

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

Jurisdiction City of South El Monte
Reporting Period 1/1/2016 - 12/31/2016

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	
8116-027-017 / 1218 Lerma Rd	SFA	O				1	1			1 Unit was demo and New SF unit added	
8116-027-018/Kruse Dr	SFD	O		1			1			units were made for LI	
8116-027-019/Kruse Dr	SFD	O		1			1			units were made for LI	
8116-027-020/Kruse Dr	SFD	O		1			1			units were made for LI	
8116-027-021/Kruse Dr	SFD	O		1			1			units were made for LI	
8116-027-022/Kruse Dr	SFD	O		1			1			units were made for LI	
8116-027-023/Kruse Dr	SFD	O		1			1			units were made for LI	
8116-027-024/Kruse Dr	SFD	O				1	1			For Sale homes AMI (Above Moderate Income)	
8116-027-025/Kruse Dr	SFD	O				1	1			For Sale homes AMI	
8116-027-026/Kruse Dr	SFD	O				1	1			For Sale homes AMI	
8116-027-027/Kruse Dr	SFD	O				1	1			For Sale homes AMI	
8116-027-028/Kruse Dr	SFD	O				1	1			For Sale homes AMI	
8116-027-029/Kruse Dr	SFD	O				1	1			For Sale homes AMI	
8116-027-030/Kruse Dr	SFD	O				1	1			For Sale homes AMI	
8116-027-031/Kruse Dr	SFD	O				1	1			For Sale homes AMI	
8116-027-032/Kruse Dr	SFD	O				1	1			For Sale homes AMI	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of South El Monte
Reporting Period 1/1/2016 - 12/31/2016

8116-027-033/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-034/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-035/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-036/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-037/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-038/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-039/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-040/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-041/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-042/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-043/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-044/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-045/Kruse Dr	SFD	O				1	1				For Sale homes AMI
8116-027-045/Kruse Dr	SFD	O				1	1				For Sale homes AMI
2544 Adelia Ave		O				1	1				new 2154 sq ft unit added
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶						0	0	0			
(10) Total by income Table A/A3 ▶ ▶						6	25	31			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of South El Monte

Reporting Period 1/1/2016 - 12/31/2016

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	

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

Jurisdiction City of South El Monte
Reporting Period 1/1/2016 - 12/31/2016

	Income				
(1) Rehabilitation Activity			10	10	CalHome - Owner Occupied Rehabilitation Loans (30 yr- due on resale)
(2) Preservation of Units At-Risk				0	n/a
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	10	10	

* 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
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of South El Monte
Reporting Period 1/1/2016 - 12/31/2016

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					13	12
	Non-deed restricted											
Moderate	Deed Restricted	28										28
	Non-deed restricted											
Above Moderate		76		76	33	25					134	-58
Total RHNA by COG. Enter allocation number:		172										
Total Units ▶▶▶			1	80	35	31					147	25
Remaining Need for RHNA Period ▶▶▶▶▶												

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

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,		
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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of South El Monte
Reporting Period 1/1/2016 - 12/31/2016

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
Transitional 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
Mortgage Credit Certificate Program	MCCs are certificates issued to income-qualified first-time home	2014-2021	Ongoing-Continuous; as per funding availability
Reasonable Accommodation Program	Implementation of the reasonable accommodation ordinance which	2014-2021	Zoning is complete, yet the efforts to continue to implement are ongoing.
Green City Program	Key elements of this program includes energy conservation	2014-2021	Ongoing- Continuous
Water Conservation Program	The program promotes water conservation (drought-tolerant	2014-2021	Ongoing- Continuous
Fair/Equal Housing Program	This program recognizes the effect that discrimination has in limiting	2014-2021	Ongoing - Continuous

General Comments: