

Housing and Urban Development



**2020-2025
Consolidated Plan**



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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As a condition for the City of Rosemead (City) to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds, the City must submit a five year Consolidated Plan (Con Plan) outlining the jurisdiction's housing and community development needs and priorities, and an Annual Action Plan identifying how the jurisdiction plans to allocate its US Department of Housing and Urban Development (HUD) funding allocations to address those priority needs. This report utilizes HUD's current standard template for producing the 2020–2025 City of Rosemead Consolidated Plan (Con Plan), 2020–2021 Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER) directly within HUD's Integrated Disbursement and Information System (IDIS).

The Con Plan consists of three major sections: (1) a housing and community development needs assessment; (2) a housing market analysis; and (3) a strategic plan, which identifies those priority housing and community development needs and strategies that the jurisdiction plans to address with the available HUD resources over the next three to five years.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The strategies and projects outlined in the Con Plan are intended to benefit low- and moderate-income residents, improve distressed and blighted neighborhoods with high concentrations of low- and moderate-income residents, and positively impact the City as a whole. These Strategies will be coordinated with other federal and state grant programs and local initiatives in order to meet the objectives outlined in the plan. The Annual Action Plan will focus on goals established within the Five-Year 2020-2025 ConPlan-Strategic 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 (formally 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 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.

3. Evaluation of past performance

The City's 2015-2020 Consolidated Plan is near the end --with the fifth and final year (2020) sunsetting on June 30, 2020. Overall, the strategies and goals outlined in the Con Plan are evaluated and reported out annually through the CAPER process. The CAPER covers a program year (July 1st-June 30th) and is prepared by the City's Community Development Department.

The City has made progress meeting Con Plan goals and priority needs. Many of the activities performed have contributed to stabilizing the City's low--income neighborhoods and improved the living conditions of low- to moderate-income families and individuals.

- Major activities focused on preservation of the City's affordable housing stock through renovations performed on owner-occupied housing. The scope of the renovations varied depending on the program and household needs with improvements ranging from basic health and safety improvements to full scale renovation projects eliminating blighted conditions.
- Homeownership opportunities for low- to moderate-income persons remained a priority program for the City. New housing development and homeownership programs promote pride and long-term resident stability; however, 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 the First Time Homebuyer program.
- Housing Choice Vouchers (Section 8) administered by the Los Angeles County Development Authority (LACDA) on behalf of the City of Rosemead, offered tenant assistance for those qualifying low- to moderate-income residents.
- 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. The City continues to strategically collaborate with partner organizations in order to leverage limited available funds and expertise to provide resources to address ongoing affordable housing issues.

The most recent past performance evaluation and reporting can be found in the FY 2018–2019 Comprehensive Annual Performance Evaluation Report (CAPER). This report provides both summary and details of resources, distribution and accomplishments for CDBG and HOME funded programs.

4. Summary of citizen participation process and consultation process

The City and consultant have briefed the City Council on the ConPlan and expects to hold public meetings in early 2020. The City has undertaken diligent and good faith efforts to outreach to all segments of the community that may benefit from the CDBG, and HOME programs. In November 2019, the community was asked to help identify issues and priority needs in the areas of housing, parks and recreation, community facilities, social services, and fair housing via an online survey platform. The survey allowed respondents to rank in order of importance from "least important" to "extremely important" for the most needed community housing projects and services; moreover, the survey captured critical information on

housing discrimination, and barriers to housing choice. A series of stakeholder interviews were held in July 2019 with responsible public agencies and non-profits that work with housing issues in the City. The City and Consultant have briefed the City Council on the Con Plan and expect to hold public hearings in early 2020.

5. Summary of public comments

Qualitative feedback collected through the community survey, and public hearings provided insight into priority needs in the community. Top needs identified via the survey were:

- Affordable rental housing, energy-efficient home improvements, senior housing, housing for disabled, and homeownership down payment assistance ranked as extremely important;
- Youth centers, and parks and recreation ranked as extremely important for most needed community facilities --followed by a neighborhood community center, senior centers, and having ADA accessibility to facilities;
- The prevention of homelessness ranked as extremely important;
- Community improvements including street and sidewalk improvements, street lighting, safe routes to school, and graffiti removal ranked as very important; and
- After-school care, addressing neighborhood crime, and at-risk youth as well as park and recreation needs ranked as extremely important.

Based on surveys received, housing discrimination had not been experienced by respondents, but believe that it may exist in their neighborhood for people of a different race, ethnicity, or disability.

Respondents identified the cost of home maintenance and the lack of larger housing units as challenges; and felt that single-family homes are most needed in the City, followed by senior housing, and multi-family apartments. Lastly, the high cost of housing and rising land prices viewed most commonly as impediments.

6. Summary of comments or views not accepted and the reasons for not accepting them

To be completed after public hearings.

7. Summary

The City of Rosemead's 2020-2025 Consolidated Plan reflects a unified vision to meet the identified needs of the community and provide benefits to low- and moderate-income individuals and families over the next five years, financial assistance and the support of the community will be directed toward the following areas:

- Expand Fair Housing choice and access;
- Expand affordable housing opportunities;
- Maintain viable and efficient energy efficient housing and commercial areas;
- Maintain safe and green neighborhoods; and
- Provide vital public services.

The above goals support the preservation of existing housing stock, creation of more affordable rental units, homelessness prevention activities, community facilities, safe and walkable streets, and enhance recreation opportunities—all the community needs resulting from the survey. The City of Rosemead will continue to concentrate its resources for maximum impact and strive to address the needs, priorities, and goals identified in this 2020-2025 Consolidated Plan.

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Con Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|------------------|----------------------------------|
| CDBG Administrator | City of Rosemead | Community Development Department |
| HOME Administrator | City of Rosemead | Community Development Department |

Table 1 – Responsible Agencies

Narrative

The Lead Agency for the City of Rosemead is the City's Community Development Department; it is the lead for policy direction, review of funding applications, project review, and decisions on Con Plan funding recommendations to the City Council.

The City's Community Development Department is responsible for the preparation of the Con Plan and Annual Action Plan. The Department will also coordinate the update all of the information contained of a demographic or programmatic nature as it relates to the Federal Programs received. The Community Development Department also conducts a review of applications for eligibility and adherence to HUD National Objectives, which are then submitted to the City Council for further review and funding recommendations. The City Council approves the final draft of the Con Plan.

The City Council reviews the draft Con Plan and provides a setting for public testimony. The City Council holds one public hearing on the Con Plan to solicit public comments. The City Council also schedules at least one meeting for discussion of the Con Plan; where after, the City Council holds a public hearing approving the Con Plan and authorizing the submittal to HUD. HUD has 45 days to review, modify, or reject the Con Plan. The Community Development Department is also responsible for responding to HUD inquiries regarding the Con Plan such as HUD-directed new initiatives regarding the preparation and budget reporting of project activities. The City's Finance Department, working in cooperation with the Community Development Department and other City departments and agencies, plays an active role in identifying the financial status of slow-moving projects as well as projects ready to fund so that grant resources are used more efficiently.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

As prescribed by the regulations, the City consulted with a wide range of public and private entities that provide housing, health services, and social services for low- and moderate-income residents. Organizations receiving direct CDBG funding have been in regular contact with City staff. Other organizations are consulted through the planning process and will be invited to comment on the draft Con Plan and attend various public hearings to be held by the City.

The following agencies/entities were consulted:

- Boys & Girls Club of West San Gabriel Valley
- City of Rosemead, Garvey Community Center
- County of Los Angeles, Department of Health Services
- Family Counseling Services of West San Gabriel Valley
- Family Promise
- Fair Housing Rights Center
- Garvey School District
- Los Angeles County Development Authority
- Los Angeles Center for Alcohol & Drug Abuse
- Los Angeles County Public Health Department
- Los Angeles Homeless Services Authority
- Rosemead School District
- Salvation Army

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City consulted with the Los Angeles County Development Authority and nonprofit organizations i.e., Los Angeles Homeless Services Authority, Family Promise, etc. to determine funding needs for housing and services for homeless persons, low- and moderate-income persons, and low-income neighborhoods.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

N/A

2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

| AGENCIES, GROUPS, ORGANIZATIONS CONSULTED | | |
|--|---|---|
| 1 | Agency/Group/Organization Type | Los Angeles Center for Alcohol and Drug Abuse (L.A. CADA) |
| | What section of the Plan was addressed by Consultation? | Non-Government—Social Service Housing Need Assessment Homelessness Strategy Homeless Needs—Chronically homeless Homeless Needs—Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy |
| | How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | L.A. CADA was interviewed as part of the public outreach process. The City intends to include results of the stakeholder interviews and other social services to support the Con Plan’s needs assessment findings and strategic planning goals. |
| 2 | Agency/Group/Organization Type | Los Angeles County Public Health Department |
| | What section of the Plan was addressed by Consultation? | Other government—County Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs—Families with children Homelessness Needs—Veterans Homelessness Needs—Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| | How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Public Health was interviewed as part of the public outreach process. The City intends to include results of the stakeholder interviews and other social services to support the Con Plan’s needs assessment findings and strategic planning goals. |
| 3 | Agency/Group/Organization Type | Los Angeles County Development Authority (LACDA) |
| | What section of the Plan was addressed by Consultation? | Other government—County Homelessness Strategy Homeless Needs—Families with children Homelessness Needs—Unaccompanied youth Homelessness Needs—Veterans Non-Homeless Special Needs |
| | How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | LACDA was interviewed as part of the public outreach process. The City intends to include results of the stakeholder interviews and other social services to support the Con Plan’s needs assessment findings and strategic planning goals. |
| 4 | Agency/Group/Organization Type | Los Angeles Homeless Services Authority (LAHSA) |

| | | |
|----------|---|---|
| | What section of the Plan was addressed by Consultation? | Other government—County Housing Need Assessment Homelessness Strategy Homeless Needs—Chronically homeless Homeless Needs—Families with children Homelessness Needs—Veterans Homelessness Needs—Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | LAHSA was interviewed as part of the public outreach process. The City intends to include results of the stakeholder interviews and other social services to support the ConPlan’s needs assessment findings and strategic planning goals. |
| 5 | Agency/Group/Organization Type | City of Rosemead |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Shelter policies Public Housing Needs Homeowner Assistance Housing supply Construction and land costs Economic Development Market Analysis Anti-poverty Strategy |
| | How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | In order to obtain a comprehensive assessment of the needs and priorities within the community, the Con Plan process included consultation with Rosemead citizens, service providers, Council and City staff. Focus group meetings were conducted with stakeholders. A Public Survey was conducted on the City’s website. |
| 6 | Agency/Group/Organization Type | Family Promise |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Homeless Needs—Chronically homeless Homeless Needs—Families with children |
| | How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Family Promise of San Gabriel Valley was interviewed as part of the network of providers of services for homeless residents. It provides homeless families in the region with shelter and food, while helping them find work, housing, and regain and sustain their independence. |

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan:

| OTHER AGENCIES AND PLANNING EFFORTS CONSIDERED | | |
|--|-----------------------|--|
| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
| City of Rosemead Housing Element 2014–2021 | City of Rosemead | <p>Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, the Housing Element is the City's chief policy document for the development of affordable and market rate housing.</p> <p>Consistent with this policy document, top recommendations that are consistent with the Con Plan are:</p> <ul style="list-style-type: none"> • Preservation and enhancement of Existing Housing Stock • Design Assistance for property improvement questions • Prepare list of opportunity sites for new development of low- to moderate-income housing • Increase housing stock and encourage infill development • Down payment assistance for first time low- to moderate-income homebuyers • Codes enforcement to maintain and enhance the quality of existing residential neighborhoods • Promote fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size. |
| Continuum of Care | County of Los Angeles | <p>The County is a Continuum of Care (CoC) applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City's Strategic Plan in the Con Plan will provide support to nonprofits that meet the social services needs of LMI residents with a direct emphasis on assisting the homeless.</p> |

| | | |
|--------------------|---------------------------------------|---|
| Los Angeles County | Department of Regional Planning (DRP) | DRP has developed a variety of planning studies and model ordinances that support: <ul style="list-style-type: none"> • Interim and Supportive Housing • Equity Indicators Tool • Second Dwelling Unit (Accessory Dwelling Unit) Pilot Program • Housing Initiatives that increase housing choice, affordability, and livability • Inclusionary housing ordinance. |
|--------------------|---------------------------------------|---|

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City participates in regional planning efforts in the County of Los Angeles in the implementation of the ConPlan as detailed above. The City also works with the State of California Department of Fair Employment and Housing to track reported fair housing data. The City also coordinates regional efforts in housing, economic development, air quality, and transportation with 28 cities and unincorporated areas of Los Angeles County through the Gateway Cities Council of Governments (COG).

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting.

A Community Engagement program was created to include social service and other stakeholder interviews, community needs survey, and an informational public meeting. Social service stakeholder interview meetings were conducted in July 2019 at the Garvey Community Center as well as individual sites with the following agencies (see attachment with stakeholder summary August 2019):

- West San Gabriel Valley Boys/Girls Club
- Garvey Community Center
- Family Promise
- Los Angeles County Public Health Department
- Los Angeles County Development Authority
- Los Angeles Center for Alcohol and Drug Abuse
- Rosemead School District
- Los Angeles County Public Health Department
- Salvation Army
- Fair Housing Rights Center
- Family Counseling Services

In addition, a community online survey was conducted and received 83 responses. A flyer was prepared and distributed to pertinent boards and was available on the City's website. A summary of the Survey responses is included in the ConPlan Appendix. A public meeting was held the City in September 2019 to inform the public about the purpose and intent of a five-year Consolidated Plan and to receive comments and or questions from both the public and Council.

The following documents are included within the Community Engagement Summary:

1. Stakeholder Summary
2. Community Survey Flyer
3. Community Survey Summary
4. Council Public Presentation 9-10-2019

| Citizen Participation Outreach | | | | | | |
|--------------------------------|-------------------------------|--------------------|--|---|--|---------------------|
| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
| 1 | Newspaper Ad | Citywide | Notices placed in local newspapers for Public Meeting held on September 10, 2019 | There were no comments | none | |
| 2 | Stakeholder Interviews | Citywide | Personal interviews with area social services, youth organizations, school district and community service agencies | Interview discussions were held. | See Stakeholder Summary | |
| 3 | Online Community Needs Survey | Citywide | Community Survey and promotional flyer were created and distributed. There were 83 survey responses received. | Discussion topics were facilitated: community needs, facilities and services. | See Community Needs Survey Summary | |
| 4 | Public Hearings | Citywide | To be held in March or April 2020 | TBD | TBD | |

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the 2020-2025 Consolidated Plan presents an assessment of 'housing and homeless needs' and 'housing and supportive service needs' of people experiencing homelessness and those with special needs. Data supporting this section primarily comes from the following sources: US Census Bureau, California Department of Finance, Comprehensive Housing Affordability Strategy (CHAS) data book, Point-in-Time (PIT) count, and the Report of Homeless Housing Gaps in the County of Los Angeles.

Each year, the US Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the US Census Bureau. These datasets, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. CHAS cross-references each income category with other data, such as, race/ethnicity, home tenure, household size, age of housing, number of vacant housing units, and as described in the paragraph above, household problems such as:

- Units with physical defects (lacking complete kitchen or bathroom);
- The U.S. Department of Housing and Urban Development defines an overcrowded unit as a unit occupied by 1 or more persons over the age of twelve per room (excluding bathrooms and kitchens);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; and
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Data regarding housing problems, as described above, is cross-referenced with numbers of households experiencing low income, at the following levels:

- Extremely low income: Households earning 0–30 percent of the Area Median Income (AMI)
- Low income: Households earning 30–50 percent of the AMI
- Moderately low income: Households earning 50–80 percent of the AMI

The data collected points to several factors related to housing needs and the impediments to meeting these needs for City residents. Overall housing costs are a huge factor with cost burden of greater than 30 percent of average mean income impacting many low-income renters and owners. Housing costs and overcrowding of units remain an issue for middle-income households. And in terms of racial groups most affected by housing difficulties, Asian and Hispanic families rank the highest; this does correlate with the City's demographics with Asian as the largest ethnic group, followed by Hispanic.

The number of homeless individuals counted in the City is relatively low compared to the overall City population but has increased over the past 10 years. The 91 persons counted were unsheltered, primarily living in make-shift shelters or on the street. The majority of these are Hispanic men, however, roughly one-third of the homeless are women.

Elderly residents and those with disabilities related to age are identified as in need of housing services and specialized housing. The City does provide referral assistance to social service agencies, affordable and senior housing facilities, and rental and mortgage assistance providers.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

HUD's Demographics Table shows that the City's population has remained stable with very little increase between 2009 and 2015. According to the 2015 Census, the City's population increased by about 2 percent from 2009 to 2015 while the number of households also increased by about 4 percent. Significantly, there has been a change in median income with a decrease of 2 percent between 2009 and 2015.

As shown in the following tables, the most significant single issue identified in the needs assessment is the large number of households, especially lower-income households, with severe housing cost burdens (households paying more than 50 percent of their household income for rent and over 30 percent of their income for homeowners.) It is important to recognize that housing affordability is essentially an equation with two elements: (1) housing cost and (2) income. It will never be possible to successfully address the problem by focusing solely on reducing the cost of housing through development, purchase, or rent subsidies. It is simply too costly and there will never be enough resources available. It will also be necessary to implement strategies to address the other half of the equation by increasing the incomes of lower-income households so that more families can afford market rate or unsubsidized housing.

While severe housing cost burden is the major issue to be addressed, other important housing issues include the need to provide financial assistance to homeowners for home repairs, especially for lower-income homeowners and seniors, and financial and technical assistance to low-, moderate- and middle-income renters seeking to become first-time homeowners.

| Demographics | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 53,764 | 54,615 | 2% |
| Households | 14,200 | 14,770 | 4% |
| Median Income | \$45,902.00 | \$44,906.00 | -2% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year) 2011-2015 (Most Recent Year)

Demographics

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|----------------|------------------|------------------|-------------------|----------------|
| Total Households | 3,725 | 3,105 | 3,100 | 1,550 | 3,290 |
| Small Family Households | 1,765 | 1,580 | 1,590 | 850 | 1,930 |
| Large Family Households | 465 | 650 | 830 | 365 | 565 |
| Household contains at least one person 62-74 years of age | 840 | 765 | 825 | 445 | 960 |
| Household contains at least one person age 75 or older | 579 | 665 | 340 | 205 | 340 |

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|------------------------|-----------------------------|-----------------------------|------------------------------|---------------------------|
| Households with one or more children 6 years old or younger | 630 | 660 | 550 | 245 | 355 |

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 70 | 65 | 10 | 30 | 175 | 4 | 15 | 10 | 10 | 39 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 200 | 125 | 115 | 60 | 500 | 0 | 15 | 75 | 20 | 110 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 330 | 415 | 335 | 105 | 1,185 | 25 | 90 | 220 | 65 | 400 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 1,755 | 440 | 30 | 0 | 2,225 | 360 | 325 | 235 | 50 | 970 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 290 | 670 | 550 | 70 | 1,580 | 250 | 150 | 435 | 230 | 1,065 |
| Zero/negative Income (and none of the above problems) | 20 | 0 | 0 | 0 | 20 | 105 | 0 | 0 | 0 | 105 |

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 2,355 | 1,050 | 490 | 195 | 4,090 | 395 | 445 | 540 | 145 | 1,525 |
| Having none of four housing problems | 460 | 870 | 1,025 | 525 | 2,880 | 390 | 735 | 1,045 | 685 | 2,855 |
| Household has negative income, but none of the other housing problems | 20 | 0 | 0 | 0 | 20 | 105 | 0 | 0 | 0 | 105 |

Table 8 – Housing Problems 2
Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,405 | 1,030 | 465 | 2,900 | 235 | 270 | 465 | 970 |
| Large Related | 385 | 345 | 149 | 879 | 44 | 180 | 195 | 419 |
| Elderly | 555 | 210 | 45 | 810 | 310 | 125 | 95 | 530 |
| Other | 240 | 60 | 69 | 369 | 45 | 4 | 55 | 104 |
| Total need by income | 2,585 | 1,645 | 728 | 4,958 | 634 | 579 | 810 | 2,023 |

Table 9 – Cost Burden > 30%
Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,275 | 380 | 20 | 1,675 | 175 | 195 | 145 | 515 |
| Large Related | 350 | 110 | 4 | 464 | 40 | 95 | 50 | 185 |
| Elderly | 400 | 95 | 10 | 505 | 135 | 95 | 40 | 270 |
| Other | 210 | 10 | 4 | 224 | 35 | 4 | 30 | 69 |
| Total need by income | 2,235 | 595 | 38 | 2,868 | 385 | 389 | 265 | 1,039 |

Table 10 – Cost Burden > 50%
Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 445 | 480 | 365 | 120 | 1,410 | 25 | 75 | 130 | 30 | 260 |
| Multiple, unrelated family households | 95 | 64 | 100 | 39 | 298 | 0 | 30 | 165 | 60 | 255 |
| Other, non-family households | 0 | 0 | 4 | 0 | 4 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 540 | 544 | 469 | 159 | 1,712 | 25 | 105 | 295 | 90 | 515 |

Table 11 – Crowding Information – ½
Data Source: 2011-2015 CHAS

| | Renter | | | | Owner | | | |
|---|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total |
| Households with Children Age 6 or Younger Present | 575 | 500 | 335 | 1,410 | 55 | 160 | 215 | 430 |

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

There are approximately 5,275 households at or below 80 percent AMI that have been identified as having one or more severe housing problems. Over 50 percent of these households are at or below 30 percent AMI. These 2,750 households live in the lowest quality housing and are under the imminent threat of homelessness, representing the greatest need within the non-homeless population.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The LAHSA 2018 Point in Time Count reports 30 percent of all individuals who need emergency shelter are victims of domestic violence; 45 percent are in transitional housing and 15 percent are in permanent supportive housing. The 2019 Greater Los Angeles Homeless Count summary data for SPA 3 (San Gabriel Valley, Los Angeles County) indicates there are 1,573 persons that were victims of domestic violence and/or partner violence and 366 homeless persons fleeing from domestic and/or partner violence.

What are the most common housing problems?

The Housing Problem Tables (Tables 7 through 12) show that the most significant housing problem is cost burden. There are 2,225 renter households and 590 homeowner households with incomes under the area median income with a severe housing cost burden (paying more than half of their household income for housing). In addition, there are another 1,510 renter households and 835 homeowner households with incomes under the median income with a moderate housing cost burden (paying more than 30 percent but less than half of their household income for housing). The City is widely recognized as a high cost housing market. Based on HUD's indicators, overcrowding and substandard housing are minor problems compared with housing cost burden.

Are any populations/household types more affected than others by these problems?

Table 9 shows that extremely low-income renter households (renter households with incomes under 30 percent AMI) are the largest group (2,585 households) affected by severe housing cost burden. Such households are generally considered to have "worst case housing needs". There are an additional 1,645 renter households with incomes between 30–50 percent AMI with severe housing cost burden. There are also 634 extremely low-income homeowner households with "worst case housing needs" and another

579 homeowner households with incomes between 30–80 percent AMI who also have severe housing cost burden.

Severe Housing Cost Burden by Income Category.

Table 10 provides data on severe housing cost burden by household type (households spending greater than 50 percent of the household income on housing). The largest household type with severe housing cost burden is extremely low- and very low-income "small related" renter households (1,275 and 380 households respectively). This category includes two 4-person renter households. Most of these are likely to be single parent households with one or more children. There are also 210 extremely low-income and 10 very low-income "other" renter households with severe housing cost burden. This category includes single person, non-elderly renter households and two or more person renter households whose members are not related. It would be helpful if HUD were able to provide a more detailed breakdown of this category. Extremely low- and very low-income large related renter and homeowner households (households with 5 or more members) account for another 460 households with severe housing cost burden. This number is higher than would be expected since large related households generally do not have severe housing cost burden because such households have two or more income earners. Extremely low-income elderly renter and homeowner households account for another 535 of the households with severe housing cost burden.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Extremely low-income households, roughly 3,725 households (or 25% of the City's total households), are cost burdened in the City and are at risk of becoming homeless. Other low income categories exhibiting high number of households in the City include large and small family renter households (1,575 households), and 400 elderly renter and 200 single parent households. The needs of these categories are:

- Increase the number of 1 and 3 bedroom rental dwelling units
- Retrofit existing dwelling units to be more accessible
- Accessible public and community facilities
- Rental and childcare assistance
- Activities and programs that raise median income
- Continued fair housing practices to reduce the changes of housing discrimination

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Apart from the 1,775 extremely low-renter households and 3,600 homeowner households with "worst case needs", the City does not calculate estimates of the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The lack of affordable housing, absence of rent control, severe housing cost burden, and overcrowding are some housing characteristics linked with instability and increased risk of homelessness. Other non-housing factors that play a role are chronic health issues, unemployment, mental health issues, substance abuse, domestic violence, and criminal activity. Additional information is provided in the NA-40 Homeless Needs Assessment section.

Discussion

We have not been able to find a good source of data to estimate the number and family types for victims of domestic violence at the City level. According to the Los Angeles Housing Service Authority, approximately 30 percent of the homeless population is made up of victims of domestic violence. Homelessness is often precipitated by incidence of domestic abuse. Survivors of domestic violence who have fled their homes are mainly in need of safe lodging and safety at work. Additionally, many survivors may need basic resources such as housing, clothing, and personal items because they either depended on their abuser for such items and/or left belongings behind upon fleeing for refuge. Other support often needed include individual counseling, support groups, and services for children.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

When comparing to the 2015–2020 Con Plan, where Black/African American and American Indian/Alaska Native households had disproportionate need five years ago, today none of the ethnic categories actually reached the level of disproportionate need. HUD defines a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. While housing problems were greatest for Asian and Hispanic families, the need for decent housing was more widely spread among all races and ethnicities, as such no one race reached a disproportionate level. Housing cost burden is the most significant factor in the City today.

Discussion

Extremely Low Income (0-30 percent AMI): In this income category, 88 percent (3,285 people) out of all 3,725 households in the City have one or more of the four housing problems. Almost 90 percent of Asian households, 88 percent Hispanics, and 71 percent Whites are experiencing one or more of the four problems. Based on these figures, none of the ethnic groups reaches the 98 percent threshold (88 percent + 10 percent) for disproportionate need. All racial and ethnic categories, with the exception of Black/African American and American Indian/Alaska Native, at this income level can expect to experience one of these four needs based on their extremely low incomes. This is a significant change from the previous Con Plan where those groups were the most affected by disproportionate need.

0%–30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 3,285 | 315 | 125 |
| White | 110 | 40 | 4 |
| Black / African American | 0 | 0 | 0 |
| Asian | 1,880 | 175 | 45 |
| American Indian, Alaska Native | 0 | 4 | 0 |
| Pacific Islander | 4 | 0 | 0 |
| Hispanic | 1,265 | 95 | 79 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. lacks complete kitchen facilities; 2. lacks complete plumbing facilities; 3. more than one person per room; and 4. cost burden greater than 30 percent.

Very Low Income (30–50 percent AMI): In this income category, 74 percent (2,310 people) out of all 3,105 households in the City have one or more of the four housing problems. Almost 80 percent of Asian households and 77 percent of Hispanic households have experienced one or more housing problems. Again, none of the ethnicities reaches the 84 percent threshold (74 percent + 10 percent) for disproportionate need, a significant change from the 2015-2020 ConPlan.

30%–50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,310 | 785 | 0 |
| White | 120 | 165 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 1,360 | 385 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 10 | 0 | 0 |
| Hispanic | 805 | 235 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. lacks complete kitchen facilities; 2. lacks complete plumbing facilities; 3. more than one person per room; and 4. cost burden greater than 30 percent.

Low Income (50–80 percent of AMI): In this income category, 65 percent (2,015 people) out of 3,100 households in the City has one or more of the four housing problems. Sixty six percent Asians and 43 percent of Hispanics in this income category experienced one or more of the four housing problems, while none reaches the 75 percent threshold (65 percent + 10 percent) for disproportionate need.

50%–80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,015 | 1,085 | 0 |
| White | 120 | 95 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 1,240 | 630 | 0 |
| American Indian, Alaska Native | 10 | 0 | 0 |
| Pacific Islander | 10 | 0 | 0 |
| Hispanic | 580 | 345 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. lacks complete kitchen facilities; 2. lacks complete plumbing facilities; 3. more than one person per room; and 4. cost burden greater than 30 percent.

Middle Income (80–100 percent of AMI): In this income category, 41 percent (640 people) out of all 1,550 households in the City have one or more of the four housing problems. Forty percent Asians and 43

percent of Hispanics in this income category experienced one or more of the four housing problems and none reaches the 51 percent threshold (41 percent + 10 percent) for disproportionate need.

80%–100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|---|--|---|
| Jurisdiction as a whole | 640 | 910 | 0 |
| White | 45 | 55 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 360 | 525 | 0 |
| American Indian, Alaska Native | 0 | 25 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 235 | 310 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:1. lacks complete kitchen facilities; 2. lacks complete plumbing facilities; 3. more than one person per room; and 4. cost burden greater than 30 percent.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

An estimated 12 percent of the total households in the City have severe housing problems; however, a larger problem is household cost burden shown in section NA-25. The percentage of Asian households having disproportionately greater housing problems than other races has significantly increased over the past five years (see below tables). They are joined by Hispanic households in the low- and middle-income categories.

Discussion

Extremely Low Income (0-30 percent AMI): In this income category, 2,750 or 74 percent of all 3,725 households in the jurisdiction as a whole has one or more of the four housing problems. An estimated 80 percent of Hispanics, 71 percent of Asians, and 50 percent of Whites at this income level experience one or more of the four problems. However, none reaches the 84 percent threshold (74 percent + 10 percent) for disproportionate need.

0%–30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|-------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,750 | 850 | 125 |
| White | 80 | 75 | 4 |
| Black/African American | 0 | 0 | 0 |
| Asian | 1,475 | 570 | 45 |
| American Indian/Alaska Native | 0 | 4 | 0 |
| Pacific Islander | 0 | 4 | 0 |
| Hispanic | 1,165 | 195 | 79 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. lacks complete kitchen facilities; 2. lacks complete plumbing facilities; 3. more than 1.5 persons per room; and 4. cost burden over 50 percent.

Very Low Income (30–50 percent AMI): In this income category, 1,495 or 48 percent of all 3,105 households in the jurisdiction as a whole has one or more of the four housing problems. Over 60 percent of Asians and 33 percent of Hispanic households at this income level experience one or more of the four severe housing problems. Asians exceed the 48 percent average and reach the 58 percent threshold (48 percent + 10 percent) for disproportionate need.

30%–50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|-------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,495 | 1,605 | 0 |
| White | 65 | 220 | 0 |
| Black/African American | 0 | 0 | 0 |
| Asian | 920 | 825 | 0 |
| American Indian/Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 10 | 0 | 0 |
| Hispanic | 495 | 550 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. lacks complete kitchen facilities; 2. lacks complete plumbing facilities; 3. more than 1.5 persons per room; and 4. cost burden over 50 percent.

Low Income (50–80 percent of AMI): In this income category, 1,030 or 33 percent of all 3,100 households in the jurisdiction as a whole has one or more of the four housing problems. An estimated 66 percent Asian and 36 percent Hispanic households in this income category experienced one or more of the four housing problems. Only the Asian households reached the 43 percent threshold (33 percent + 10 percent) for disproportionate need.

50%–80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,030 | 2,070 | 0 |
| White | 15 | 205 | 0 |
| Black/African American | 0 | 0 | 0 |
| Asian | 630 | 1,245 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 10 | 0 |
| Hispanic | 370 | 565 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. lacks complete kitchen facilities; 2. lacks complete plumbing facilities; 3. more than 1.5 persons per room; and 4. cost burden over 50 percent.

Middle Income (80–100 percent of AMI): In this income category, 340 or 22 percent of the 1,550 households in the jurisdiction as a whole has one or more of the four housing problems. Forty seven percent of Asian and 44 percent of Hispanic households in this income category experienced one or more

of the four housing problems and reached the 32 percent threshold (32 percent + 10 percent) for disproportionate need.

80%–100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 340 | 1,210 | 0 |
| White | 29 | 65 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 160 | 730 | 0 |
| American Indian, Alaska Native | 0 | 25 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 150 | 395 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:1. lacks complete kitchen facilities; 2. lacks complete plumbing facilities; 3. more than 1.5 persons per room; and 4. cost burden over 50 percent.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Homeowner and renters in the City are more likely to be severely cost burdened—paying more than 50 percent of their household income on housing costs. Hispanic and Asian families are the two largest ethnic groups having both housing cost burden and disproportionate need issues.

Discussion:

Severe Housing Cost Burden: An additional 27 percent of all City households experienced a severe housing cost burden by paying more than 50 percent of household income for housing. Asians (28 percent) and Hispanics (30 percent) experienced severe housing cost burden when compared with Whites (15 percent).

Moderate Housing Cost Burden: Approximately 24 percent of all City households experienced a moderate housing cost burden, paying 30-50 percent AMI of household income for housing. Only Pacific Islanders experienced a disproportionate need (60 percent or 15 out of 25), however, 26 percent Asians, 23 percent Hispanic and 19 percent White households experienced severe housing cost burden.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30–50% | >50% | No/negative income (not computed) |
|--------------------------------|-------|--------|-------|-----------------------------------|
| Jurisdiction as a whole | 7,025 | 3,595 | 4,000 | 160 |
| White | 735 | 205 | 165 | 14 |
| Black/African American | 30 | 0 | 0 | 0 |
| Asian | 3,970 | 2,230 | 2,390 | 50 |
| American Indian, Alaska Native | 40 | 10 | 0 | 0 |
| Pacific Islander | 10 | 15 | 0 | 0 |
| Hispanic | 2,200 | 1,080 | 1,405 | 95 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

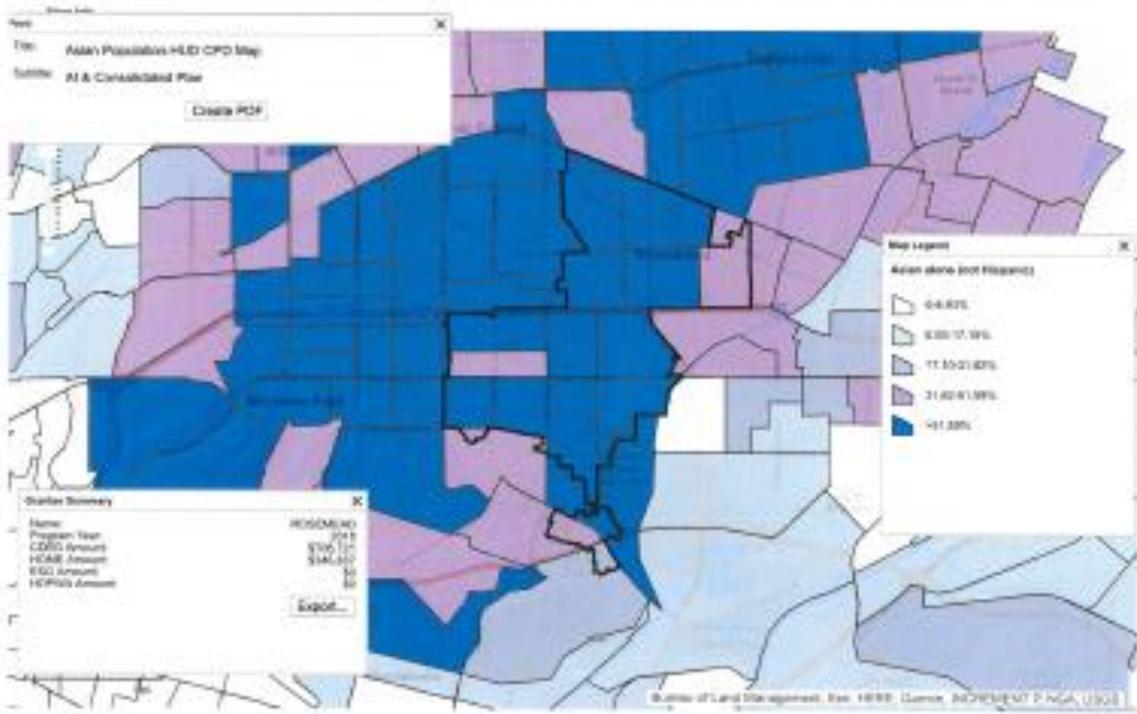
As shown in the previous tables, although not disproportionate by HUD's standards, higher percentages of Asian and Hispanic households tend to experience severe housing cost burden due to their lower than average incomes.

If they have needs not identified above, what are those needs?

All races and ethnicities in the City experience cost burden or other housing problems, particularly Asian and Hispanic ethnicities. Other housing problems include difficulty affording or obtaining a mortgage, racial discrimination when searching for scarce rental housing, and a continued presence or existence of high concentrations of both minorities and low-income households and individuals which could translate into future discriminatory practices. Community engagement initiatives detailed several solutions for housing problems that could include create additional opportunities for short-term living spaces and or transitional housing for those at-risk of homelessness, provide land use policies that support short-term and or transitional housing, and create a heightened awareness of homeless issues and housing needs with the City's landlords.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Racial and ethnic minorities are spread through the community with no large concentration in just one area of the City. The largest demographic race in the City, as indicated on the map highlighted in blue below, is Asian. The purple areas are a mix of primarily Hispanic and Asian ethnicities.



NA-35 Public Housing – 91.205(b)

Introduction

There are no public housing units in the City. The Los Angeles County Development Authority (LACDA) provides rental unit assistance to City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0-50 percent of Median Income) individuals and households in making rents affordable. The following tables are based on the number of public housing and Section 8 Housing Choice Vouchers (HCV) offered by LACDA in their unincorporated areas and the cities in Los Angeles County that do not have their own Housing Authority. There are a total of 21,087 Vouchers provided to County residents of which 1,138 are assigned to the elderly, 184 to homeless individuals, and 534 to disabled individuals. Specifically, Rosemead annually receives 320 housing vouchers. The largest percentage of Voucher recipients, outside of Whites, is African American individuals.

Totals in Use

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 253 | 2,883 | 21,087 | 47 | 20,550 | 268 | 163 | 59 |

Table 22 - Public Housing by Program Type

Data Source: PIC (Public Information Center)

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Characteristics of Residents

| | Program Type | | | | | | | | |
|-------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|--|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | |
| Average Annual Income | 0 | 14,341 | 13,522 | 14,839 | 15,746 | 14,816 | 14,829 | 17,842 | |
| Average length of stay | 0 | 6 | 8 | 8 | 0 | 8 | 0 | 6 | |
| Average Household size | 0 | 3 | 2 | 2 | 2 | 2 | 1 | 4 | |
| # Homeless at admission | 0 | 0 | 0 | 184 | 0 | 42 | 142 | 0 | |

| | Program Type | | | | | | | |
|---|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program |
| # of Elderly Program Participants (>62) | 0 | 48 | 1,138 | 6,753 | 15 | 6,670 | 38 | 2 |
| # of Disabled Families | 0 | 40 | 534 | 4,416 | 17 | 4,269 | 83 | 16 |
| # of Families requesting accessibility features | 0 | 253 | 2,883 | 21,087 | 47 | 20,550 | 268 | 163 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 23 – Characteristics of Public Housing Residents by Program Type
Data Source: PIC (Public Information Center)

Race of Residents

| Race | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 148 | 1,710 | 10,344 | 33 | 10,071 | 80 | 120 | 40 |
| Black/African American | 0 | 60 | 1,035 | 8,432 | 12 | 8,188 | 179 | 38 | 15 |
| Asian | 0 | 8 | 120 | 2,181 | 1 | 2,173 | 3 | 1 | 3 |
| American Indian/Alaska Native | 0 | 0 | 11 | 76 | 1 | 67 | 6 | 2 | 0 |
| Pacific Islander | 0 | 37 | 7 | 54 | 0 | 51 | 0 | 2 | 1 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 24 – Race of Public Housing Residents by Program Type
Data Source: PIC (Public Information Center)

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Ethnicity of Residents

| Ethnicity | Program Type | | | | | | | | |
|--------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 124 | 1,121 | 7,293 | 11 | 7,122 | 40 | 105 | 15 |
| Not Hispanic | 0 | 129 | 1,762 | 13,794 | 36 | 13,428 | 228 | 58 | 44 |

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (Public Information Center)

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City does not have a Housing Authority. LACDA serves the City and provides Section 8 assistance to the residents.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

According to HUD data, the LACDA and service providers should place higher priority on increasing earning capacity and greater housing affordability for African American and Hispanic populations. However, program participants continue to lack adequate access to employment opportunities that will enable them to achieve higher incomes and affordable childcare. Enhancing economic opportunities within the area is a critical need of public housing and Section 8 HCV program participants.

How do these needs compare to the housing needs of the population at large

The 2012-2021 City of Rosemead Housing Element states, “In 2012, there was housing growth that came in the form of smaller infill projects located within established neighborhoods and oriented toward moderate and above moderate-income households. At the same time, the City is almost completely built-out, and opportunities for larger-scale housing developments are limited. 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.”

Monthly rental rates in the City are steadily increasing for one, two, and three bedroom apartments however rates for four-bedroom units have dramatically increased 25 percent over the last two years. For a family of four in the City who make less than 30 percent of the median household income, an affordable rent is \$782 per month. The median gross rent in the City is currently \$1,233 per month. The gap of affordability is roughly \$450 for extremely low-income households.

Discussion

Over the next five years, LACDA will continue to provide rental assistance to City residents through the Federal Section 8 Housing Choice Voucher program.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness can be defined as the absence of a safe, decent, and stable place to live. A person who has no such place to live stays wherever he or she can find space—an emergency shelter, an abandoned building, a car, an alley, or other place not meant for human habitation. As with most communities, the extent of homelessness in the City of Rosemead is not always readily apparent. The long term "chronically" homeless that are seen every day on the streets are only a small portion of a much larger population of homeless. The rest are families and individuals who find themselves without a place to live for a period of time. According to LAHSA, the homeless population is a diverse mix of young and old, families with children, couples, and single people. The City is committed to assisting all homeless persons. Because there are no shelters in the City, the homeless population live in unsheltered places, according to LAHSA.

| Homeless Point-In-Time Count, City of Rosemead | | |
|--|-----------|-------------|
| | Number | Percent |
| Sheltered | 0 | |
| Unsheltered | 91 | |
| Persons in Cars | 5 | 5% |
| Persons in Vans | 5 | 5% |
| Persons in RVs or Campers | 8 | 9% |
| Persons in Tents | 5 | 5% |
| Persons in Makeshift Shelters | 43 | 47% |
| Persons on the Street | 25 | 27% |
| Total | 91 | 100% |

Table 26 – Homeless Needs Assessment

Source: LAHSA Continuum of Care 2019 Greater Los Angeles Homeless Count

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Due to the lack of information from the Census, the information concerning the nature and extent of homelessness in the City comes from an analysis of secondary research sources (such as Federal, State, and local agencies; national non-profit organizations; etc.).

While it is difficult to pinpoint the exact number of homeless persons, Point-In-Time surveys (PIT survey) place the number at 91. Within the City, factors such as increasing housing costs, rising unemployment rates, and low wages conspire to keep homelessness a problem in the San Gabriel Valley. Putting an end to homelessness depends on the circumstances faced by an individual or family. Some individuals have long-term needs that require a permanent housing subsidy and supportive services, while others are homeless for a short period due to an emergency circumstance and may only require shorter-term interventions.

For persons who are chronically homeless, ending their homelessness requires the development of more permanent supportive housing units. This type of care ensures that people are not cycling in and out of costly emergency services such as shelters, jails, and emergency rooms that produce little or poor results in ending homelessness. For persons who are homeless for short periods of time, housing stability is best achieved through a combination of activities including rental subsidies, transitional housing, the production of more affordable housing units for persons earning 0-30 percent HUD Area Median Family Income (HAMFI), and programs that offer continuing education and career development for advancement.

This Con Plan calls for continued examination of data and characteristics to more fully understand the extent of homelessness in the City. Based on available funds, number of inquiries for services, and number of homeless people in need of service, the City partners with social service agencies for needed homeless services. These services are provided to help families avoid becoming homeless, assist agencies in reaching out to homeless persons and assess the individual needs of the homeless person. In addition, the agencies address housing needs of homeless persons, and assist homeless persons to make the transition to permanent housing and independent living.

Nature and Extent of Homelessness:

The PIT survey of homeless individuals in the City indicates that the homeless population is primarily male adults (25–54 years old) of Hispanic ethnicity, followed by White individuals. While the population of males is the highest, a significant number (35.2 percent) of those counted are female. The PIT survey also indicated that none of the homeless persons accounted for were sheltered.

| City of Rosemead 2019 PIT Count Survey | | | |
|--|--|--------|---------|
| | | Number | Percent |
| Gender | | | |
| | Male | 58 | 63.7% |
| | Female | 32 | 35.2% |
| | Transgender | 1 | 11.1% |
| | Gender Non-conforming | 0 | 0.0% |
| Race/Ethnicity | | | |
| | Hispanic/Latino | 42 | 46.2% |
| | Black/African-American | 20 | 22.0% |
| | White | 25 | 27.5% |
| | American Indian/Alaskan Native | 2 | 2.2% |
| | Asian | 1 | 1.1% |
| | Native Hawaiian/Other Pacific Islander | 0 | 0.0% |
| | Multi-Racial/Other | 1 | 1.1% |
| Age | | | |
| | Under 18 | 7 | 7.7% |
| | 18-24 | 4 | 4.4% |
| | 25-54 | 58 | 63.7% |
| | 55-61 | 16 | 17.6% |
| | 62+ | 6 | 6.6% |

Table 27— Point in Time Count

Source: LAHSA Continuum of Care 2019 Greater Los Angeles Homeless Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

PIT surveys conducted by LAHSA indicate that of the total homeless populations, eight percent of those are children under 18 years old. There is no data regarding the number of veterans and their families. Unfortunately, the US Census Bureau does not produce counts of the population experiencing homelessness.

Though the exact number of homeless at any given time is not clear, the City has prepared its staff to refer inquiries to the Community Development Department, Housing Services Division, who will respond to the homeless in a positive way to ensure that their needs are met. The City's Housing Services Division staff will refer those experiencing homelessness to an agency or provider to meet their immediate needs.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Due to the lack of information from the Census, the information concerning the nature and extent of homelessness in the City comes from an analysis of secondary research sources (such as Federal, State, and local agencies; national non-profit organizations; etc.) and data collected at one Point-In-Time (PIT) count. The PIT reveals that the largest ethnic group experiencing homelessness is Hispanic (46.2 percent) followed by White (27.5 percent) and Black/African American (22 percent) individuals.

Homelessness in the City is largely driven by the extremely low incomes of adults, combined with disconnectedness to appropriate systems of support (e.g. ranging from family and friend support to professional support that promote physical and behavioral health). On a per capita basis, the rate of homelessness in the City is low compared to other cities of the same size. This is attributed to the willingness of family to double up or provide temporary residence to those who fall on hard times.

While homelessness exists in the City, it is most often visible along the highways and under freeways. Operation Healthy Hearts, a nonprofit organization dedicated to helping homeless residents of the San Gabriel Valley, partnered with the Los Angeles Sheriff's Homeless Outreach Services Team to clean up the homeless encampment near River Avenue in the City and the nearby stretches of the riverbed. The Los Angeles County Department of Public Health provides volunteers free Hepatitis A vaccinations in light of the outbreak reported across Southern California in September 2017. Other pockets of homeless encampments include the Rubio and Alhambra Wash, and Rio Hondo River. The City's Community Development Department, Housing Services Division responds to calls and concerns over homeless in a positive way to ensure that their needs are met.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The PIT (Point-In-Time) survey revealed that none of the homeless individuals were sheltered. Currently, the City of Rosemead does not provide supportive services to the homeless through formal programs. However, the City does refer homeless individuals and families to the following shelters for temporary transitional housing and or support services:

- Catholic Rainbow Outreach—drug recovery program (Men)
- Operation Healthy Hearts—provides hot meals, take-out food, clothing, rides to mobile showers, hygiene kits and more to homeless people in the City and in South El Monte area.
- Family Promise of San Gabriel Valley—emergency shelter (Families)
- Anne Douglas Center for Women, Los Angeles Women Mission—transitional housing
- Salvation Army/Bell Shelter—drug recovery programs and halfway house (Men & Women)
- Salvation Army Hospitality House—emergency shelter (Homeless Victims)
- Salvation Army Transitional Living Center—transitional & full services (Women & Children of Domestic Violence)
- The San Gabriel Pomona Valley Chapter of the American Red Cross—emergency shelter Homeless Victims of Disaster)
- YWCA (Wings)—transitional & full services (Women & Children of Domestic Violence)

In addition, the following support services are available to City residents through the following agencies and service providers:

- 211 LA County—referral service
- Down Payment Assistance Program—purchase of first home
- Fair Housing Services—landlord/tenant information and assistance
- Los Angeles Homeless Service Authority (LAHSA)—referral service
- People for People—food and clothing
- Senior Nutrition Program—nutritious meals
- Southern California Housing Rights Center—fair housing and tenant services

If an individual or family is unable to be assisted immediately by one of the previously mentioned organizations, they are referred to the Information Line organization (211 LA County) in order to be able to access either the Los Angeles County Voucher Program or other non-local shelters.

Overall, the City has not experienced an overwhelming population increase of homeless persons, however there has been an increase of homeless within the City, but the City has not experienced an outpouring of public concern to provide additional services within its boundaries. Awkward sentence Social service agencies and providers within the City and adjacent communities (where nearly all major services are provided) have not expressed that there is an extraordinary need to provide emergency shelters within the City, as adequate facilities are available nearby and are not always filled to capacity.

Discussion:

The PIT survey, conducted on January 22, 2019, counted 91 unsheltered homeless individuals, significantly higher than in 2015 where the number of unsheltered homeless was 23 individuals.

Based on all the counts conducted within the City, unsheltered homelessness within the City has remained low relative to the overall population but has increased nearly threefold with all the individuals found in unsheltered situations.

In response to homelessness, the City refers inquiries to the Community Development Department, Housing Services Division, who responds to homeless calls in a positive way to ensure that their needs are met. The City's Housing Services Division has provided its staff with instructions to direct the needy and homeless to appropriate agencies or providers. On average, there are five or less requests for assistance per year.

The Los Angeles Center Alcohol and Drug Abuse (L.A.CADA) was consulted as part of the public outreach process. L.A.CADA provides transitional and supportive housing for those in rehabilitation from substance abuse. This organization continues to have a growing need to supply housing for its clients. They intend to continue to grow their capacity to serve families recovering from alcohol and drug abuse throughout Los Angeles County. The El Monte Access Center also provides employment assistance, information and referrals for housing placement and rapid re-housing services for homeless or at-risk of homeless.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The population in the City is aging at a very slow rate. Over the past seven years, the over 65 years of age population shows an estimated increase of 2.4 percent. The number of large households of five or more people makeup roughly nine percent and has not changed from 2000 to 2010. Single parent households makeup an estimated 26 percent which is higher than the County at 22 percent. According to the 2013–2017 ACS data, there are close to 10,172 persons living with disabilities.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Persons age 65 and over account for 16.1 percent of the total population and represents an increase in the total percent (+ 2.4 percent) of persons in this age group since the 2010 Census. Rising concerns about the cost of Social Security, Medicaid, Medicare, and other federal entitlement programs threaten housing stability and appropriate in-home health care for the elderly and frail elderly. The need to forge public-private partnerships to deliver services and housing to the elderly has become increasingly important. This is due to a number of issues including the growth in the elderly population, the shrinking supply of affordable housing, and the continued departure from institutionalization and toward community-based care.

Persons with Disabilities

According to the 2013–2017 American Community Survey five-year estimates, a total of 10,171 of community residents in the City reported being limited in some activity due to a physical impairment or health problem. The most common problems reported were limited activity due to ambulatory issues, followed by difficulty living alone. Persons with mobility limitations and those with self-care needs represent the largest percentage of disabled persons in need of supportive and accessible housing in the City. Persons with a mobility limitation require housing units with special features such as wider doorways, ramps, elevators for multiple story units, modified cabinets, plumbing, and lighting as well as close proximity to public transportation. Persons with a self-care limitation require supportive housing services to assist with bathing, food preparation, and household maintenance.

Large Families

Large families (that is, those having five or more members) also represent a special housing need because they require larger units than the market normally provides and because larger units generally cost more. The number of large family households has decreased slightly between 2000 and 2010 but is still relatively high with 30 percent of the total in the City. Thus, large families can be caught in a bind because the units they can afford are too small to provide adequate space.

| Elderly | | |
|----------------|---------------|---------------|
| Age | 2010 | 2017 |
| 65–74 | 6.90% | 8.40% |
| 75–84 | 4.70% | 4.80% |
| 85 and older | 2.10% | 2.90% |
| Total % | 13.70% | 16.10% |

Table 28- Percentage of Elderly

Source: 2010; 2013-2017 ACS 5-Year Estimate

| Disability by Type | | | | |
|-------------------------------|----------------------------------|-------|---|-------|
| | City of Rosemead (CDBG, HOME) | | (Los Angeles-Long Beach- Anaheim, CA) Region | |
| Disability Type | # | % | # | % |
| Hearing difficulty | 1,197 | 2.34% | 303,390 | 2.52% |
| Vision difficulty | 905 | 1.77% | 227,927 | 1.90% |
| Cognitive difficulty | 1,675 | 3.27% | 445,175 | 3.70% |
| Ambulatory difficulty | 2,548 | 4.98% | 641,347 | 5.34% |
| Self-care difficulty | 1,535 | 3.00% | 312,961 | 2.60% |
| Independent living difficulty | 2,312 | 4.52% | 496,105 | 4.13% |
| Totals | 10,172 | | 2,426,105 | |

Table 29 – Disability by Type

Source: 2013-2017 ACS 5-Year Estimate www.hudexchange.info/resource/4848/affh-data-documentation

Note: All % represent a share of the total population within a jurisdiction or region

| Large Households in 2000 and 2010 | | | | |
|-----------------------------------|--------|--------------|--------|--------------|
| | 2000 | | 2010 | |
| | Number | % | Number | % |
| 5 persons households | 1,923 | 13.8% | 1,869 | 13.1% |
| 6 persons households | 1,234 | 8.9% | 1,122 | 7.9% |
| 7 or more persons households | 1,365 | 9.8% | 1,322 | 9.3% |
| Total % | | 32.5% | | 30.3% |

Table 30—Large Households

Source: 2000 and 2010 Census

What are the housing and supportive service needs of these populations and how are these needs determined?

The County manages a total of 44,504 shelter, permanent supportive and/or rapid rehousing beds. Service Planning Area (SPA) 3 operates, through different agencies, 4,691 beds most of which are within permanent supporting housing units. Permanent Supportive Housing and Other Permanent Housing includes Tenant-Based Projects, in which the Housing Authority (LACDA) provides vouchers to individuals or families directly.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Information on City residents diagnosed with HIV/AIDS is difficult to identify. Most agencies do not break the information down by cities, but by Service Planning Areas.

The following is a list of the agencies the City contacted that specialize in AIDS and related diseases: County of Los Angeles; Health Department County of Los Angeles; Department of HIV Epidemiology; Center and

Project Health Facility United States Department of Health and Human Services; and the Centers for Disease Control and Prevention (CDC).

These agencies were able to confirm that there is a small percentage of people in the City that have been infected with HIV/AIDS. However, they were not able to identify the exact number. Out of the small percentage of people with HIV/AIDS residing in the City, it is unknown how many of them, if any, need supportive housing.

The organizations and facilities listed below offered services to persons diagnosed with AIDS and related diseases who reside in the City.

- L.A.CADA provides AIDS awareness and HIV outreach programs; and
- Southern California Alcohol and Drug Programs (SCADP) offers services for people living with AIDS or HIV.

Discussion:

See discussion in this section.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

How were these needs determined?

The City provides a number of public facilities available for citizens, including parks, community centers, swimming pools, tennis courts and the County Library. There is a need for public facilities that serve populations with special needs and for facilities that bring public services as described in this section into the communities where they are most needed. The Community Needs Survey respondents prioritized youth centers and parks and recreation improvements. Additionally, the City Council has prioritized economic development and plans to fund future commercial property façade improvement project work.

How were these needs determined?

Meetings with City Council and staff, online Community Needs Survey, and stakeholder interviews.

Describe the jurisdiction’s need for Public Improvements:

The recent Community Needs Survey reveals the following priority in public facilities:

- Safe routes to school including crosswalks and sidewalks particularly on streets around schools, commercial corridors; and
- Street improvements in LMI neighborhoods as well as accessible sidewalks and curbing.

How were these needs determined?

Meetings with City Council and staff, City engineer, online Community Needs Survey, and stakeholder interviews.

Describe the jurisdiction’s need for Public Services:

The City requires the assistance of social services, especially given the current poverty rate of over 16 percent. Furthermore, 27 percent of all City households experience severe housing cost burden, paying more than 50 percent of their household income on housing costs.

According to the data and analysis in the Needs Assessment (NA) section, the following services may be needed:

- Homeless prevention services
- Services for children and at-risk youth
- Affordable housing to combat the cost burden problems
- Assistance for the homeless Hispanic individuals
- Financial literacy
- Advanced education
- Job/employment training to increase earning capacity to be able to afford housing costs and essential services

Needs were determined through consultation with service providers. The following are the high priority needs from the survey:

- Neighborhood crime prevention programs
- Parks and recreation programs
- Programs for at-risk youth

Priority service needs determined by local and regional service stakeholder agencies include:

- Workforce development and skills training
- Increased number of service providers and operational money
- Assistance getting children safely to school if parents are working
- Resource guide for families needing assistance i.e. rental assistance, house maintenance, literacy, language classes, and childcare
- Decent, affordable after school care
- Decrease the time it takes to receive needed services

How were these needs determined?

Needs were determined through the online survey, stakeholder interviews, specifically consultation with Garvey School District, Garvey Community Center, Boys & Girls Club of West San Gabriel Valley, County of Los Angeles, Department of Health Services, Los Angeles County Development Authority, Los Angeles Center for Alcohol & Drug Abuse, Los Angeles County Public Health Department, and Los Angeles Homeless Services Authority.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City's housing market is very strong and high cost, both for rental housing and for ownership housing. Home sales prices have largely recovered from the 2009 Great Recession. The median home sales price has increased to \$635,000 . Rents have reached a median rent of \$1,597, however current online research for housing sales and rent values indicate a three percent increase from those figures. While this is a positive for homeowners and the housing industry as a whole, this is potentially negative for low-income renters and prospective homebuyers.

The tables in the next few pages provide additional data mostly provided by HUD from the American Community Survey on the cost and other characteristics of the City's housing stock.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Single-Family Housing (1–4 units): The City was developed primarily in the 1950's. The City, prior to development, was an agricultural community that converted to a bedroom community nearly overnight in the 1950s post-war. As shown in Table 31, The City now consists of 15,580 housing units. The data provided by the 2011-2015 ACS 5-Year Estimates shows that nearly 74 percent of the City's total housing stock is in one-unit detached structures. In addition, one-unit attached structures make up about 13 percent of the City's housing stock.

Multi-Family Housing (5+ units): About eight percent of the City's housing stock is located in multi-family buildings with about four percent in smaller buildings (5–19 units) and four percent in larger buildings (20+ units).

Unit Sizes: Overall, about 7,285 of the City's housing units have three or more bedrooms, 5,450 have two bedrooms, 1,825 have one bedroom and 210 are 0-bedroom units. On average, owner-occupied units tend to be larger than renter-occupied units. Only 32 percent of the renter-occupied units have three or more bedrooms while 69 percent of owner-occupied units have three or more bedrooms.

All residential properties by number of units

| Property Type | Number | % |
|----------------------------------|---------------|-------------|
| 1-unit detached structure | 11,465 | 74% |
| 1-unit attached structure | 2,005 | 13% |
| 2–4 units | 575 | 4% |
| 5–19 units | 660 | 4% |
| 20 or more units | 620 | 4% |
| Mobile Home, boat, RV, van, etc. | 255 | 2% |
| Total | 15,580 | 100% |

Table 31– Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|--------------|-------------|--------------|------------|
| | Number | % | Number | % |
| No bedroom | 25 | 0% | 185 | 2% |
| 1 bedroom | 345 | 5% | 1,480 | 19% |
| 2 bedrooms | 1,785 | 26% | 3,665 | 46% |
| 3 or more bedrooms | 4,720 | 69% | 2,565 | 32% |
| Total | 6,875 | 100% | 7,895 | 99% |

Table 32 – Unit Size by Tenure

Data Source: LAHSA Continuum of Care 2019 Greater Los Angeles Homeless Count

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City works with LACDA to provide rental assistance to City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0 to 50 percent of MFI) persons and households in making rents affordable. Currently, there is a lengthy waiting list for the Section 8 Program with an average 7 to 10 years wait, if not longer. Each applicant is selected from the waiting list in sequence, based upon date of preliminary application and voucher availability.

The City has two apartment complexes for low-income seniors making below 40 percent of the median income with a total of 123 units and two 3-bedroom single family homes for low- to moderate-income families. There is a waiting list for both senior apartment complexes.

The City has also provided housing rehabilitation and homebuyer assistance to low- to moderate-income homeowners since the inception of the CDBG and HOME programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are four housing developments, containing 125 units, that have received mortgage assistance with the help of federal, state, or local funds. The four developments are Angelus Senior Apartments, Garvey Senior Apartments, and two (3-bedroom) single family rental homes. All four developments are expected to remain as part of the City's affordable housing inventory.

Angelus Senior Apartments (51 units)

The Angelus Senior Apartments was completed in 1995 and is owned by the Rosemead Housing Development Corporation. It consists of 51 one-bedroom units. The term of the lease is for 55 years from the effective date of the Development Agreement between the City of Rosemead and the Rosemead Housing Development Corporation or until February 7, 2050. To qualify for this complex, a person must be 62 years of age or older and must income qualify. The income limits are reviewed every year and are subject to change without prior notice. There is no risk of conversion until February 7, 2050.

Garvey Senior Apartments (72 units)

The Garvey Senior Apartment was completed in 2002 and is owned by the Rosemead Housing Development Corporation. It consists of 64 one-bedroom and 8 two-bedroom units. The term of the lease is for 55 years from the effective date of the Development Agreement between the Rosemead Community Development Commission, the City of Rosemead and the Rosemead Housing Development Corporation or until October 30, 2057. To qualify for this complex, a person must be 62 years of age or older and must income qualify. The income limits are reviewed every year and are subject to change without prior notice. There is no risk of conversion until October 30, 2057.

Two (3-Bedroom) Single Family Rental Homes

The Rio Hondo Community Development Corporation (RHCDC) entered into agreements with the Housing Authority of the County of Los Angeles (now known as the Los Angeles County Development Authority) for the purchase of two (3- bedroom) single family rental properties in the City. Both homes were purchased using the 15 percent Community Housing Development Organization (CHDO) set-aside funds as required under the HOME entitlement grant from funding years 2007 through 2011. As a result, the City approved two separate 0 percent deferred payment loans. Both properties are restricted as rental

property for low- to moderate-income households and are subject to a 55 year affordability covenant until May 2063 and March 2066, respectively.

Does the availability of housing units meet the needs of the population?

The availability of housing units does not fit the current housing needs for LMI households in the City. The City still faces significant shortages of rental and homeownership units that are affordable to extremely low-, low-, middle-, and even moderate-income households (especially families with children, persons with disabilities, and permanent housing for the homeless). Additionally, wait-lists for both elderly and/or accessible family units are eight years plus, further reflecting the lack of affordable housing.

Discussion

See above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following tables in MA-15 show the cost of housing including rent, home value, and income as it relates to housing affordability. There is a shortage of housing at all income levels in the City. Fair Market Rents are fairly high for the area and current HUD HOME rental limits do not meet the fair market value. As the number of bedrooms in a unit increases, affordability becomes harder to achieve for larger households. The median home cost provided by HUD seems to be lower than today's actual median home price.

Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | \$463,600 | \$442,600 | (5%) |
| Median Contract Rent | \$989 | \$1,100 | \$11% |

Table 33 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year); 2011-2015 ACS (Most Recent Years)

| Rent Paid | Number | % |
|-----------------|--------------|---------------|
| Less than \$500 | 769 | 9.7% |
| \$500–999 | 2,415 | 30.6% |
| \$1,000–1,499 | 3,535 | 44.8% |
| \$1,500–1,999 | 1,015 | 12.9% |
| \$2,000 or more | 174 | 2.2% |
| Total | 7,908 | 100.2% |

Table 34 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

| % Units affordable to Households earning | Renter | Owner |
|--|--------------|--------------|
| 30% HAMFI | 400 | No Data |
| 50% HAMFI | 1,610 | 225 |
| 80% HAMFI | 5,645 | 484 |
| 100% HAMFI | No Data | 943 |
| Total | 7,655 | 1,652 |

Table 23 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | \$1,158 | \$1,384 | \$1,791 | \$2,401 | \$2,641 |
| High HOME Rent | \$1,158 | \$1,253 | \$1,506 | \$1,730 | \$1,911 |
| Low HOME Rent | \$913 | \$979 | \$1,175 | \$1,357 | \$1,515 |

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rent Limits

Is there sufficient housing for households at all income levels?

There is a shortage of housing at all income levels in the City. The current tight homeownership market has put further pressure on the rental market. Despite historically low mortgage interest rates, many households who would normally be seeking to buy are unable to do so due to the low number of available homes and strict lending standards. Because most renters cannot afford housing costs, they remain in the rental market, despite experiencing increasing local rent costs. The homeless population is also in need of permanent affordable housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the City's growing population and desirability as a place to live, the high cost of new construction and the drastic reduction in the amount of funding available for subsidized housing development, it is expected that housing affordability will remain a concern over the next five years.

Neighborhood revitalization through rehabilitation or replacement of existing, lower value housing stock is a significant political and administrative priority in the City and an emphasis in this Con Plan. This is resulting in a focused effort in terms of funding, human resources, and working with market-rate development proposals. In the mid- to long-term and within the next five years, this will result in an increase in home values and a decrease in the availability of affordable rental housing. Home costs provided in Table 33 show a median home price of \$442,600 (2015 ACS data), however, the median home price listed on BestPlaces.com is \$635,000. This is verified by looking at HdL Data.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents are fairly high for the area and HOME rent limits do not meet the fair market value as the number of bedrooms increase, making affordability harder to achieve for larger households. Overall, this mismatch shows that affordability will continue to be a priority for the area.

Discussion

See above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Substandard housing is defined as structurally unsound, violates the City's building codes, overcrowded, has incomplete plumbing, or does not meet the Section 8 Existing Housing Quality Standards.

Substandard housing which is suitable for rehabilitation is defined as housing which, in its current condition, has deficiencies ranging from minor violations of the City building codes to major health and/or safety violations. Nevertheless, substandard housing, can be economically remedied where the necessary hard cost of the rehabilitation work does not exceed 75 percent of the replacement value of the property. Where rehabilitation exceeds 75 percent of the replacement costs, demolition would be considered. All potential rehabilitation projects are reviewed on a case by case basis and assess both the condition of the property and the owner's own ability to finance the repairs. The City does not fund the rehabilitation of investment rental properties.

Condition of Housing

The data on condition of units is limited to four housing conditions: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, and 4) cost burden greater than 30 percent.

Age of Housing and Lead-Based Paint Hazards

Many of the City's housing units are likely to contain lead paint and/or need other repairs due to the age of the structure. About eighty percent of the City's housing stock was built before 1980, which means they are at potential risk for lead-based paint hazards (lead-based paint was banned in 1978). Furthermore, 8 percent of the pre-1980 owner-occupied housing and 3 percent of the pre-1980 renter-occupied housing units have children present.

Vacant and Abandoned Housing

The overall vacancy rate for the City's housing units has decreased since 2010 from 4.9 percent to 3.1 percent. The vacancy rate for rental properties is even lower (2.0 percent). Stakeholders in the community and area agencies stated there is a shortage of available housing units affordable to LMI households.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|------------|
| | Number | % | Number | % |
| With one selected Condition | 2,660 | 39% | 4,580 | 58% |
| With two selected Conditions | 300 | 4% | 1,210 | 15% |
| With three selected Conditions | 0 | 0% | 15 | 0% |
| With four selected Conditions | 0 | 0% | 4 | 0% |
| No selected Conditions | 3,915 | 57% | 2,085 | 26% |
| Total | 6,875 | 100% | 7,894 | 99% |

Table 37- Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|------------|-----------------|-------------|
| | Number | % | Number | % |
| 2000 or later | 375 | 5% | 280 | 4% |
| 1980–1999 | 1,060 | 15% | 1,270 | 16% |
| 1950–1979 | 3,185 | 46% | 3,920 | 50% |
| Before 1950 | 2,255 | 33% | 2,435 | 31% |
| Total | 6,875 | 99% | 7,905 | 101% |

Table 38 – Year Unit Built
Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 5,440 | 79% | 6,355 | 80% |
| Housing Units built before 1980 with children present | 560 | 8% | 210 | 3% |

Table 39 – Risk of Lead-Based Paint
Data Source: 2011-2015 CHAS (Units with Children Present)

Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units | 0 | 0 | 854 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 40 - Vacant Units
2013-2017 ACS 5-Year Estimates
0-No Data Available

Need for Owner and Rental Rehabilitation

Roughly 76 percent of the City’s housing stock was built before 1980 (11,795 units) and many of these units are now in need of significant repairs or updating. Many of the City’s owner-occupied housing units are occupied by lower income or retired seniors who cannot afford to make needed repairs or who need to make accessibility improvements to enable them to stay in their homes. With rents increasing, owners of most investor-owned rental housing are able to obtain private financing to make the needed repairs without financial assistance. For older investor-owned rental housing in lower rent neighborhoods, additional financial assistance may be needed.

- Homes built prior to 1950 - 33 percent are owner-occupied units and 31 percent are renter-occupied
- Homes built between 1950 and 1979 - 46 percent are owner-occupied units and 50 percent are renter-occupied

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

There are 11,795 units built prior to 1980 which is approximately 76 percent of all housing units and therefore may have lead based paint hazards. Of the 11,795, it is estimated that 7,926 are LMI (since 67.2 percent of households are LMI). HUD supplied data indicating that there is a total of 770 housing units occupied by families with children that were built prior to 1980. It is estimated that 517 of these are LMI (since 67.2 percent of households are LMI).

Discussion

See above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

There are no public-owned housing projects located in the City. The LACDA provides rental assistance to the City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0 to 50 percent of MFI) persons and households in making rents affordable. There is currently a lengthy waiting list for the Section 8 Program with the average 7 to 10 years wait, if not longer. Each applicant is selected from the waiting list in sequence, based upon date of preliminary application and voucher availability.

There are four (4) housing developments that have received mortgage assistance with the help of federal, state, or local funds. The four (4) developments are the Angelus Senior Apartments, the Garvey Senior Apartments, and two 3-Bedroom Rental units.

Totals Number of Units

| | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0 | 261 | 2,962 | 21,798 | 1 | 21,797 | 1,264 | 1,357 | 558 |
| # of accessible units | | | | | | | | | |

Table 41 – Total Number of Units by Program Type

Data Source: PIC (Public Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year and Nursing Home Transition

Describe the supply of public housing developments:

Although there are no public housing units, there are several affordable housing developments.

Angelus Senior Apartments

The Angelus Senior Apartment was completed in 1995 and is owned by the Rosemead Housing Development Corporation. It consists of 51 one-bedroom units. The term of the lease is for 55 years from the effective date of the Development Agreement between the City of Rosemead and the Rosemead Housing Development Corporation or until February 7, 2050. To qualify for this complex, a person must be 62 years of age or older and must income qualify. The maximum income is 40 percent of the area median income adjusted for household size. The income limits are reviewed every year and are subject to change without prior notice. The risk of conversion will not be an issue during the next five years of the ConPlan. As previously mentioned, the earliest possible conversion date for the Angeles Senior Apartment is February 7, 2050.

Garvey Senior Apartments

The Garvey Senior Apartment was completed in 2002 and is owned by the Rosemead Housing Development Corporation. It consists of 64 one-bedroom and 8 two-bedroom units. The term of the lease is for 55 years from the effective date of the Development Agreement between the Rosemead Community Development Commission, the City of Rosemead, and the Rosemead Housing Development Corporation or until October 30, 2057. To qualify for this complex a person must be 62 years of age or older and must income qualify. The maximum income is 40 percent of the area median income adjusted for household size. The income limits are reviewed every year and are subject to change without prior notice. The risk of conversion will not be an issue during the next five years of the ConPlan. As previously mentioned, the earliest possible conversion date for the Garvey Senior Apartment is October 30, 2057.

Two 3- Bedroom Single Family Homes

During the FY 2007–2008 and FY 2010–2011, the City entered into agreements with RHDC for the production of affordable housing using the 15 percent CHDO set-aside funding as required under the HOME entitlement grant. As a result, the City approved two separate 0 percent deferred payment loans funded by the HOME CHDO Set-Aside Fund to the Rio Hondo Community Development Corporation for the purchase of two–3-bedroom rental properties in the City. Both properties are restricted as rental property for low- to moderate-income households and are subject to a 55 year affordability covenant until May 2063 and March 2066, respectively.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

While the above units are privately owned, since they are subsidized, each individual unit must be held to HUD standards for public unit inspection processes. The City works with the LACDA, who provides rental assistance to City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0 to 50 percent of MFI) persons and households in making rents affordable. There is currently a lengthy waiting list for the Section 8 Program with the average wait from 7 to 10 years, if not longer. Each applicant is selected from the waiting list in sequence, based upon date of preliminary application and Voucher availability.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
| Does not apply | |

Table 24 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing units in the City.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

This does not apply.

Discussion

See above.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The needs of the homeless and how the City responds to those needs are identified and discussed in this section. Numerous organizations citywide (in Rosemead) provide facilities, shelters, counseling services, food and nutrition and healthcare services to persons who are homeless or near homelessness. The City has a detailed list of these shelters and services for referral of homeless individuals and families.

Facilities and Housing Targeted to Homeless Households

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 0 | 0 | 0 | 0 | 0 |
| Households with Only Adults | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 0 | 0 |
| Veterans | 00 | 0 | 0 | 0 | |
| Unaccompanied Youth | | 0 | 0 | 0 | |

Table 43 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Based on available funds, number of service inquiries, and number of people in need, the City either directly provides service or partners with social service agencies to provide the following supportive services: 1) 211 LA County - referral service; 2) City of Rosemead Housing Division-Down Payment Assistance Program; 3) Fair Housing Services - landlord/tenant information and assistance, 3) Family Promise - support services, and 4) LAHSA provides referral services called "People for People" - food and clothing. The City also funds a Senior Nutrition Program providing nutritious meals for age qualified residents.

If an individual or family is unable to be assisted immediately by one of the previously mentioned organizations, they are referred to the 211 Info Line organization in order to be able to access either the Los Angeles County Voucher Program or other non-local shelters. 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 the City and adjacent communities (where nearly all major services are provided) have not expressed that there is an extraordinary need to provide emergency shelters within the City boundaries, as adequate facilities are available nearby and are not always filled to capacity.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Based on available funds, number of inquiries for services, and number of people in need of service, the City either provides or partners with social service agencies to provide the following supportive service:

| Agency Name | Service Provided | Housing focus |
|--|--|---|
| Pacific Clinics | Mental Health and Substance Abuse Counseling | Outreach to mentally ill homes individuals, provide temporary housing and housing support services |
| Garvey Senior Housing | 74 Senior housing apartments | Participates in Low-Income tax credits, so some of the units are rented below market value, accepts housing vouchers |
| City Ride | Transportation assistance for Seniors or persons with disabilities | Reduced cost for Dial a Ride, permitted taxi rides and free DASH bus rides |
| Rosemead Down Payment Assistance Program | Assistance with purchase of first home | City program for low-moderate income households with loan for up to 20% down payment for first home purchase |
| Housing Rights Center | Fair Housing Resources | Promote fair housing through advocacy, education and litigation. Provides landlord – tenant counseling, housing counseling, investigates housing discrimination complaints. |
| Housing Authority County of Los Angeles | Rental Assistance | Resident Services, Section 8 housing vouchers, homeless initiatives |
| Garvey Community Center/Rosemead Community Recreation Center | Counseling, social services, senior programs, recreation, information and referral | Provides preschool childcare, youth and adult classes, 80 senior lunches daily |
| Potrero Senior Housing | 53 unit affordable housing | Participates in Low-Income tax credits, so some of the units are rented below market value, accepts housing vouchers |
| YMCA of West San Gabriel Valley | Childcare, after school enrichment, health and fitness activities, family support | Family support services |

| | | |
|--------------------------------------|---|--|
| YWCA San Gabriel Valley | Multiple community services including nutrition and social services for seniors, domestic violence services, mental health services, play therapy | Wings – emergency shelter for women and children, case management, job skills. Homelessness and affordable housing support |
| Family Promise of San Gabriel Valley | Family support services | Shelter program for families with children, support services for homeless |
| Vintage California Mission Inn | Assisted living for seniors and disables | Assisted Living, Memory Care, Accessibility |

Table 44 – Services for Homeless

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Upon retirement, many lower-income elderly persons will often need subsidized housing that is accessible due to decreased mobility as they age. Frail elderly may need a unit with an extra room for a personal care attendant or may need additional services. Persons with disabilities may need a group home with room for live-in service providers. Persons with HIV/AIDS may need a subsidized housing unit near their health care providers and may need access to treatment for drug addiction (depending on the mode of transmission of HIV/AIDS).

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Generally speaking, there are no facilities or procedures that designate housing for people returning from physical or mental health institutions. In some cases of long-term care, coordination may be possible through the Asian Pacific Family Center. Several organizations provide referrals and limited supportive services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

| Agency Name | Service Provided | Housing focus |
|--|--|--|
| Pacific Clinics | Mental Health and Substance Abuse Counseling | Outreach to mentally ill individuals, provide temporary housing and housing support services |
| Garvey Senior Housing | 74 Senior housing apartments | Participates in low-income tax credits, so some of the units are rented below market value, accepts housing vouchers |
| City Ride | Transportation assistance for Seniors or persons with disabilities | Reduced cost for Dial a Ride, permitted taxi rides and free DASH bus rides |
| Rosemead Down Payment Assistance Program | Assistance with purchase of first home | City program for low-moderate income households with loan for up to 20% down payment for first home purchase |
| Housing Rights Center (HRC) | Fair Housing Resources | Promote fair housing through advocacy, education and litigation. Provides landlord – tenant counseling, housing |

| | | |
|--|---|--|
| | | counseling, investigates housing discrimination complaints. |
| LAHSA | Rental Assistance | Resident Services, Section 8 housing vouchers, homeless initiatives |
| Garvey Community Center/Rosemead Community Recreation Center | Counseling, social services, senior programs, recreation, information and referral | Provides preschool, youth and adult classes, 80 senior lunches daily |
| Potrero Senior Housing | 53 unit affordable housing | Participates in low-income tax credits, so some of the units are rented below market value, accepts housing vouchers |
| YMCA of West San Gabriel Valley | Childcare, after school enrichment, health and fitness activities, family support | Family support services |
| YWCA San Gabriel Valley | Multiple community services including nutrition and social services for seniors, domestic violence services, mental health services, play therapy | Wings—emergency shelter for women and children, case management, job skills. Homelessness and affordable housing support |
| Family Promise of San Gabriel Valley | Family support services | Shelter program for families with children, support services for homeless |
| Family Counselling Services (West San Gabriel Valley) | Drug and alcohol outpatient rehabilitation center and mental health services | Substance abuse counseling |
| Vintage California Mission Inn | Assisted living for seniors and disabled individuals | Assisted Living, Memory Care, Accessibility |

Table 45 -Special needs resources

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See section MA-35.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The principal barrier to affordable housing is a combination of lack of affordable units and low paying jobs. The cost of housing has risen substantially over the years, with the median housing value increasing significantly over the past decade. Minimum wage has not kept up with the rising cost of housing, leaving many households at risk, in poverty, or remaining in substandard units.

Compounding the problem of affordability is the age of the City's housing stock and the subsequent need for moderate and substantial rehabilitation. Many low- and moderate-income homeowners are unable to afford the costs associated with making necessary repairs, such as for roof repairs or the presence of lead-based paint in older homes.

Other barriers to affordable housing include poor credit history. Persons with little or poor credit often are not pre-approved for loans or are approved at rates that would no longer make their prospective purchase affordable. Credit counseling courses and programs that target populations with low income and a poor credit history in combination with First-Time Homebuyer Programs will continue to be a part of the housing strategy over the next five years.

The City is committed to addressing the negative effects of public policies over which it has control. In order to promote integration and prevent low-income concentrations, the City has designed its affordable housing programs to be available citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

Over the years, the City has demonstrated a willingness to encourage housing development of all types. It has approved several zone changes and code amendments to allow for development of a variety of housing types, including those that benefit low- and moderate-income people. It also makes an effort to fast-track projects and process permits in a timely manner. The City intends to maintain 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.

The recently adopted 2020 City of Rosemead Analysis of Impediments to Fair Housing (AI) acknowledged the highest priority contributing factors to affordable housing based on community engagement activities and data analysis which include:

- 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;
- Salaries are stagnant compared to the rising cost of housing;
- Lack of time or finances for increased education;
- 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;
- Limited local housing agencies' capacity for family placement services that create more housing opportunities; and
- Lack of implementation of local housing policies for affordable housing development.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides basic data on the City’s workforce, its economy and education. Roughly 4–5 percent of working age residents are unemployed. Approximately 6,000 workers did not finish high school and do not have a GED.

The Median Household Income (MHI) in the City is \$46,706 and is 23 percent lower than the county, 30 percent lower than the state, and 18 percent lower than the national median in 2017. The MHI for the City has slightly decreased from \$46,781 to \$46,706 according to the 2010 and 2013–2017 ACS. There are just over 9,750 people in the City living below the poverty level out of 54,615 people or 18 percent. The percent of people living below the poverty level in the City is higher than LA County at 17 percent, state level at 12.8 percent, as well as the national level of 13.5 percent. The largest demographic living in poverty is females aged 45–54 followed by females aged 18–24 and then males aged 18–24. In the City, full-time male employees made 20 times more than female employees.

In the City, the top industries where the local workforce is employed are education and health care services, arts and entertainment, retail trade, and manufacturing.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 164 | 18 | 1 | 0 | -1 |
| Arts, Entertainment, Accommodations | 2,858 | 2,296 | 13 | 14 | 0 |
| Construction | 687 | 376 | 3 | 2 | -1 |
| Education and Health Care Services | 4,715 | 4,481 | 22 | 27 | 5 |
| Finance, Insurance, and Real Estate | 1,092 | 413 | 5 | 3 | -3 |
| Information | 469 | 98 | 2 | 1 | -2 |
| Manufacturing | 2,474 | 816 | 12 | 5 | -7 |
| Other Services | 821 | 341 | 4 | 2 | -2 |
| Professional, Scientific, Management Services | 1,609 | 3,305 | 8 | 20 | 13 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 2,488 | 1,864 | 12 | 11 | 0 |
| Transportation and Warehousing | 670 | 339 | 3 | 2 | -1 |
| Wholesale Trade | 1,854 | 566 | 9 | 3 | -5 |
| Total | 19,901 | 14,913 | -- | -- | -- |

Table 46 - Business Activity

Data Source: 2011-2015 ACS; 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

| | |
|---|---------------|
| Total Population in the Civilian Labor Force | 26,735 |
| Civilian Employed Population 16 years and over | 23,885 |
| Unemployment Rate | 10.63% |
| Unemployment Rate for Ages 16-24 | 20.16% |
| Unemployment Rate for Ages 25-65 | 7.11% |

Table 47 - Labor Force
Data Source: 2011-2015 ACS

| Occupations by Sector | Number of People |
|--|-------------------------|
| Management, business and financial | 4,285 |
| Farming, fisheries and forestry occupations | 1,490 |
| Service | 3,235 |
| Sales and office | 6,735 |
| Construction, extraction, maintenance and repair | 1,878 |
| Production, transportation and material moving | 1,955 |

Table 48 – Occupations by Sector
Data Source: 2011-2015 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------------|
| < 30 Minutes | 11,575 | 52% |
| 30-59 Minutes | 8,375 | 38% |
| 60 or More Minutes | 2,130 | 10% |
| Total | 22,080 | 100% |

Table 49 - Travel Time
Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|--------------------------|-------------------|---------------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 5,400 | 660 | 2,670 |
| High school graduate (includes equivalency) | 5,900 | 760 | 2,200 |
| Some college or Associate's degree | 5,315 | 590 | 1,405 |

| Educational Attainment | In Labor Force | | Not in Labor Force |
|-----------------------------|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Bachelor's degree or higher | 4,710 | 170 | 900 |

Table 50 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

| Educational Attainment | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 19 | 370 | 730 | 4,215 | 3,505 |
| 9th to 12th grade, no diploma | 390 | 550 | 970 | 1,900 | 785 |
| High school graduate, GED, or alternative | 1,595 | 1,455 | 2,440 | 4,960 | 1,690 |
| Some college, no degree | 2,230 | 1,660 | 1,480 | 1,955 | 920 |
| Associate's degree | 200 | 540 | 500 | 1,165 | 245 |
| Bachelor's degree | 490 | 2,070 | 1,075 | 1,390 | 435 |
| Graduate or professional degree | 35 | 455 | 395 | 400 | 265 |

Table 51 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | \$16,250 |
| High school graduate (includes equivalency) | \$21,099 |
| Some college or Associate's degree | \$34,489 |
| Bachelor's degree | \$41,979 |
| Graduate or professional degree | \$45,000 |

Table 52 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and health care services are the largest employment sectors in the City, employing approximately 22 percent of all workers who live in the City. This is followed by Arts, Entertainment, Accommodations at 13percent, Manufacturing and Retail Trade each at 12 percent, and Professional, Scientific, Management Services at 8 percent. Together, these five sectors employ over two-thirds of all of the City's workers.

The City is served by two elementary school districts, Garvey School District and Rosemead School District. There is one public high school—Rosemead High School—in the City and three public middle schools, Muscatel Middle School, Richard Garvey Intermediate School, and Roger W. Temple Intermediate School. Don Bosco Technical Institute, a private high school is also located in the City. The City of Rosemead is

the home of two post-secondary educational institutions (University of the West and Pasadena City College). The City has numerous medical offices and medical centers that serve the residents.

Describe the workforce and infrastructure needs of the business community:

The City's business community is seeking an educated, well-trained and largely professional workforce. As previously noted, growth areas for the City include education and health care services; arts, entertainment, accommodations; and manufacturing. The City also has a large retail trade and service industry (restaurants and hotels) sector that is largely lower-wage and unskilled workforce.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City's Economic Development initiatives were recently recognized by its nomination as a finalist for the "2019 Most Business-Friendly City in Los Angeles Award." The City encourages new business development through a streamlined permitting process and partnership with the Chamber of Commerce. In growing its arts and entertainments sector, the City has created a suite of services to support the film industry. As a result of the Garvey Avenue Corridor Specific Plan, several mixed-use projects are planned and/or approved to enhance the corridor with high quality development that meets the City's goal for creating an attractive walkable center.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There is sufficient training and educational opportunities in the City to meet the needs of the employment sectors. According to the Educational Attainment by Age table (Table 51), the City has a very high number of working-age people with some college or an advanced degree. Along with the many retail, office, and education facilities, the City is home to the Southern California Edison and Panda Express headquarters, which helps to attract and retain educated and trained individuals in the City.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City, Continuum of Care, and County have established partnerships with California's Employment Development Department, Workforce Development Board, Workforce Development Aging & Community Services, California Building Industry Association, Southern California Building Association, East San Gabriel Valley Regional Occupational Program, Pasadena City College to provide workforce readiness programs and training programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

While the City does not specifically have an adopted CEDS, every two years, the City adopts a Strategic Plan that includes Economic Development. Key organization goals included within the 2018-2020 Strategy are:

- Ensure the City's Continued Financial Viability by Actively Pursuing Quality Economic Development

- Enhance Public Safety and Quality of Life
- Beautify residential neighborhoods and commercial corridors

Economic Development Strategy and Action Items are:

Aggressively pursue 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.

Action Items:

- Implement all potential tools available to develop vacant lots and under-maintained properties to be reported upon biannually
- Expand technology and online services to promote economic development, transparency, and services
- Create an Overlay Zoning District for opportunity sites along the I-10 Freeway with freeway ingress & egress off-ramps
- Create a communications plan to promote the City of Rosemead

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City plans to continue its Commercial Façade Improvement program.

Discussion

See above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Due to the makeup of the City's minority and low-income populations, these groups seem to be spread throughout the community with no large concentration in just one area of the City. For the purpose of this question, we are defining concentration as an area where more than 30 percent of the population is low-income households with a severe housing cost burden.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The census classifies "minority" as Black or African American, American Indian and Alaska Native, Asian, Native Hawaiian and other Pacific Islander, Two or More Races, and Hispanic or Latino. Areas of "minority concentration" are defined as census tracts where the total percentage of a certain population is 20 percent higher than the jurisdiction overall. According to the US Census, 85 percent of Rosemead residents identify themselves as being a minority. This is due to the high predominance of Asians and Hispanics. Census data shows that 56 percent of the population are foreign born persons.

HUD defines an "area of low-income concentration" as any census tract where a majority of households (51 percent or more) qualify as low income. HUD defines a low- to moderate-income household as any household whose income does not exceed 80 percent of the median family income (MFI) for the area.

HUD determines income limits for the Census and adjusts the data annually. The HUD moderate-income limit for a household of four persons in the City was reported at \$83,500 (80 percent of the MFI).

There is a total of 16 census tracts consisting of 34 block groups in the City. Of which, portions of 13 census tracts consisting of 16 block groups qualify as having low-income concentrations according to HUD.

What are the characteristics of the market in these areas/neighborhoods?

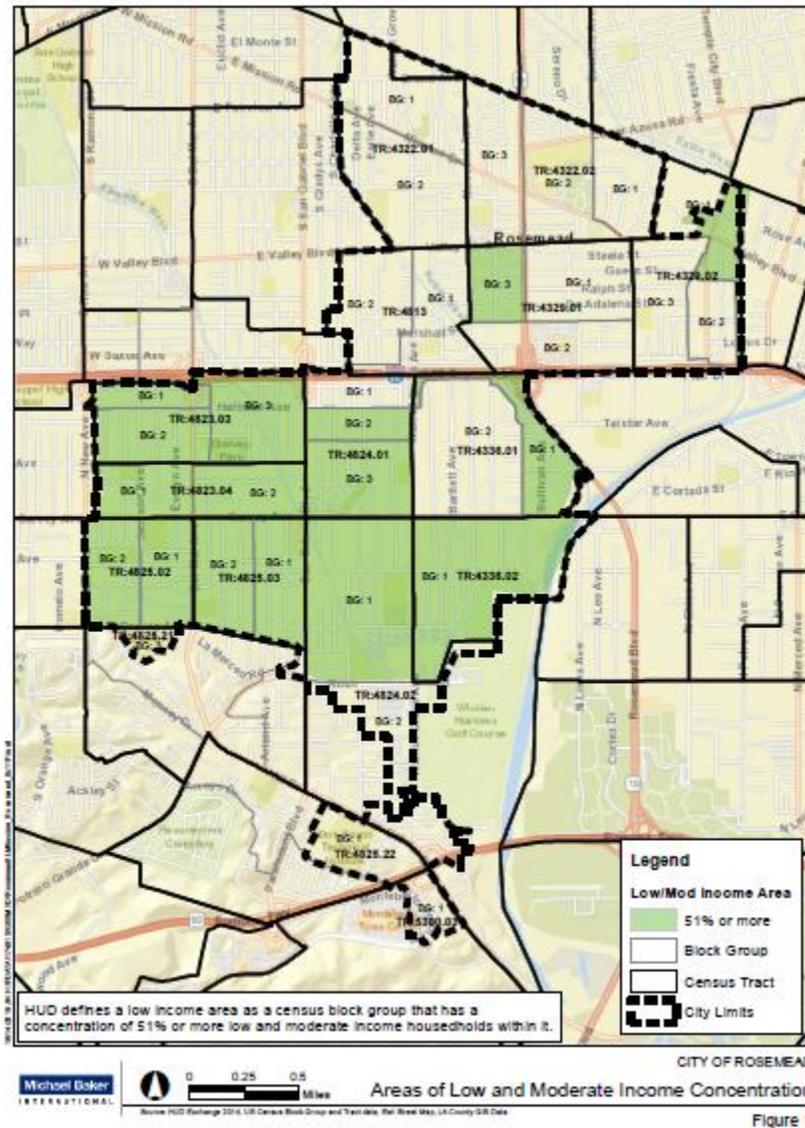
These areas generally have lower home prices and rents than other neighborhoods in the City. Nationally, it is found that census tracts with low-income concentrations have significantly less lending activity than other areas.

Are there any community assets in these areas/neighborhoods?

These areas have significant community assets including bus service, community centers/parks, commercial centers, professional office buildings, and other services.

Are there other strategic opportunities in any of these areas?

The City is committed to addressing the negative effects of public policies over which it has control. In order to promote integration and prevent low-income concentrations, the City has designed its affordable housing programs to be available citywide.



This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

Are there other strategic opportunities in any of these areas?

The City currently provides Fair Housing services, a highly successful Owner-Occupied Home Improvement Program, Rental Assistance, and an energy efficiency program. All of these programs target LMI populations in an effort to preserve existing housing stock.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Datasets provided by the Federal Communications Commission (FCC) show that the City is well-connected for all households and neighborhoods. According to the FCC, there are only an estimated 100 persons in the City who have their provider options limited to one or fewer companies. FCC data mapping of providers in the area shows these few cases of limited options are few and far between. This means the lack of broadband connections or wiring options are not concentrated for LMI households or neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City does not appear to have a need to increase competition since the area is served by multiple providers at nearly a 100 percent rate (99.8 percent). There are six primary residential internet providers in the City. This includes Spectrum (940 Mbps), which offers cable connections, AT&T, EarthLink, and Sonic which offer DSL connections (100 Mbps), as well as satellite providers Viasat (35 Mbps) and HughesNet (25 Mbps).

Competition between all of these providers would presumably create more affordable pricing in the City. While there does appear to be many providers, the City could perhaps have a need for increased competition when it comes to companies offering faster download speeds. Spectrum is the only company that offers cable connection in the City, allowing it to offer the quickest speeds by a wide margin. So, while broadband providers are widely available, the level of service and speed is far more variant.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City's Local Hazard Mitigation Plan details natural hazard risks for the City. While there is no section devoted to climate change by itself, it is mentioned throughout the document. For example, the City is identified to have an increased risk of windstorms, which can be affected by stronger storms associated with climate change and increased temperatures. Typically, cities have increased risks associated with climate change when it comes to hazards such as flooding, storm surge, wildfires, and general storms. However, the Local Hazard Mitigation Plan only identifies four potential hazard risks to the City 1) earthquake, 2) windstorm, 3) dam failure, and 4) flooding. Only windstorms are stated to have a probability to occur once in a ten year period. Therefore, the hazard risks associated with the City have less of a tie to climate change than others. For example, the City has no areas within a floodplain, thus rendering it largely unaffected by heavier rains and flooding events typically seen with strong storms due to climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

There is no outsized risk to LMI households for the City. The Local Hazard Mitigation Plan shows the projected vulnerable areas for each hazard risk for the City (earthquake, flooding, windstorm, dam failure). The data and analysis show that for three out of the four, the projected vulnerable areas are actually the entirety of the City. Windstorms, which is the most likely hazard with events projected to occur every 10 years, would affect the entire City area. Events with a moderate probability (1 in 100 years), including earthquakes and flooding, are also projected to affect the entire City area. Therefore, for these three hazard risks, the risk is shared by all areas, including LMI concentrated areas and non-LMI concentrated areas. Dam Failure represents the only outsized risk for LMI concentrated areas, yet this event is given a low probability (1 in 1,000 years). The vulnerable area is listed to be the Eastern portion of the City adjacent to the Rio Hondo Flood Control Channel. As shown on the Map in section MA-50, many eastern census tracts and block groups close to the Channel are LMI concentrated.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is part two of the ConPlan and includes broad strategies for how the City will address affordable housing, homelessness, special needs and community development needs for the upcoming five-year period from July 1, 2020 to June 30, 2025.

Priority needs identified in the ConPlan were obtained from community engagement activities and data collection and analysis. Priorities include:

- Fair housing education
- Affordable housing
- High cost of building homes
- Supportive and transitional housing
- Provide safe crosswalks, sidewalks and routes to school
- Create more green spaces
- Homeless presentation and public services
- Housing and commercial rehabilitation

The goals developed help reduce the conflicts to affordable housing, fair housing, and services needed for the homeless.

1. Expand fair housing choice and access
2. Expand affordable housing opportunities
3. Maintain viable and energy efficient housing and commercial areas
4. Maintain safe and green neighborhoods
5. Provide vital public services
6. Planning and administration

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

| | | |
|---|---|---|
| 1 | Area Name: | Citywide |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | Located in southern California, located 15 miles east of Los Angeles. The City of Rosemead is 5.18 square miles. Route 60 and 10 runs east-west from the City going toward Los Angeles. Major transportation corridors include Christopher Columbus Hwy, Garvey Ave, Walnut Grove Ave, San Gabriel Blvd, Temple City Blvd., Mission Dr., Valley Blvd., and Del Mar Ave. |
| 2 | Area Name: | Qualified Census Tracts |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | 51% or greater LMI areas |
| | Revital Type: | |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | Census tracts within the City in which the percentage of low- and moderate-income residents is higher than 51 percent. |
| Include specific housing and commercial characteristics of this target area. | Please see CDBG LMI Map | |
| How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | Community feedback on the needs of low/mod areas, households and individuals was gathered through meetings, a community-wide survey, and public meetings. Residents, local and regional social service agencies, and other nonprofits. These needs were determined during the consultation process where information was documented, needs were prioritized recommendations were created. | |

| | |
|---|---|
| <p>Identify the needs in this target area.</p> | <p>During the preparation of the ConPlan, a Community Needs Survey (in both English and Spanish) was administered. The survey received over 100 responses. The following is a summary of survey result:</p> <ul style="list-style-type: none"> • Cost of Maintenance was cited as the most pressing problem with maintaining homes • The three top results for needed housing types were: 1) affordable rental housing and 2) housing for special needs populations including: senior housing, and 3) housing for the disabled. |
| <p>What are the opportunities for improvement in this target area?</p> | <p>The City remains committed to reversing these trends and has instituted a number of initiatives to revitalize the City. Many people, including young professionals, artists, and retirees, are rediscovering the City as a great place to live, work, and play. There have been median improvements, street and sidewalk improvements and, tree planting. The City is also working on a park master plan to improve park facilities located throughout the City.</p> |
| <p>Are there barriers to improvement in this target area?</p> | <p>The 2008 recession and demise of Redevelopment in California dealt a blow to the City’s plans to improve its commercial and residential area. While efforts have been made to maintain and rehabilitate homes, as well as build new ones, the existing housing stock continues to age and deteriorate.</p> |

Table 52- Geographic Target Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Unless otherwise specified, all of the City’s HUD-funded housing and community development programs are generally available to eligible low- and moderate-income persons citywide. In order to prevent the concentration of low-income persons, City housing programs are marketed and available throughout the City. The programs are not directed to any one geographical area but rather the extremely low- to moderate-income (0 to 80 percent of the MFI) persons and families. The City wants to promote a balanced and integrated community and is committed to providing assistance throughout the City.

An area benefit is an activity that meets the identified needs of low- and moderate-income persons residing in an area where at least 51 percent of the residents are low- and moderate-income persons. The benefits of this type of activity are available to all persons in the area regardless of income. Potentially eligible activities include street improvements, façade improvements in neighborhood commercial districts, graffiti removal, and code enforcement.

HUD provides estimates of the number of persons that can be considered Low-, Low- to Moderate-, and Low-, Moderate-, and Medium-income persons based on special tabulations of data from the 2011–2015 ACS five-year estimates. LMI percentages are calculated at various principal geographies provided by the

Census Bureau. Because timely use of this data is required by regulation, any changes to the City's existing service area boundaries would need to be approved by the City Council. Each year, through the adoption of the City's Annual Action Plan, the City Council approves the service area boundaries as the City's official low- and moderate-income "Target Areas" and "Deteriorating Areas".

The City has traditionally used 80 percent or more of its CDBG resources to benefit these special areas and/or to operate programs available exclusively to low- and moderate-income people (whereas HUD regulations only require a minimum 70 percent low/mod benefit level for CDBG activities). In order to continue to achieve this high ratio of low/mod benefit for its CDBG resources, and because of the compelling need to assist these special areas, the City will continue to direct CDBG resources to these special geographic areas.

SP-25 Priority Needs - 91.215(a)(2)

The ConPlan regulations require a description of each relative priority and the need level assigned by family and income category for housing, homeless, and special needs populations. The priority needs level definitions have been established by HUD and are as follows:

- L (Low Priority): The City will not fund activities to address this need during the five-year period. The City will consider Certifications of Consistency for other entities' applications for federal assistance.
- M (Medium Priority): If funds are available, activities to address this need may be funded by the City during the five-year period. Also, the City will take other actions to help this group locate other sources of funds.
- H (High Priority): Activities to address this need will be funded by the City during the five-year period as funding allows.
- N (No Such Need): The City finds that there is no such need, or this need is already substantially addressed. No Certifications of Consistency will be considered.

To meet the designated priorities over the next five years, the City will perform a broad range of activities. The priority needs listed provide a further description of each priority, the population(s) targeted, the types of activities to be conducted, and the estimated types of federal, state, and local resources available. While the summary does not attest to be an absolute accounting of all resources available, it does provide information on the types of resources most frequently accessed to meet housing and community objectives in the City.

| Priority Needs | | |
|-----------------------|----------------------------------|---|
| 1 | Priority Need Name | Fair housing education |
| | Priority Level | Medium |
| | Population | Extremely Low Low, Moderate, Middle income households Large Families Families with Children Elderly Special Needs |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Expand fair housing choice and access |
| | Description | 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. |
| | Basis for Priority | Needs assessment and consultation process. |
| 2 | Priority Need Name | Affordable housing |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Expand affordable housing opportunities |
| | Description | Build new affordable housing units, acquire lands for affordable housing projects, affordable housing programs; homebuyer and rental assistance programs. |
| 3 | Priority Need Name | High cost of building homes |
| | Priority Level | Medium |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Expand affordable housing opportunities |
| | Description | Combat housing purchase and development costs by partnering with public and private developers and supporting programs and projects that further collaboration. |

| | | |
|----------|----------------------------------|--|
| | Basis for Priority | AI and Con Plan community engagement. |
| 4 | Priority Need Name | Supportive and transitional housing |
| | Priority Level | Low |
| | Population | Extremely Low; Low; Moderate income households Large Families; Families with Children; Elderly; Chronic Homelessness Individuals; Families with Children; Veterans Victims of Domestic Violence; Unaccompanied Youth Persons with Physical Disabilities; Victims of Domestic Violence |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Expand affordable housing opportunities |
| | Description | Support social service agencies and nonprofit development corporations that provide innovative services and provide housing for homeless or those at risk for homelessness. |
| | Basis for Priority | Stakeholder interviews and Housing Market Analysis |
| 5 | Priority Need Name | Provide safe crosswalks, sidewalks and routes to school |
| | Priority Level | Medium |
| | Population | Non-housing Community Development |
| | Geographic Areas Affected | Citywide Qualified Census Tracts |
| | Associated Goals | Maintain safe and green neighborhoods |
| | Description | 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. |
| | Basis for Priority | City Council and staff and Community Needs Survey |
| 6 | Priority Need Name | Create more green spaces |
| | Priority Level | Medium |
| | Population | Non-housing Community Development |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Maintain safe and green neighborhoods |
| | Description | Support future capital recreation improvement projects throughout the City as well as connection points to and from LMI neighborhoods and schools. |
| | Basis for Priority | City Council and staff and Community Needs Survey |
| 7 | Priority Need Name | Homeless prevention and public services |
| | Priority Level | High |
| | Population | Extremely Low; Low; Moderate income households Large Families; Families with Children; Elderly; Chronic Homelessness Individuals; Families with Children; Veterans Victims of Domestic Violence; Unaccompanied Youth Persons with Physical Disabilities; Victims of Domestic Violence Homelessness Strategy and Antipoverty Strategy |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Provide vital public services |

| | | |
|----------|----------------------------------|--|
| | Description | Support social service agencies that provide shelter space and services that address homeless needs. |
| | Basis for Priority | Housing Market Analysis, Need Analysis and Community Engagement initiatives |
| 8 | Priority Need Name | Housing and commercial rehabilitation |
| | Priority Level | High |
| | Population | Low-, Moderate- and Middle-Income Households, Large Families; Families with Children; and Elderly |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Maintain decent and energy efficient housing |
| | Description | 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. |
| | Basis for Priority | |

Table 53 – Priority Needs Summary

Narrative (Optional)

The Con Plan regulations require a description of each relative priority and the need level assigned by family and income category for housing, homeless, and special needs populations. The priority need level definitions have been established by HUD and are as follows:

- H (High Priority): Activities to address this need will be funded by the City during the five-year period as funding allows.
- M (Medium Priority): If funds are available, activities to address this need may be funded by the City during the five-year period. Also, the City will take other actions to help this group locate other sources of funds.
- L (Low Priority): The City will not fund activities to address this need during the five-year period. The City will consider Certifications of Consistency for other entities' applications for federal assistance.
- N (No Such Need): The City finds that there is no such need or this need is already substantially addressed. No Certifications of Consistency will be considered.

