

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of South E Monte
Reporting Period 1/1/2017 - 12/31/2017

Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
10138 Fern St	SF	O				1	1	0			4B+2Ba Home added to the lot (+2722sqft/ DUPLEX)
1511 Strozier Ave	ADU	O		1			1			Deed Restricted	ADU approved 1/25/17
(9) Total of Moderate and Above Moderate from Table A3					0	0	0				
(10) Total by income Table A/A3				1		1	2				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

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

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity			7	7	CalHome - 7 Owner Occupied Rehabilitation Loans(Deed Restricted/ 30yr - due on resale)
(2) Preservation of Units At-Risk				0	n/a
(3) Acquisition of Units				0	n/a
(5) Total Units by Income	0	0	7	7	

* Note: This field is voluntary

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

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

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	43									43	
	Non-deed restricted											
Low	Deed Restricted	25	1	4	2	6	1				14	11
	Non-deed restricted											
Moderate	Deed Restricted	28									28	
	Non-deed restricted											
Above Moderate		76		76	33	25	1				135	-59
Total RHNA by COG. Enter allocation number:		172									149	23
Total Units ▶ ▶ ▶			1	80	35	31	2					
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Affordable Housing Overlay Zone	Establishes specific incentives for development of affordable housing	Continuous	Ongoing- Continuous
Implementation of Mixed Use (C-R Zone)	The new CR Zone will permit both stand alone infill development and	Continuous	Ongoing- Continuous
General Plan & Zoning Ordinance Review & Update	Annual review of the General Plan to include any amendmenets.	Continuous	Ongoing- Continuous
Second Unit Housing Program	Zoning provisions that will continue to permit second units on	Continuous	Ongoing- Continuous
Housing Choice Voucher Program	Federally funded rental program that assists very low income	Continuous	Ongoing- Continuous
Identification of ELI & LI Housing Funding Sources	Proactively continue to pursue available funding sources to assist	Continuous	Ongoing- Continuous
Lot Consolidation Program	Facilitate the development, maintenance, and improvement of	Continuous	Ongoing- Continuous
Emergency Housing Program	Zoning ordinance allows emergency shelters to be built in	Continuous	Zoning Completed
Transistional Housing Program	Zoning ordinance was amended to permit transitional housing as a	2014-2021	Zoning Completed
Supportive Housing Program	Zoning ordinance was amended to permit supportive housing as a	2014-2021	Zoning Completed
Santa Anita Ave Mixed Use & Single Room Occupancy Housing Program	Zoning ordinance and General Plan were recently amended to	2014-2021	Zoning is complete, yet the efforts to continue to implement are ongoing.
Countywide Affordable Rental Housing Development Program	Financial assistance is provided to developments through gap	2014-2021	Ongoing- Continuous ; As per funding availability
Countywide Affordable Home Ownership Program	Funding provided in the form of a second mortgage to increase	2014-2021	Ongoing-Continuous; as per funding availability
First Time Home Buyer Program	Down payment assistance program assists home buvers with	2014-2021	Ongoing-Continuous; as per funding availability
Owner Occupied Rehabilitation Program	The Owner Occupied Rehabilitation Program consists of	2014-2021	Ongoing-Continuous; as per funding availability

