

**Please Start Here**

General Information	
Jurisdiction Name	South El Monte
Reporting Calendar Year	2018
Contact Information	
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City	South El Monte
Zipcode	91733

**Submittal Instructions**

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400.

There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

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Project Identifier		Demolished/Destroyed Units			Notes
1		20			21
Current APN	Street Address	Project Name <sup>+</sup>	Demolished or Destroyed Units <sup>+</sup>	Demolished/Destroyed Units Owner or Renter <sup>+</sup>	Notes <sup>+</sup>

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	43											43
	Non-Deed Restricted												
Low	Deed Restricted	25	1	4	2	6	1	6				20	5
	Non-Deed Restricted												
Moderate	Deed Restricted	28											28
	Non-Deed Restricted												
Above Moderate		76		76	33	25	1	2				137	
Total RHNA		172											
Total Units			1	80	35	31	2	8				157	76

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas



**Table D****Program Implementation Status pursuant to GC Section 65583****Housing Programs Progress Report**

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
AFFORDABLE HOUSING OVERLAY ZONE	Affordable Housing Overlay establishes specific incentives for the development of affordable housing. The Overlay will provide a range of potential regulatory concessions for affordable projects, including flexibility in height limits, reduced parking, minimal setbacks, and/or reduced open space requirements. Incentives include waiving some or all of the development fees. Residential development within mixed-use areas is permitted both as stand-alone residential infill, as well as an integrated mixed-use developments. The Affordable Housing Overlay may also be used on a project-by-project basis in R-3 neighborhoods for quality affordable developments which blend well with the surrounding neighborhood.	Continuous	This is an ongoing effort and will continue
IMPLEMENTATION OF MIXED USE (C-R) ZONE	The City amended the Zoning Ordinance to permit mixed-use development using the new C-R zone district, the designation will permit both stand-alone infill residential development as well as traditional mixed-use development where commercial uses and residential uses are located in the same structure. (Commercial Residential) zone district.	Continuous	This is an ongoing effort and will continue

GENERAL PLAN AND ZONING ORDINANCE REVIEW AND UPDATE.	There will be an annual review of the General Plan to document its consistency with the Housing Element goals, policies, and programs.	Continuous	This is an ongoing effort and will continue
SECOND UNIT HOUSING PROGRAM	The first element of this program involves the continued use of a zoning provision that will continue to permit the development of an additional (second) housing unit on any R-1 Zoned lot. The additional housing units are permitted by right as long as they conform to the development standards for the R-1 Zone. An expanded component of this existing program will permit the City to waive application fees if the property owner agrees to an affordability covenant that would place an affordability restriction on the new units for a given period.	Continuous	The Accessory Dwelling Unit Ordinance was amended and adopted in the last quarter of 2017. The City continues to promote this program.
HOUSING CHOICE VOUCHER PROGRAM	A federally funded rental program that assists very low-income families, elderly, and disabled households. Decent, safe, and sanitary housing units are provided to households through rental vouchers. Participants may find their own housing including single-family homes, townhouse, and apartments. The Baldwin Park Housing Authority administers the Housing Vouchers for five jurisdictions in the region including South El Monte. Participants are able to select any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. The City of South El Monte has approximately 40 residents who currently participate in this program.	Continuous	This program is ongoing.

<p>IDENTIFICATION OF ELI AND LOW INCOME HOUSING FUNDING SOURCES</p>	<p>The City proactively continues to pursue available funding sources to assist in the development of lower income, including extremely low-income housing. The City continues to apply for State and Federal assistance including, but not limited to, CDBG and Home funding. Other funding sources will continue to be explored including Prop 1-C and Local Housing Trust Funds.</p>	<p>Continuous</p>	<p>This program is ongoing and will be continued.</p>
<p>LOT CONSOLIDATION PROGRAM</p>	<p>In the absence of redevelopment, the City has limited options to assemble individual privately-owned properties for new larger developments. As a result, the City is required to rely solely on the private market to accomplish a consolidation of lots. This program is an ongoing program that recognizes the importance of public-private partnerships in assembling and redeveloping infill parcels.</p>	<p>Continuous</p>	<p>The program is ongoing and will be continued.</p>

EMERGENCY HOUSING PROGRAM	The City recently amended the Zoning Ordinance to permit emergency shelters in an area located in the northwestern portion of the City just south of Garvey Avenue and west of Rosemead Boulevard. The City's Zoning Ordinance was amended to permit such uses by right without discretionary review within this zone, and to ensure emergency shelters are only subject to the same development and management standards that apply to other allowed uses within the overlay area. This zone was specifically selected because of its proximity to transportation, public services, and the underlying uses that could more easily accommodate the use.	2014-2021	The rezoning has been completed though the City will continue to ensure that the available zoning is identified so that it may be effectively implemented.
TRANSITIONAL HOUSING PROGRAM	To comply with State law, the City of South El Monte has amended the Zoning Ordinance to permit transitional housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone (Ordinance No. 1183).	2014-2021	The Zoning Ordinance Amendment has been completed.
SUPPORTIVE HOUSING PROGRAM	The City of South El Monte has amended the Zoning Ordinance to permit supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone (Ordinance No. 1183).	2014-2021	The Zoning Ordinance Amendment has been completed.

<p>SANTA ANITA AVENUE MIXED-USE AND SROHOUSING PROGRAM</p>	<p>The recent rezoning and General Plan Amendment now permits residential developments and mixed-use projects as infill development within the overlay zone. The rezoning now permits conventional mixed-use development that would involve ground level commercial uses with residential units in the above ground levels, infill developments consisting of entirely residential land uses, and developments where residential units and commercial uses would share the same parcel. In addition, single room occupancy (SRO) developments would be permitted pursuant to State law.</p>	<p>2014-2021</p>	<p>The City has completed the required rezoning that implements this program which was initiated during the previous 4th Housing Element Cycle.</p>
<p>COUNTYWIDE AFFORDABLE RENTAL HOUSING DEVELOPMENT PROGRAM</p>	<p>Financial assistance is provided through the provision of "gap" financing in the form of both short- and long-term loans for construction and permanent financing, as well as funds for nonprofit housing developers and HOME-designated Community Housing Development Organization (CHDO) activities.</p>	<p>2014-2021</p>	<p>This program is administered by the Los Angeles County Community Development Commission (CDC). The City promotes this program on an ongoing basis.</p>
<p>COUNTYWIDE AFFORDABLE HOME OWNERSHIP PROGRAM</p>	<p>This program provides funding in the form of second mortgages to increase home ownership units that are affordable to low- and moderate-income persons. This program facilitates the acquisition of existing structures suitable for home ownership opportunities for low- and moderate-income persons. Where appropriate, this program will be used in conjunction with the County's Housing Bond and Mortgage Credit Certificate Programs.</p>	<p>2014-2021</p>	<p>This program is administered through Los Angeles Urban County HOME allocation. The City promotes this program on an ongoing basis.</p>

FIRST TIME HOME BUYER PROGRAM	The Cal Home First Homebuyers Program consists of a \$25,000 down payment assistance program for qualified applicants. Depending on the project, the assistance may increase to a maximum amount of \$60,000.00. The loan is zero interest and must be repaid in 30 years. The program evaluates family size, family income, citizenship/residency, and type of property being purchased.	2014-2021	This program has expended it's funds through CalHome funds.
OWNER OCCUPIED REHABILITATION PROGRAM	The Owner Occupied Rehabilitation Program consists of a maximum loan amount of \$25,000 for qualified home rehabilitation that is secured through a Deed of Trust. The loan is a 30-year, zero interest loan, that will not need to be repaid until the property transfers title or the 30-year term expires. Some of the repairs that are included in the program include, but not limited to, roof replacement, exterior painting, new windows, plumbing, electrical repairs, termite fumigation, and health and safety repairs.	2014-2021	This program has expended it's funds through CalHome funds.
MORTGAGE CREDIT CERTIFICATE PROGRAM	The Mortgage Credit Certificate (MCC) Program leverages home ownership assistance by issuing certificates to income-qualified first-time home buyers authorizing the household to take a credit against Federal income taxes of up to 20% of the annual mortgage interest paid. The mortgage payments are used to repay the bonds; there is no City guarantee required.	2014-2021	This program is offered through the County and it's funds.







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

<b>Jurisdiction</b>	South El Monte
<b>Reporting Period</b>	2018 (Jan. 1 - Dec. 31)

Note: + Optional field  
 Cells in grey contain auto-calculation formulas

<b>Table F</b>									
<b>Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)</b>									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. 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 Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity			5	5					CalHome - Owner Occupied Rehabilitation Loans (Deed Restricted/30 yr loan, due on resale)
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income			5	5					

<b>Jurisdiction</b>	South El Monte	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

<b>Entitled Units Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	6
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		8
<b>Total Units</b>		<b>14</b>

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

<b>Submitted Applications Summary</b>	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	8
Total Housing Units Approved:	8
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas