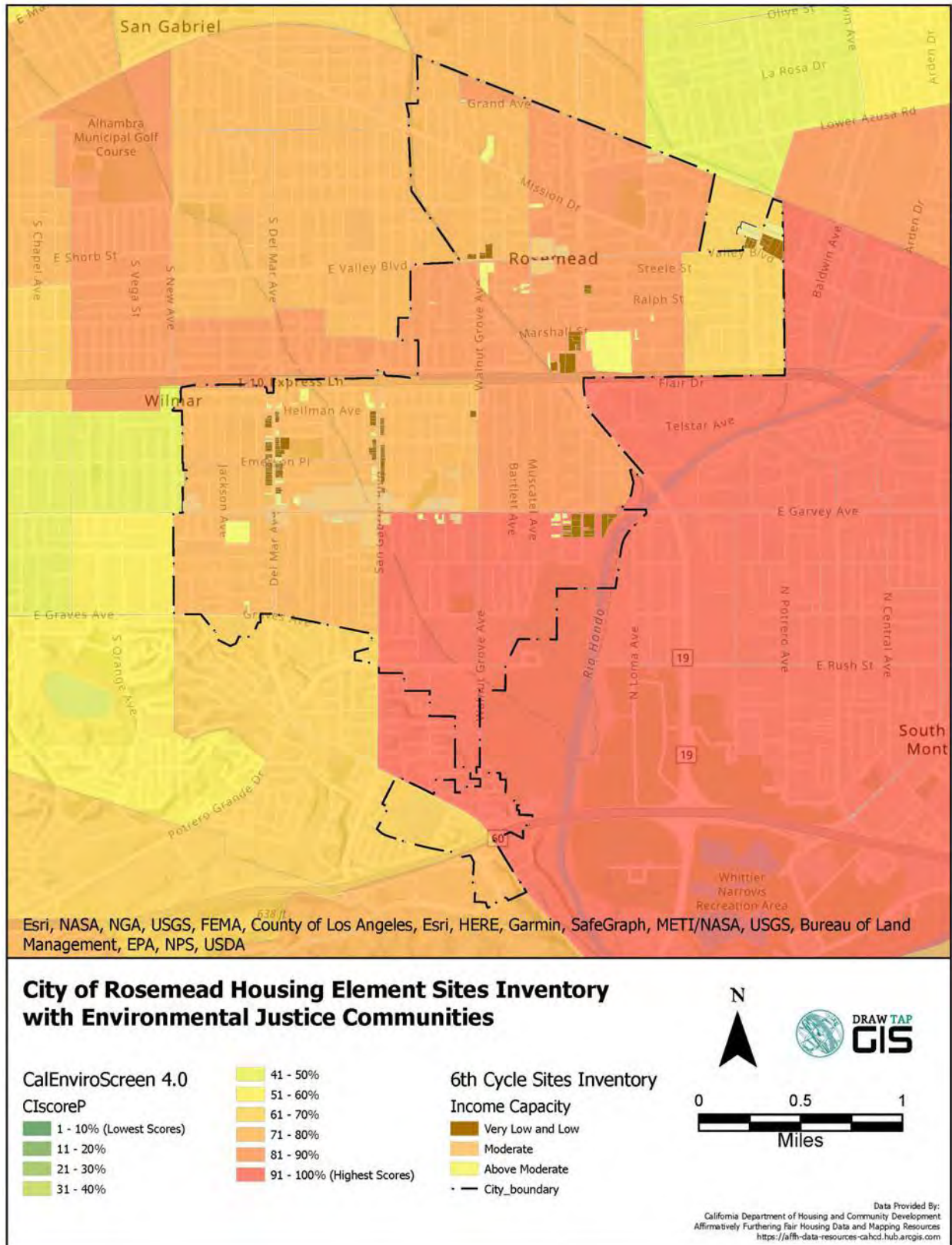


Table D-11 – Environmental Justice in the General Plan

Environmental Justice (EJ) Topic	General Plan Element	EJ Area of Focus
Overview	Introduction	The General Plan vision expressed as “Envision Rosemead” is for the city to become a place “where people have many options for housing, employment, shopping, and recreation; where businesses create a strong economic foundation for high quality municipal services; where parks and recreational facilities offer opportunities for a diverse population to exercise and interact; where schools and teachers educate and inspire youth; and where the natural environment is protected and enhanced.” A specific vision is identified to “enhance parks and recreational space in underserved neighborhoods.”
Population and Socioeconomic Characteristics	Housing	Identifies overall demographics and includes analysis of minority, low-income, cost-burdened, and special needs households. These populations often face a greater exposure to pollution and vulnerability to climate hazards and lack resources to adapt.
Affirmatively Furthering Fair Housing (AFFH)	Housing	Section 2.I, Program 14 , and Appendix D provide a comprehensive assessment of fair housing issues and meaningful actions. EJ goals overlap with AFFH goals as both initiatives are concerned with addressing inequities and fostering opportunities.
Pollution Exposure	Public Safety – EJ Section	Goal 5 and related policies address pollution exposure and climate vulnerability.
		Actions prohibit new businesses that produce or transport hazardous wastes from locating in or adjacent to residential neighborhoods.
	Resources Management	Goal 1 and related policies are to provide high-quality parks, recreation, and open space facilities to meet the needs of all Rosemead residents. Policy 1.3 addresses underserved needs.
		Goal 3 and related policies are to manage the use of and protect water resources, including eliminating groundwater and urban runoff pollution.
		Goal 4 addresses air quality and energy conservation and includes Policy 4.1 to integrate air quality planning with city land use, economic development, and mobility planning efforts.
	Land Use	Policy 4.3 is to exclude commercial and industrial activities that adversely impact the city and its residents without providing corresponding benefits.
Public Facilities	Land Use	Makes connections between the city’s economic health and the availability of public facilities and services.
	Public Safety	Addressed comprehensively, with the Goal 6 section focusing on facilities from an EJ perspective.
	Resources Management	Goal 1 calls quality parks, recreation, and open space facilities to meet the needs of all Rosemead residents. See also the Physical Activity row below.
Food Access	Public Safety – EJ Section	Goal 5 includes a subsection supporting access to healthy food.
Safe and Sanitary Homes	Housing	The provision of safe, sanitary and affordable housing is addressed throughout the Element.
	Land Use	Fosters mixed-use and transit-oriented development along major corridors to provide opportunities for higher density residential development and enhanced economic development.

Environmental Justice (EJ) Topic	General Plan Element	EJ Area of Focus
	Public Safety	Policies under Goal 3 are to further community policing, education, and crime prevention programs through the County Sheriff's Department.
Physical Activity	Introduction	The General Plan focuses on the connections between residential neighborhoods and adjacent commercial centers that may lead to a healthier lifestyle for residents by creating opportunities to walk within the city that did not exist before.
	Circulation	Goal 2 plus related policies and actions support development of infrastructure and services for active modes of travel including pedestrian and bicycle access, and strives for connectivity and amenities.
	Land Use	Goal 3 and associated policies promote pedestrian-friendly mixed-use projects with public spaces and lively street fronts where people can meet and interact.
	Resource Management	Plans for parkland and recreational open space. Goal 1 is to provide parks, recreation and open space to meet the needs of all residents. Policy 1.3 is to look for opportunities to establish public parks and other useable open space areas in those parts of Rosemead underserved by such facilities.
		Goal 2 is to increase greenspace throughout to improve community aesthetics, encourage pedestrian activity and provide passive cooling benefits. Action 2.8 is to connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.
	Land Use	Action 5.20 supports bicycle and walking access.
Civic Engagement	Housing	Section 1.E describes the importance of public input and how it influenced policies and programs.
	Public Safety	Addresses equitable and effective civic engagement. Including Goal 6 and associated policies. Goal 4 includes policies for community engagement related to climate vulnerabilities.
	Resource Management	Action 1.5 is to emphasize the need for citizen participation in reducing vandalism in city parks through the city's Neighborhood Watch programs.
Needs of Disadvantaged Communities	Public Safety – EJ Section	Identifies Rosemead's disadvantaged community areas and addresses issues through Goals 5 and 6 and associated policies and actions.
	Land Use – Goal 5 and Actions	Sets forth targeted land use changes that improve housing and economic opportunities. Calls for green buildings, energy and water efficiency and shade producing trees, and developing a heat island mitigation plan.
	Resource Management	Goal 2 calls for increased greenspace throughout Rosemead to improve community aesthetics, encourage pedestrian activity, and provide passive cooling benefits.

2.5 Disproportionate Housing Needs

The AFFH Rule Guidebook defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” (24 C.F.R. §5.152) The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

Cost Burden

A household is considered cost burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. HUD Comprehensive Housing Affordability Strategy (CHAS) data demonstrates the extent of housing problems and housing needs, particularly for low-income households. Extremely low-income households represent the highest need group in terms of affordable housing, as the greatest subsidies are needed to make housing affordable for this group. As shown on Table D-12, there are 4,031 (27.4 percent) extremely low-income households in Rosemead. Of these, 3,030 are renter occupied and 1,000 are owner occupied.

Table D-12 also provides a breakdown of extremely low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely low-income households in Rosemead is Hispanic (32.6 percent compared to 27.4 percent of total population). In the SCAG region, the highest share of extremely low-income households is Black, non-Hispanic (27.1 percent compared to 17.7 percent of total households). CHAS data also reports that 64.5 percent (2,320) of the city’s extremely low-income households has at least one of four housing problems (incomplete kitchen facilities; incomplete plumbing facilities, more than 1 person per room; and cost burden greater than 30 percent).

Table D-12 – Extremely Low-Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	1,058	189	17.9%
Black, non-Hispanic	30	0	0.0%
Asian and other, non-Hispanic	8,727	2,243	25.7%
Hispanic	4,909	1,599	32.6%
Total	14,724	4,031	27.4%
Renter-occupied	7,800	3,030	38.8%
Owner-occupied	6,930	1,000	14.4%
Total	14,730	4,030	27.4%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The HCD Data Viewer provides a visual assessment of overpayment by homeowners and renters, by census tracts. Figure D-18 shows that in most of the city, 40 to 60 percent of Owner Households have monthly costs that are 30 percent or more of household income, using ACS (2015-2019) data. Figure D-20 shows that renters are more cost burdened than owners for the same period, as all census tracts show that 40 to 80 percent of renter households have monthly costs that are 30 percent or more of household income. However, overpayment by both owners and renters generally has generally gone down throughout the city since 2014, as the proportion of residents in higher income groups has increased (Figure D-17 through Figure D-20). Median household income in the city increased by approximately 60.3 percent from 2000 - 2019, closely tracking the trend in the county as a whole (61.2 percent) but continued to be lower than the county median income (for more details see Housing Element Table 12).

The rise of higher income groups raises risks of displacement. In response, the city has provided [Programs 4, 5, 6, 10, 11 and 14](#) that focus on maintaining existing housing and providing assistance to lower income and special needs households. For example, [Program 12](#) addresses housing vouchers. The city's 2020-2025 Con Plan reported that the Section 8 Housing Choice Vouchers have continued to be administered by the Los Angeles County Development Authority (LACDA) on behalf of the City of Rosemead, offering tenant assistance for those qualifying low- to moderate-income residents. Voucher funds were used to provide rental assistance to very low-income residents within the city. The 2019 CAPER reports that 347 families received housing assistance. Of this, 83 families were Hispanic or Latino (of any race) and 264 were considered Non-Hispanic. The average contract rent was \$1,503. The average Housing Assistance Payment was \$1,025.

Overcrowding

HCD defines overcrowding as housing units occupied by more than one person per room in a dwelling unit, excluding kitchen and bathrooms, and severe overcrowding as more than 1.5 occupants per room. The most commonly occurring household size in Rosemead is two people (24.7 percent). However, when categories are combined, households of four to seven or more people make up 43.8 percent of the total households. The percent of households with four or more people is much higher in Rosemead than the county overall (29.3 percent in 2019). Large households often live in overcrowded conditions due to both the lack of units of appropriate size, and insufficient income to afford available units of adequate size.

In Rosemead, 792 owner-occupied households (11.3 percent) and 2,105 renter-occupied households (27.4 percent) had more than 1.0 occupants per room, compared to 4.9 percent for owners and 15.6 percent for renters, respectively, in the SCAG region. 174 owner-occupied households (2.5 percent) and 648 renter-occupied households (8.4 percent) had more than 1.5 occupants per room, compared to 1.3 percent and 6.4 percent, respectively, in the SCAG region. Overcrowded households in the city within a regional context is shown on Figure D-21, which generally shows more overcrowding in the City of Los Angeles, and a wide range of conditions within the San Gabriel Valley. The city's efforts to increase capacity for residential development through the Garvey Avenue Specific Plan, as well as new mixed-use zoning overlays, provide for more opportunities for a range of housing types suitable for various household types and income levels to be provided.

Figure D-17 – Overpayment by Homeowners – 2014, City of Rosemead

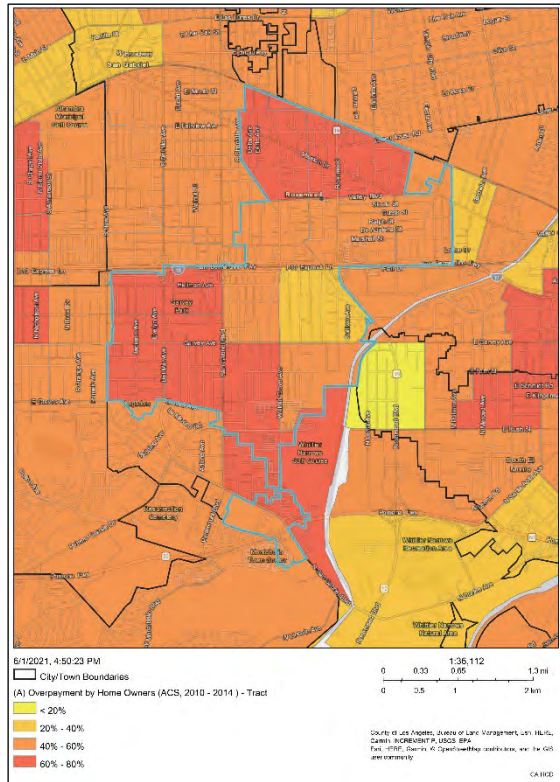


Figure D-18 – Overpayment by Homeowners – 2019, City of Rosemead

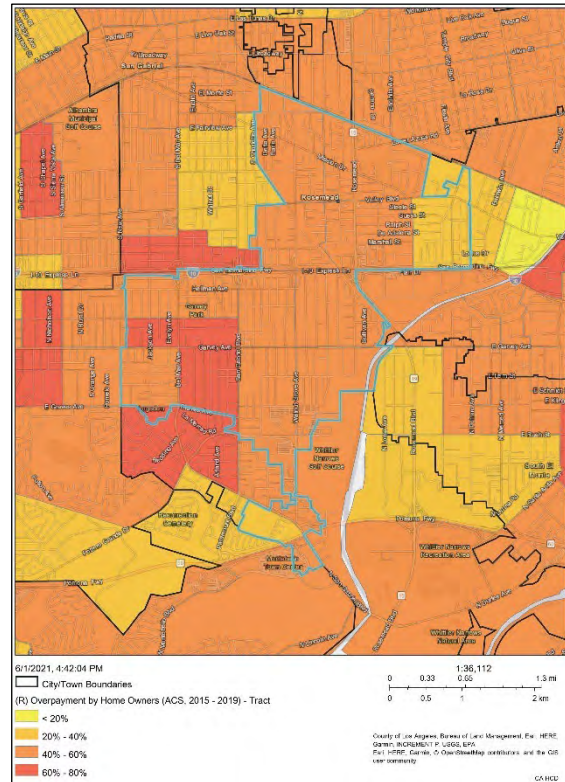


Figure D-19 – Overpayment by Renters – 2014, City of Rosemead

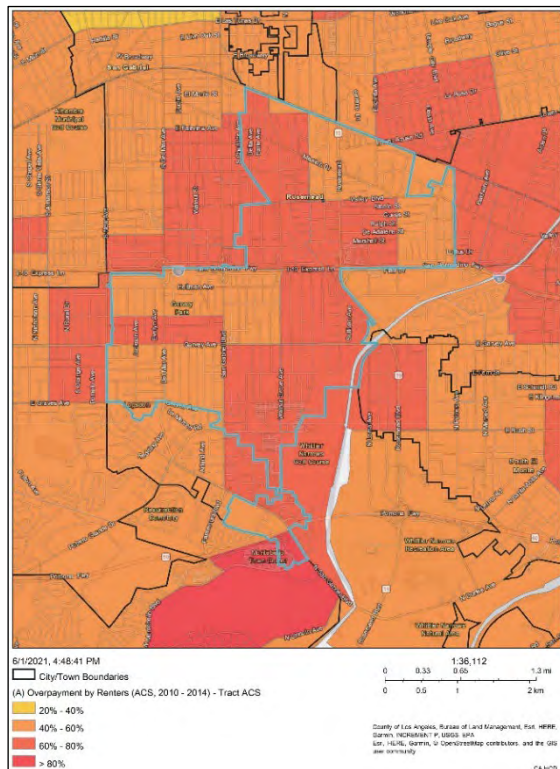


Figure D-20 – Overpayment by Renters – 2019, City of Rosemead

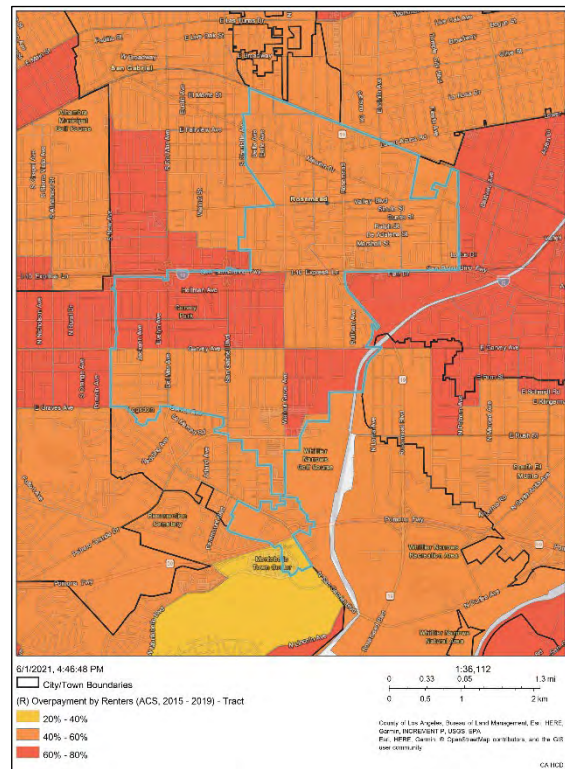
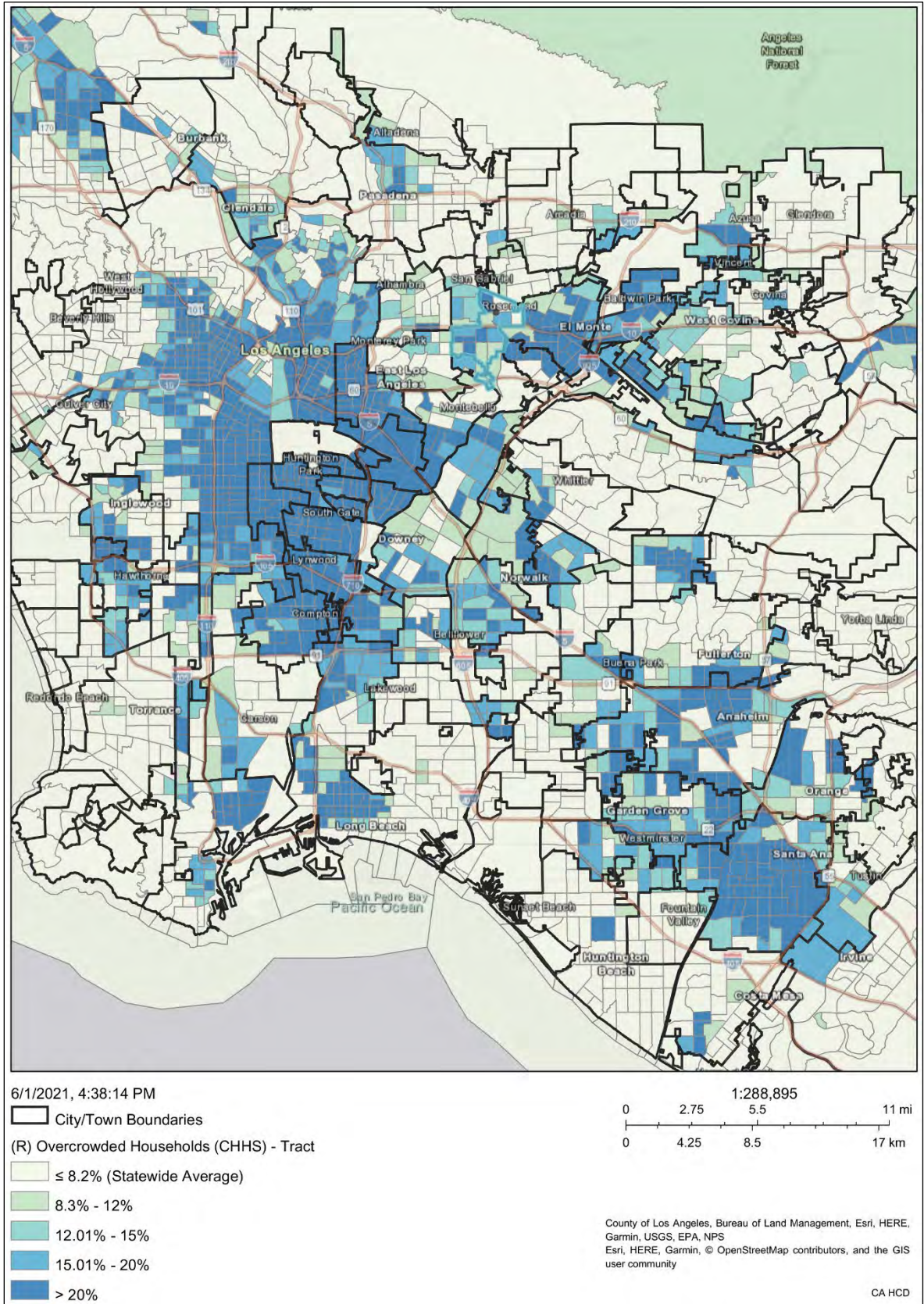


Figure D-21 – Overcrowded Households – Regional, City of Rosemead



Substandard Conditions

Because Rosemead is a mature community, the vast majority of its housing stock is 30 years of age or older. The advanced age of the majority of Rosemead's housing stock indicates the significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. The ACS includes surveys about three factors of what may be considered substandard housing. Of these, as stated in the SCAG Report, Rosemead has 389 units that lack telephone service, 77 units that lack plumbing facilities, and 268 units that lack complete kitchen facilities. The City of Rosemead's 2019 CAPER reported 1,306 code enforcement cases.

The Data Viewer shows that the entire city falls within the category that indicates 40 to 60 percent of all households have any of the four severe housing problems monitored by CHAS (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 50 percent). Figure D-22 provides a city and regional view of incidence of severe housing problems.

To maintain adequate housing conditions, the city operates an active Owner Occupied Housing Rehabilitation Program aimed at eliminating blight and improving the quality of life in Rosemead neighborhoods. The city's 2020-2025 Con Plan reported that major activities focused on preservation of the city's affordable housing stock through rehabilitation performed through grant and little to no interest deferred loan programs. The improvements ranged from basic health and safety improvements to full scale renovation projects to eliminate blighted conditions. Figure D-23 shows all property owners who applied for the city's Owner Occupied Home Improvement Programs. As depicted, home improvement loans are distributed throughout the city, and there does not appear to be an overconcentration in any single neighborhood.

Figure D-22 – Households with Severe Housing Problems – Regional, City of Rosemead

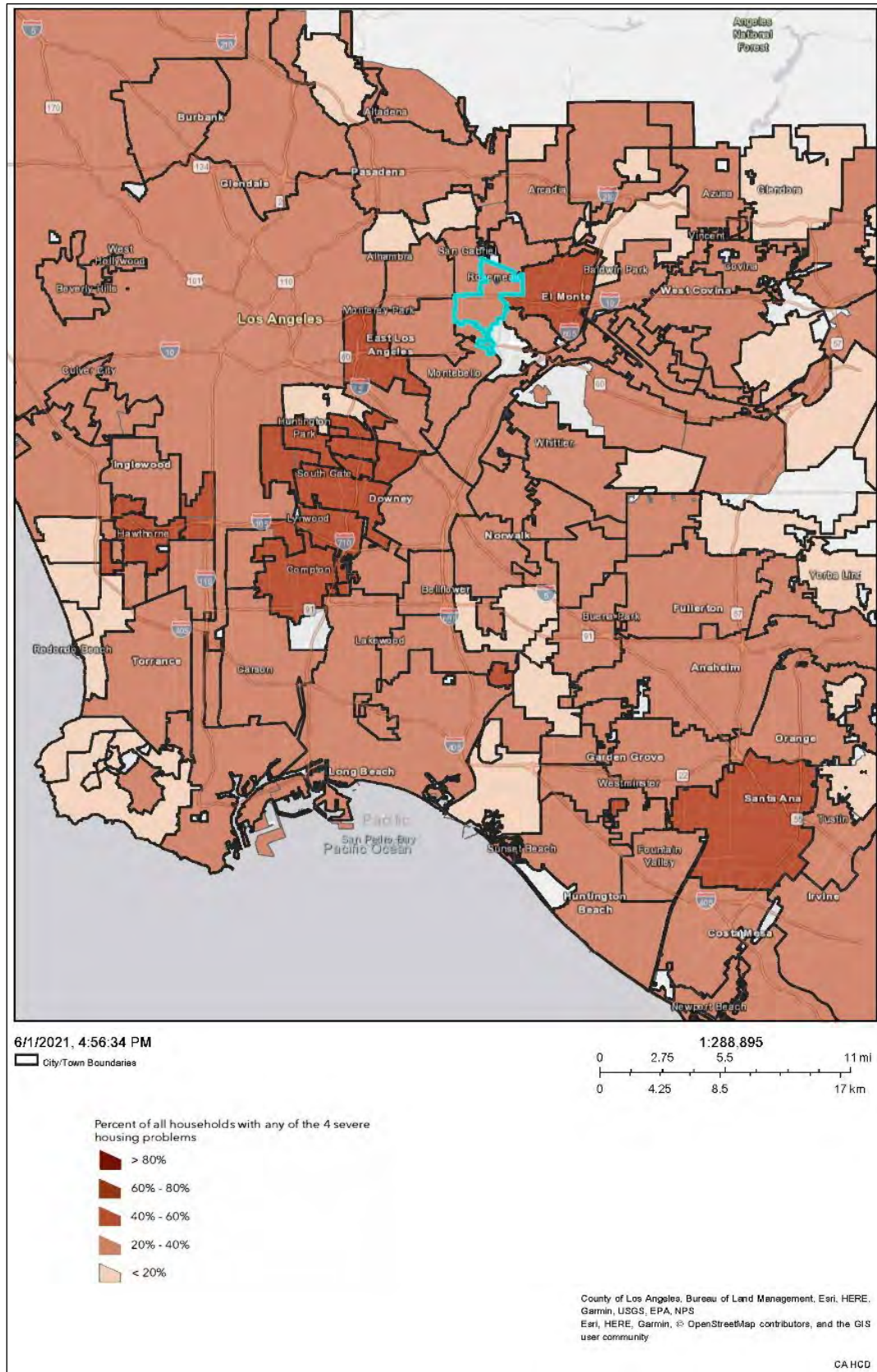
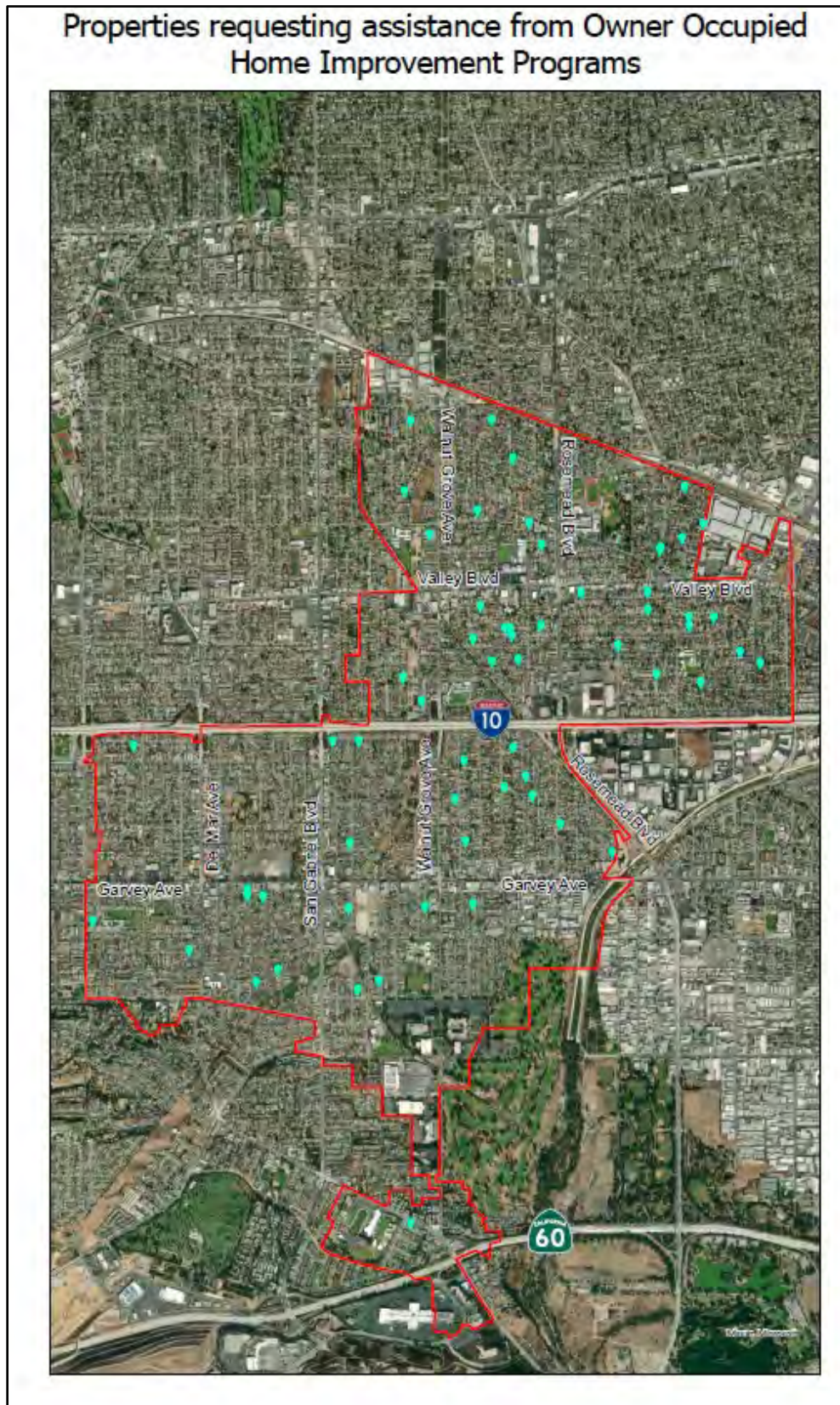


Figure D-23 – Properties Requesting Assistance from Owner-Occupied Home Improvement Programs



Displacement Risk

The HCD Data Viewer, citing the UC Berkley Urban Displacement Project, shows that tracts in the northern and southern areas of the City contain “Sensitive Communities” that are identified as “Vulnerable” (see Figure D-24). Communities were designated Sensitive if they met the following criteria:

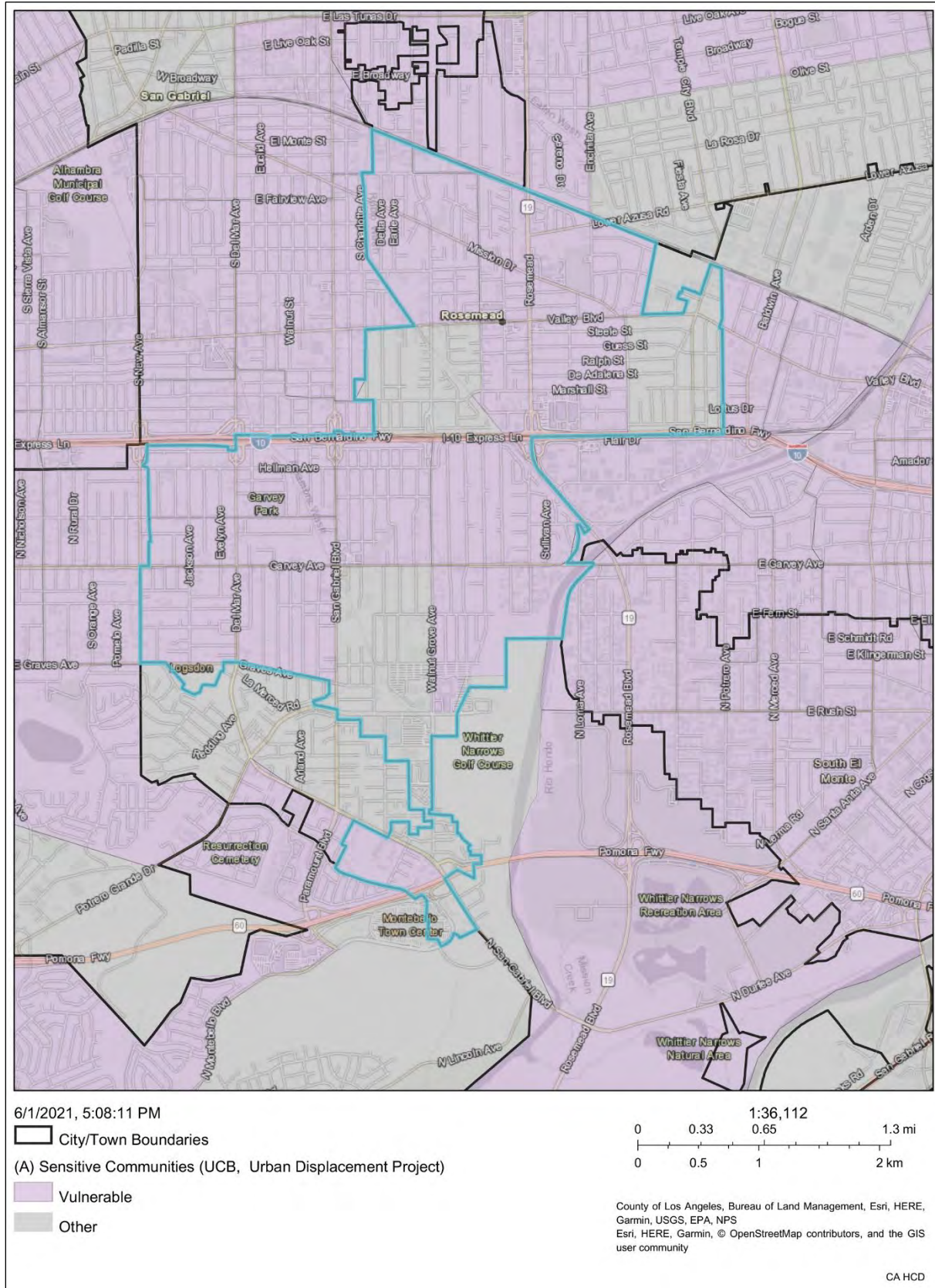
- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost.
- Vulnerability is defined as:
 - Share of very low-income residents is above 20 percent, and
 - The tract meets two of the following criteria:
 - Share of renters is above 40 percent
 - Share of people of color is above 50 percent
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median
 - They, or areas in close proximity have been experiencing displacement pressures

Additional local and regional data that informs displacement risk and helps shape program development includes:

- State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The current at-risk analysis covers the period of 2021 through 2031. There are no at-risk units during this planning period and for the following ten years.
- Housing security can depend heavily on housing tenure. Rosemead’s housing stock consists of 14,712 total units, 7,016 of which are owner-occupied and 7,696 of which are renter-occupied. The share of renters in Rosemead is higher than in the SCAG region overall (ACS 2014-2018).
- In many places, housing tenure varies substantially based on the age of the householder. In Rosemead, the age group where renters outnumber owners the most is 15-24 (by 59.1 percent). The age group where owners outnumber renters the most is 60-64 (by 25.1 percent).
- The SCAG Report, using 2012-2016 CHAS data, reports that 40.4 percent of Rosemead's elderly households earn less than 30 percent of the surrounding area income (compared to 24.2 percent in the SCAG region), and 62.4 percent earn less than 50 percent of the surrounding area income (compared to 30.9 percent in the SCAG region). Elderly households on fixed incomes may face a higher displacement risk as housing costs rise.

In response, the city has provided Housing Element [Programs 4, 5, 6, 9, 10, 11 and 12](#) that focus on maintaining existing housing and providing assistance to lower income and special needs households. For example, Program 1 seeks to assist low- and moderate-income households in repairing or improving their homes, [Program 9](#) calls for zoning amendments that facilitate development of needed housing, [Program 10](#) focuses on development of housing for extremely low-income households, and [Program 12](#) addresses housing choice vouchers to provide direct assistance to qualified households.

Figure D-24 – Sensitive Communities, City of Rosemead



2.6 Outreach

State law requires that the preparation, adoption, and implementation of a housing element include a diligent effort to include public participation from all economic segments of the community. A diligent effort means going beyond simply giving the public an opportunity to provide input and should be proactively and broadly conducted through a variety of methods to assure access and participation. AB 686 also requires jurisdictions to include a summary of their fair housing outreach capacity. To address these requirements, the housing element must describe meaningful, frequent, and ongoing public participation with key stakeholders.

In addition to outreach conducted specifically for preparation of the Housing Element update (and described in Housing Element Section 1.E), the update was also informed by public input received for the 2021-2022 Annual Action Plan report to the HUD pertaining to the city's Con Plan. During the development of the Con Plan, the city solicited input from residents to identify and prioritize the various community needs. Furthermore, the city consulted with local public and private service providers to assess the housing and community development needs of low- to moderate-income households and special needs households. The city consulted with the Los Angeles County Development Authority (formerly the Los Angeles County Development Commission) and nonprofit organizations to determine funding needs for housing and services for homeless persons, low- to moderate-income persons, and low-income neighborhoods.

As a result of the outreach, the Action Plan calls for concentrating resources to address the following goals:

- Expand Fair Housing choice and access;
- Expand affordable housing opportunities;
- Maintain viable and energy efficient housing and commercial areas;
- Maintain safe and green neighborhoods; and
- Provide vital public services.

These goals are reflected in the 6th Cycle Housing Element goals, policies and programs.

2.7 Summary of Fair Housing Issues

The overlap of low resources, high segregation, and lower income households throughout most of the city indicates a need for comprehensive and place-based land use planning programs to remedy existing problems and work toward improving future opportunities and conditions. To address these needs, a significant city accomplishment was the adoption of the Garvey Avenue Specific Plan in 2018, which includes part of the area identified as a TCAC Area of High Segregation and Poverty (see Figure D-9). The Specific Plan vision is to “revitalize the Garvey Avenue corridor from a commercial/industrial area into a vibrant commercial, residential, and mixed-use district, with a complement of local and subregional serving retail, entertainment, and service businesses, office space, and community uses, all tied together with public improvements that create a vibrant and enjoyable pedestrian environment.”

In addition, the City of Rosemead is now considering a Freeway Corridor Mixed-Use Overlay zone in targeted areas in and around the Interstate 10 (I-10) Freeway, which includes RHNA inventory sites along Del Mar Avenue, San Gabriel Boulevard, Walnut Grove Avenue, Valley Boulevard, Temple City Boulevard, and Rosemead Boulevard as shown on Figure D-9. The primary goal of this effort is focused on creating usable and modern development standards and guidelines, streamlining review procedures, and integrating implementation focused strategies. The city envisions transforming the identified opportunity areas into multi-modal, multi-use areas, where new residential development may be

incorporated. In addition, fostering investments in opportunity sites along the I-10 Freeway supports Strategy 1 of the City of Rosemead's Strategic Plan 2018-2020. Strategy 1 focuses on aggressively pursuing economic development to enhance local shopping and dining options, encourage new high quality and affordable housing stock, beautify commercial corridors, create jobs, and increase General Fund revenues to sustain service levels and maintain public facilities. Completion of the FCMU Zone is anticipated to occur in 2021. Additional Zoning Code amendments described in [Program 9](#) would, over time, result in incremental change citywide.

As stated in the AI, the city's accomplishments in affirmatively furthering the goal of fair housing choice, and eliminating impediments for fair housing choice, include continuing to contract with the HRC, a fair housing organization. HRC provided materials addressing disability, familial status, HRC services and protected individuals in multiple languages. In addition, housing, supportive services, and case management were provided to homeless persons through several of the city's subrecipients such as Family Promise of San Gabriel Valley and Los Angeles Homeless Service Authority. Emergency, transitional, and permanent support was provided based on client need. Funding of nonprofit facilities that serve the homeless and other eligible recipients and neighborhoods align with the goals and strategies outlined in the Con Plan. In addition, the city continued to offer housing programs without impediments based on race, color, religion, sex, disability, familial status, or national origin. The city also strived to increase the awareness of the availability and benefits of city programs regarding housing choice, housing assistance, and landlord/tenant counseling through public information to the community. This information was distributed to the community in several ways, including notices placed in the city's newsletter, website, other social media outlets (i.e., Facebook, Instagram, Twitter), and community events. This proved to have a positive impact on the community by ensuring that the community is aware of the different services provided in works with the HRC on behalf of the City of Rosemead. The city also made significant progress in terms of land use and housing planning, including a Zoning Code Update as described in Appendix A, and adoption of the Garvey Avenue Specific Plan as previously discussed.

Summary of Additional Fair Housing Concerns

Priority areas of need as determined from public participation and research for the Con Plan include:

1. Preserve the city's existing affordable housing stock for low- and moderate-income households (LMI) in the 0 to 80 percent of Area Median Income (AMI) category;
2. Promote, increase, maintain homeownership for LMI households;
3. Provide safe, affordable, decent housing for LMI renters;
4. Assist with energy efficient improvements;
5. Provide supportive services for non-homeless persons with special needs; and
6. Promote fair housing among all income categories.

Housing, supportive services, and case management were provided to homeless persons through several of the city's subrecipients such as Family Promise of San Gabriel Valley and Los Angeles Homeless Service Authority. Emergency, transitional, and permanent support was provided based on client need. Funding of non-profit facilities that serve the homeless and other eligible recipients and neighborhoods align with the goals and strategies outlined in the Con Plan. These priority areas were incorporated into the Housing Element Section 5, [Program 14](#) - Fair Housing Program.

2.8 Local Data and Knowledge

The City of Rosemead's General Plan expresses an overall vision for the city to become a place "where people have many options for housing, employment, shopping, and recreation; where businesses create a strong economic foundation for high quality municipal services; where parks and recreational facilities offer opportunities for a diverse population to exercise and interact; where schools and teachers educate and inspire youth; and where the natural environment is protected and enhanced." A specific vision is identified to "enhance parks and recreational space in underserved neighborhoods." In addition, concurrent with the Housing Element update, the city has undertaken a focused Public Safety Element update that includes adoption of environmental justice policies and actions (see Table D-11). Specific Housing Element programs implemented in accordance with the 2014-2021 Housing Element that further fair housing included a Comprehensive Zoning Code Update and adoption of the Garvey Avenue Specific Plan. Through the Specific Plan, the city pre-entitled the development of 892 residential units and approximately 1.18 million square feet of commercial development. As such, new developments are not required to go through a lengthy and time-consuming planning entitlement process and additional environmental studies such as Environmental Impact Report. Together, these citywide plus place-based initiatives help foster a comprehensive approach to furthering fair housing goals.

3. Identification and Prioritization of Contributing Factors

In January 2020, the city adopted an AI. Through data analysis and community engagement activities the following barriers to fair housing were identified:

- Low number of affordable housing units.
- High housing land, construction and labor costs.
- Lack of rent control/stabilization policies particularly for single parent households, persons with disabilities and seniors.
- Stagnant salaries compared to the rising cost of housing.
- Lack of time or finances for increased education.
- Safe crosswalks and guards on routes to school.
- Access to the internet for school-age children.
- Limited amount of recreation and open play areas and public spaces.
- Lack of funding and knowledge about existing housing placement services, rental assistance, and rent deposit services/programs.
- Lack of individual and local resources to maintain housing stock.
- Lack of wrap-around services for families purchasing homes for the first time.
- Lack of local housing agencies' capacity for family placement services and to create more housing opportunities in the city.
- Lack of implementation of local housing policies for affordable housing development.

The final chapter of the AI discusses the ways and means the city can begin to remediate or reduce the barriers to affordable housing, which were used to inform the city's Five Year Con Plan (2020-2025). The 2020-2025 Con Plan included priority areas of need and a set of goals which are listed below and were determined from public participation, including a Community Needs Survey, and research for the Con Plan, which included review of the AI.

Priority Needs

1. Provide ongoing assistance to combat discrimination through the promotion of fair housing education, legal representation, local support for affordable housing development projects, and counseling and financial training services.
2. Build new affordable housing units, acquire lands for affordable housing projects, affordable housing programs, homebuyer and rental assistance programs.
3. Combat housing purchase and development costs by partnering with public and private developers and supporting programs and projects that further collaboration.
4. Support social service agencies and nonprofit development corporations that provide innovative services and provide housing for homeless or those at risk for homelessness.
5. City capital improvement projects, social service agency capital projects, street infrastructure improvements such as streets, sidewalks, curbing and other public facilities, safe routes to school infrastructure, and addressing public safety concerns.
6. Support future capital recreation improvement projects throughout the city as well as connection points to and from LMI neighborhoods and schools.
7. Support social service agencies that provide shelter space and services that address homeless needs.
8. Continue to fund housing and commercial property rehabilitation initiatives including the city's housing improvement program, residential (or commercial) façade improvement programs, housing acquisition and rehab; lead-based paint testing and abatement; commercial façade program; and supported project work.

Goals

1. Expand Fair Housing choice and access
2. Expand affordable housing opportunities
3. Maintain viable and efficient energy efficient housing and commercial areas
4. Maintain Safe and Green Neighborhoods
5. Provide Vital Public Services
6. Planning and Administration-Efficient and effective administration of planning and execution of community development and housing rehabilitation

4. Summary and Conclusions

The overall conclusion of the AFFH assessment is that there is a need for additional affordable housing and actions to address environmental justice. Environmental justice is addressed in the Public Safety Element and throughout the General Plan. Regarding housing, the city's built-out nature means that it can only make incremental additions to the housing supply. Focused initiatives to increase housing capacity, such as the Garvey Avenue Specific Plan, help to address the challenge, but the number of units ultimately added will likely be insufficient to affect the larger regional housing market. Programs to increase affordable housing supply and affordability include Program 3 actions to support infill development and site recycling, and Program 6 to provide adequate sites to support efforts for the city to meet its fair share of the regional housing need. In addition, [Program 10](#) addresses development of for lower income housing using HOME funds, and other State and federal loans and grants, according to the specific nature of the project. The city will also provide regulatory incentives, such as implementing the density bonus program. [Program 12](#) addresses use of Housing Choice Vouchers to support low-income renters. Since housing voucher assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments. The

participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects, which could help the city meet integration goals.

The identification of contribution factors and additional meaningful actions to address them are included in Housing Element Section 5.B, [Program 14](#).

5. Fair Housing Program

The city has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, and adopted an updated Five Year Analysis of Impediments to Fair Housing Choice (AI) in January 2020. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified in the AI, and to additionally address other impediments that were discovered through the AB 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment is provided as Appendix D, and the resulting programs are identified as follows. All of the factors are High Priority contributing factors, because they have direct and substantial impacts on fair housing.

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
Outreach and Enforcement		
Implementation of fair housing laws	Lack of public awareness of fair housing laws and affordability housing advocacy Lack of funding and knowledge about existing housing placement services, rental assistance, and rent deposit services/ programs.	Work with the Housing Rights Center (HRC) to expand its Fair Housing Program in Rosemead to: • Develop a local outreach program about the positive impacts of affordable housing. • Begin educational programs that promote the positives of integrated income neighborhoods to change local attitudes about affordable housing. • Annually review and report on apartment rental advertisements released by private housing companies. Provide CDBG funding to the HRC to handle fair housing cases and education. Assist 10 households and conduct 5 tenant or landlord training sessions.
Segregation and Integration		
Housing Mobility	Increasing levels of segregation with high concentrations of Asian and/or Hispanic populations, but is likely the result of natural settlement patterns. All census tracts have a high concentration of minority residents.	Adopt an official affirmative marketing policy designed to attract renters and buyers of protected classes. Assign HRC, as a part of its Fair Housing Contract, to annually review and report on apartment rental advertisements released by private housing companies. When holding community meetings, proactively outreach to a wide range of community groups.
R/ECAP and Access to Opportunity		
City has a TCAC area of High Segregation and Poverty. City has no R/ECAPs, but is in a region with R/ECAPs	Low homeownership Difficulty in securing housing using Housing Choice Vouchers Enhance place-based investments Barriers to mobility Lack of opportunities for residents to obtain	Provide more outreach and education to housing providers and potentially qualified residents regarding Housing Choice Voucher program Pursue community revitalization through development in the mixed-use overlay zones and the Garvey Avenue Specific Plan (GASP). Increase public investment to provide public services, “green” characteristics, public amenities and overall characteristics that foster positive economic, environmental and educational opportunities. Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
	housing in higher opportunity areas	standards pursuant to procedures and criteria set forth in the Municipal Code. Identify vacant residential properties for targeted rehabilitation. Stimulate economic growth by providing low interest loans to business owners using CDBG funds, including two business owners in TCAC areas. Support Infill, Site Recycling and ADU development per Program 3. See also Programs 6 and 8 regarding adequate sites and marketing economic development opportunity sites.
Safe and Green Neighborhoods	Land use planning and economic development decisions Limited amount of recreation and open play areas and public spaces	Evaluate all proposed amendments to the General Plan's Land Use Map and the Zoning Map for their effect on AFFH. See Program 3. Pursue funding to assist neighborhoods of concentrated poverty for investment in factors such as rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods
Disproportionate Housing Needs and Displacement Risk		
Displacement in Vulnerable Communities	Lack of affordable housing in a range of sizes Land use and zoning laws High housing land, construction and labor costs High cost of repairs Displacement risk as higher-income households move into the community	Increase city efforts to enable and promote residential development through use of the mixed-use overlay zones, the Small Lot Ordinance and GASP. These initiatives provide new opportunities for a variety of residential development types and prices, and include areas where residential development was previously not allowed. Promote use of the State Density Bonus Law through website materials and counter assistance. Preserve the city's existing affordable housing stock for low- and moderate-income households (LMI) in the 0 to 80 percent of Area Median Income (AMI) category Acquire land for affordable housing using CDBG funding to assist 20 low-income families. Review ways to control rent and or housing sale costs for city rehabbed properties. To assist in the housing needs for persons with developmental disabilities, the city will implement programs to coordinate housing activities and outreach with the Eastern Los Angeles Regional Center (ELARC), encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities Provide low interest loans to five low- to moderate-income homeowners of single-family home and condominiums to make home repairs using HOME funds. Promote, increase, maintain homeownership for LMI households. See Programs 1 and 2 regarding rehabilitation and down payment assistance programs.

Fair Housing Issue	High Priority Contributing Factor	Meaningful Action
		Continue to monitor and preserve affordable senior housing units for lower income elderly households. Promote fair housing among all income categories.
	Access to services	Provide more outreach and education to extremely low-income households regarding Housing Choice Voucher and other supportive programs, as described in Program 12. Provide supportive services for non-homeless persons with special needs. • Provide nutritious meals to 50 seniors each week. • Provide employment opportunities for 15 high school-aged youth. • Coordinate housing activities and outreach with ELARC and pursue funding sources designated for persons with special needs and disabilities
	Rental housing conditions	Review the feasibility of establishing city-wide rental property inspection programs as a way to combat issues of blight and deterioration in rental housing. A local program could be created with other jurisdictions to share costs. Enforces routine rental inspection that encourage landlords make financial decisions to either reinvest or to sell.
	Aging housing stock	Continue and expand rehabilitation programs based on available funding, including CDBG funding to rehabilitate 10 units. Assist with energy efficient improvements. Develop innovative code enforcement methods to create a larger pool of decent housing options. Review the feasibility of establishing a city-wide rental property inspection program as a way to combat issues of blight and deterioration in rental housing. • A local program could be created with other jurisdictions to share costs. • Enforces routine rental inspection that encourage landlords make financial decisions to either reinvest or to sell. Create a revolving loan fund for homes with dire code violations so that properties could be available for purchase or rent.

RESOLUTION 2021-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEMEAD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA APPROVING GENERAL PLAN AMENDMENT 20-01 ADOPTING THE CITY OF ROSEMEAD 2021-2029 HOUSING ELEMENT, PUBLIC SAFETY ELEMENT UPDATE WITH ENVIRONMENT JUSTICE POLICIES, AND ADDENDUM TO THE ROSEMEAD GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT AND THAT THE CITY COUNCIL SUBMIT THE 2021-2029 HOUSING ELEMENT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR STATE CERTIFICATION

WHEREAS, the City of Rosemead (the “City”) has an adopted General Plan, which includes all of the state mandated elements; and

WHEREAS, the State of California Government Code Section 65588 requires the review and adoption of a Housing Element that may be updated according to the Southern California Association of Governments Regional Housing Needs Assessment (“RHNA”) planning cycle; and

WHEREAS, based on age and condition of non-residential structures on nonvacant sites, as well as the likelihood of commercial uses on nonvacant sites converting to mixed-use residential developments due to the continued decline of retail-only uses specifically within the existing Residential/Commercial Mixed-Use Development Overlay (MUDO), Freeway Mixed-Use Overlay (FCMUO), and Garvey Avenue Specific Plan (GASP) areas, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be integrated with new residential uses or discontinued during the planning period, and therefore are not considered significant impediments to additional residential development during the period covered by the housing element; and

WHEREAS, the State of California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort, the City launched a multi-lingual online housing needs survey, conducted stakeholder interviews on February 4 - 10, 2021, held a virtual joint City Council and Planning Commission study session on March 9, 2021, and held a duly noticed virtual community workshop on June 10, 2021. Issues raised during these public participation events were addressed in the 2021-2029 Housing Element and Public Safety Element Update; and

WHEREAS, the City conducted several meetings with the City of Rosemead’s Housing Development Subcommittee and Commercial Task Force Subcommittee; and

WHEREAS, the draft 2021-2029 Housing Element was advertised for a 60-day public review period from September 3, 2021 to November 4, 2021 in compliance with State of California Government Code Section 65583; and

WHEREAS, on September 15, 2021, the draft 2021-2029 Housing Element was reviewed by the (“HCD”) per Government Code Section 65585(b), and has been revised to comply with State housing element law (Article 10.6 of the Government Code); and

WHEREAS, on October 15, 2021, the draft Public Safety Element Update with Environmental Justice policies was submitted to the California Geological Survey of the Department of Conservation prior to adoption, for review to determine if all known seismic and other geologic hazards are addressed, pursuant to California Government Code Section 65302.5(a); and

WHEREAS, Section 17.152.060(A) of the Rosemead Municipal Code provides the criteria for a General Plan Amendment; and

WHEREAS, the Planning Commission is an advisory body to the City Council with regard to the approval of General Plan Amendments; and

WHEREAS, on December 20, 2021, the Planning Commission conducted a public hearing a duly noticed and advertised public hearing to receive oral and written testimony on General Plan Amendment 20-01, 2021-2029 Housing Element, Public Safety Element Update with, Environmental Justice policies, Addendum to the Rosemead General Plan Update Final Environmental Impact Report, and recommended the City Council adopt Resolution 2021-66 approving the 2021-2029 Housing Element and Public Safety Element Update with Environmental Justice policies, Addendum to the Rosemead General Plan Update Final Environmental Impact Report, and transmit the adopted 2021-2029 Housing Element to the State Department of Housing and Community Development for State certification; and

WHEREAS, on December 30, 2021, notices were posted in six public locations and published in the Rosemead Reader, specifying the date, time, and location of the City Council public hearing to consider amending the General Plan pursuant to California Government Code State Department of Housing and Community Development Section 65091; and

WHEREAS, on January 11, 2022, the City Council held a duly noticed and advertised public hearing to receive oral and written testimony relative to General Plan Amendment 20-01, the 2021-2029 Housing Element, Public Safety Element Update with Environmental Justice policies, and Addendum to the Rosemead General Plan Update Final Environmental Impact Report; and

WHEREAS, the City Council duly authorizes the City Manager to make iterative changes to the 2021-2029 Housing Element in response to comments from HCD to support state certification of the 2021-2029 Housing Element.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Program Environmental Impact Report (EIR) (SCH No. 2007111090) for the Rosemead General Plan Update was prepared and certified by the City of Rosemead on October 14, 2008, by City Council Resolution No. 2008-66.

WHEREAS, the City of Rosemead acting as a lead agency has completed an environmental analysis and determined that there are no new significant environmental impacts or previously identified significant impacts made more severe by project modifications, new circumstances, or new information associated with the project. Therefore, the City has

determined that an Addendum to the Rosemead General Plan Update Final Environmental Impact Report is the appropriate CEQA document to address project modifications in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164(c) provides that an addendum need not be circulated for public review; and

WHEREAS, the City Council, having final approval authority, has sufficiently considered all testimony and public comment presented to them prior to taking action on the project and its environmental determination.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rosemead hereby resolves as follows:

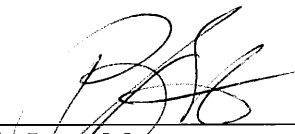
SECTION 1. The City Council finds and determines an Addendum to the Final Program EIR (SCH No. 2007111090) has been completed in compliance with CEQA, the CEQA Guidelines and the City's environmental review guidelines. The City Council has reviewed and considered the information contained in the Addendum to the Final Program EIR prior to making a decision on General Plan Amendment for the 2021-2029 Housing Element and Public Safety Element Update with Environmental Justice policies. The Addendum to the Final Program EIR reflects the independent judgment of the City Council and contains sufficient information and analysis to allow the City Council to make an informed decision, considering the environmental implications of the proposed project, mitigation measures and alternatives.

SECTION 2. The City Council approves General Plan Amendment 20-01 as set forth in Exhibit "A" and adopts the 2021-2029 Housing Element, Public Safety Element with Environmental Justice policies, and Addendum to the Rosemead General Plan Update Final Environmental Impact Report.

SECTION 3. The City Council authorizes submittal of the 2021-2029 Housing Element to the State Department of Housing and Community Development for state certification.

SECTION 4. The City Clerk shall certify to the adoption of this resolution and hereafter the same shall be in full force and effect.

PASSED, APPROVED, AND ADOPTED this 11 day of January, 2022.



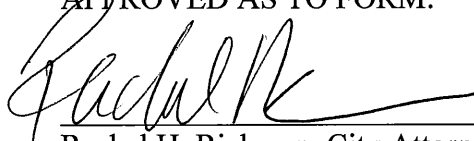
Polly Low, Mayor

ATTEST:



Ericka Hernandez, City Clerk

APPROVED AS TO FORM:



Rachel H. Richman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF ROSEMEAD)

I, Ericka Hernandez, City Clerk of the City Council of the City of Rosemead, California, do hereby certify that the foregoing City Council Resolution No. 2021-66, was duly adopted by the City Council of the City of Rosemead, California, at a regular meeting thereof held on the 11th day of January, 2022, by the following vote, to wit:

AYES: ARMENTA, CLARK, DANG, LOW, TANG

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Ericka Hernandez, City Clerk

Exhibits:

A. General Plan Amendment 20-01, 2021-2029 Housing Element and Public Safety
Element Update with Environmental Justice Policies