To meet the designated priorities over the next five years, the City of Rosemead will perform a broad range of activities. The priority needs listed provide a further description of each priority, the population(s) targeted, the types of activities to be conducted, and the estimated types of federal, state, and local resources available. While the summary does not attest to be an absolute accounting of all resources available, it does provide information on the types of resources most frequently accessed to meet housing and community objectives in the City of Rosemead.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|--|
| Tenant Based Rental Assistance (TBRA) | While there is a need for Tenant Based Rental Assistance to make rents more affordable, the City does not anticipate using its funds for this purpose. The City will continue to work with LACDA—Housing Assistance Program with its rental voucher program. |
| TBRA for Non-Homeless Special Needs | The City does not anticipate prioritizing any programs which are TBRA for Non-Homeless Special Needs. |
| New Unit Production | The City has targeted several infill sites through the Garvey Avenue Specific Plan which will allow for new residential units as part of mixed-use development. |
| Rehabilitation | The City will continue to support a housing rehabilitation program. The market continues to be healthy whereby, if the City lends to a homebuyer, generally those funds are paid back. |
| Acquisition, including preservation | Median sales prices continue to rise. Projected housing growth that will occur through in-fill, available property acquisition, demolition and home replacement. |

Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City has been notified by HUD that it will be receiving an estimated \$754,219 in CDBG funds for FY 2020–2021, which is a 1.0% increase from its FY 2019–2020 allocation, and \$356,716 in HOME funds, which is a 1.4% increase from its FY 2019–2020 allocation. When combined with anticipated program income, the City anticipates having a total of \$764,219 of CDBG funds available and \$406,716 in HOME funds available for the 2020–2021 year.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan \$ | Narrative Description |
|---------|-----------------|--|----------------------------------|--------------------|--------------------------|-----------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | Public-federal | Acquisition Admin and Planning Economic Development Housing Rehab Public Improvements Public Services | \$754,219 | \$10,000 | \$128,000 | \$892,219 | \$3,005,781 | In Year 1, the City expects to receive \$754,219 in CDBG entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated to capital improvements |
| HOME | Public-federal | Acquisition Homeowner rehab Multifamily rental new and rehab TBRA | \$356,716 | \$50,000 | | \$406,716 | \$1,443,284 | In Year 1, the City expects to receive \$356,716 in HOME entitlement funds. |

Table 55 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will continue to use state and local funds to leverage federal entitlement dollars, including but not limited to:

- City General Funds (Senior Nutrition Services and affordable housing projects)
- In-kind Donations
- Preserve the City’s existing affordable housing stock for low- to moderate-income households (i.e. State CalHome Fund Owner-Occupied Rehabilitation Loan Program (OOR)—Emergency Grant, Grant & Rebate)

Also, the following service providers budgeted additional federal and non-federal funds to their activities through funding from other cities, in-kind donations, United Way and other charitable organizations, and the Federal and State governments:

- Summer Youth Employment Program (SYEP);
- Senior Nutrition;
- Family Promises of San Gabriel Valley; and
- Southern California Housing Rights Center (Fair Housing)

As of 2019–2020, the City is a 0 percent HOME match reduction community; and is not subject to non-federal match fund requirements toward eligible disbursements completed during that FY.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is currently working towards the purchase of a property for future affordable housing development.

Discussion

Not applicable.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its ConPlan including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|-------------------------|---|------------------------|
| City of Rosemead | Government | Economic Development Homelessness Non-homeless Special Needs Home Ownership Planning Rental Assistance Neighborhood Improvements Public Facilities Public Services | Jurisdiction |
| Garvey Center Senior Nutrition Program | Government | Public Services Senior/Elderly Services | |
| Family Promise of San Gabriel Valley | Subrecipient | Homelessness | Jurisdiction |
| People for People | Subrecipient | Non-homeless special needs Homelessness | Jurisdiction |
| Southern California Housing Rights Center | Subrecipient | Homelessness Non-homeless special needs Home Ownership Public Housing Rental Assistance | Jurisdiction |
| Rio Hondo Community Development Corporation | CHDO | Home Ownership Rental Assistance | Jurisdiction |
| LAHSA and LACDA | PHA | Homelessness Public Housing Rental Assistance | Jurisdiction |

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Overall, the City’s community development delivery system uses the commitment of many agencies to achieve these goals and over the past year, has seen enhanced coordination with all agencies and greater transparency of its activities. Increasingly, the City is focusing its greatest priorities on enhancing neighborhoods.

The gaps in the institutional delivery system is increasingly limiting resources for cities and communities. There are often not enough staff to meet increased administrative burdens of federal funds. Also, coordination between multiple agencies should be increased to avoid duplication of services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | | |
| Legal Assistance | X | | |
| Mortgage Assistance | X | | |
| Rental Assistance | X | | |
| Utilities Assistance | | | |
| Street Outreach Services | | | |
| Law Enforcement | X | X | X |
| Mobile Clinics | X | X | |
| Other Street Outreach Services | X | | |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | | |
| Child Care | X | X | |
| Education | X | | |
| Employment and Employment Training | X | | |
| Healthcare | X | X | |
| HIV/AIDS | X | X | X |
| Life Skills | X | | |
| Mental Health Counseling | X | X | X |
| Transportation | X | | |
| Other | | | |
| Other | | | |

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The City has an active homeless network, resources, and support from the LAHSA as well as other service providers, including San Gabriel Valley Coalition for the Homeless and Family Promise of San Gabriel Valley. LAHSA Emergency Response Teams (ERTs) are available to assist residents 24 hours a day, seven days a week through the 211 LA County line. 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 of Los Angeles who are homeless or at risk of experiencing homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Due to the aging infrastructure in in the City and changes in policies for housing service delivery for special needs populations (from group home approaches to scattered site housing approaches), the institutional delivery systems in the City are still catching up to addressing long-term housing needs of those with special needs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

There are no major gaps in the institutional structure and service delivery system at this time. However, a major obstacle to delivery of services through a variety of institutions is the continuing trend in reduction of federal and state funds for a variety of needed programs. In addition, foundation giving continues to decline.

SP-45 Goals Summary – 91.215(a)(4)

The following data provides information about project types, measurements and costs over a five-year period consistent with the City’s priority needs and goals. Goals descriptions have also been provided.

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|---|--|---|---|--|
| 1 | Expand Fair Housing choice and access | 2020 | 2025 | Public service | Community Wide | Fair Housing | CDBG:\$50,000 | 50: Families assisted 20: Tenant or landlord training workshops |
| 2 | Expand affordable housing opportunities | 2020 | 2025 | Affordable Housing Public Housing Non-Homeless Special Needs | Community Wide | Affordable Housing | CDBG \$500,000 HOME \$512,500 CHDO: \$262,500 | 10: new housing units 20: Households purchased homes from land acquired. 10: households with special needs assisted |
| 3 | Maintain viable and efficient energy efficient housing and commercial areas | 2020 | 2025 | Affordable Housing Lead testing and abatement | Community Wide | Housing and commercial rehabilitation | CDBG:\$750,000 HOME: \$800,000 | 25: units rehabilitated 10: Commercial facades rehabilitated |
| 4 | Maintain Safe and Green Neighborhoods | 2020 | 2025 | Public facilities including recreation and infrastructure | Eligible Low and Moderate -Income Block Groups | Create more green spaces Provide safe crosswalks, sidewalks and routes to school | CDBG:\$1,100,000 | 2,000: individuals benefit from park improvements 3,000: individuals benefit from new sidewalks and/or safe routes to school 1,500: individuals benefit from infrastructure upgrades |
| 5 | Provide Vital Public Services | 2020 | 2025 | Non-Homeless Special Needs | Community Wide | Homeless prevention and public services | CDBG: \$600,000 | 200: homelessness individuals assisted 300: individuals assisted from public services 500: individuals benefit from nutrition and other senior program services |
| 6 | Planning and Administration- | 2020 | 2025 | Rehabilitation Administration Community Development CHDO support | Community Wide | | CDBG:\$750,000 HOME\$175,000 | Efficient and effective administration of planning and execution of community development and housing rehabilitation. |

Table 58 – Goals Summary

| Goal Descriptions | | |
|--------------------------|-------------------------|---|
| 1 | Goal Name | Expand Fair Housing Choice and Access |
| | Goal Description | The City will continue to collaborate with entities assist families and individuals seeking counselling and/or legal solutions to fair housing and discrimination problems. |
| 2 | Goal Name | Expand Affordable Housing Opportunities |
| | Goal Description | Provide funding for new housing development and/or programs that assist low- and moderate-income families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing consistent with the City’s Analysis for Impediment to Fair Housing Choice. |
| 3 | Goal Name | Maintain Viable and Energy Efficient Housing and Commercial Areas |
| | Goal Description | Provide programs and funding for owner-occupied rehabilitation including activities related to exterior home repairs and replacement of deteriorating windows doors and roofs as well as interior repairs and upgrades to kitchens, bedrooms and bathrooms. Such activities may also include lead testing and remediation of lead/asbestos hazards of housing units. This goal also includes interior and exterior improvements to commercial properties. |
| 4 | Goal Name | Maintain Safe And Green Neighborhoods |
| | Goal Description | Activities that improve the quality of life for residents include improving parks and infrastructure, creating green streets, improving accessibility, and safe routes to school. |
| 5 | Goal Name | Provide Vital Public Services |
| | Goal Description | Provide needed public services that assist individuals and families in the following ways: crisis intervention, crime prevention, homeless prevention, services for at-risk families, shelter in-take services, senior and special needs services, nutrition and preventative health services, supplemental food/clothing/counseling and job search assistance to those who are homeless or at-risk of homelessness, and other vital social services. |
| 6 | Goal Name | Planning and Administration |
| | Goal Description | This program provides payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities and housing rehabilitation delivery that are financed in whole or in part by CDBG funds. Planning and Administration also provides funds for the general operating and planning and support for CHDO. |

Table 59 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City anticipates providing funds for affordable housing to families using both CDBG and HOME funds. The City estimates five households per year will benefit .

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City does not own any public housing units or any other types of housing units.

Activities to Increase Resident Involvements

LACDA serves the City and provides Section 8 housing assistance to the residents. The City will continue to provide support services as requested by LACDA.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

This does not apply.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

During the next five years the City will continue to work cooperatively within existing legislatively mandated constraints and work to develop or encourage public policies that foster further affordable housing development and assistance. In order to promote integration and prevent low-income concentrations, the City designed its affordable housing programs to be available Citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

Over the years, the City has demonstrated a willingness to encourage housing development of all types. It has approved several zone changes and code amendments to allow for development of a variety of housing types, including those that benefit low- and moderate-income people. It also makes an effort to fast-track projects and process permits in a timely manner. The City maintains 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 continues 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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The principal barrier to affordable housing is a combination of lack of affordable units and low paying jobs. The cost of housing has risen substantially over the years, with the median housing value increasing significantly over the past decade. The current wage rates has not kept up with the rising cost of housing, leaving many households at risk to homelessness, living at or below poverty, or having no choice but to remain in substandard units.

In February 2020, the City adopted the 2020 Analysis of Impediments to Fair Housing Choice. 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.
- Salaries are stagnant 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.
- Expand 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.

Compounding the problem of affordability is the age of the City's housing stock and the subsequent need for moderate and substantial rehabilitation. Many low- and moderate-income homeowners are unable to afford the costs associated with making necessary repairs, such as for roofs (80 percent of all homes were built prior to 1980). The presence of lead-based paint in these older homes, and the expensive cost to remediate these hazards means fewer units can be treated.

Other barriers to affordable housing include poor credit history. Persons with little or poor credit often are not pre-approved for loans or are approved at rates that would no longer make their prospective purchase affordable. Credit counseling courses and programs that target populations with low income and a poor credit history in combination with First-Time Homebuyer Programs will continue to be a part of the housing strategy over the next five years.

The City is committed to addressing the negative effects of public policies over which it has control. In order to promote housing integration to prevent low-income concentrations, the City has designed its affordable housing programs to be available Citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

Over the years, the City has demonstrated a willingness to encourage housing development of all types. It has approved several zone changes and code amendments to allow for development of a variety of housing types, including those that benefit low- and moderate-income people. It also makes an effort to fast-track projects and process permits in a timely manner. The City intends to maintain 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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

During the next five years the City will continue to work cooperatively within existing legislatively mandated constraints and work to develop or encourage public policies that foster further affordable housing development and assistance. In order to promote integration and prevent low-income concentrations, the City designed its affordable housing programs to be available Citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

Over the years, the City has demonstrated a willingness to encourage housing development of all types. It has approved several zone changes and code amendments to allow for development of a variety of housing types, including those that benefit low- and moderate-income people. It also makes an effort to fast-track projects and process permits in a timely manner. The City maintains 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 continues 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.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's role and responsibility for homeless services and support as noted in the Strategic Plan Goals are collaborative in nature, as this is largely covered by outside agencies (i. e. Los Angeles Homeless Service Authority and the San Gabriel Valley Consortium on Homeless). However, among its goals are to support 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 that 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.

Addressing the emergency and transitional housing needs of 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.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

As previously stated, the City is relying on coordinated efforts with LAHSA, the East San Gabriel Valley Coalition for the Homeless, and Family Promise of San Gabriel Valley to make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

In addition to the agencies previously mentioned, the City will continue to seek and work with local non-profit agencies who provide emergency food, clothing, and referral services to low-income City residents; many of which are homeless or at-risk of homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

As of FY 2001–2002, the City of Rosemead began implementing the new HUD Lead-Based Paint Regulations (Title X), which requires all federally assisted housing programs, including rehabilitation, homeownership, and tenant-based subsidy systems, to address lead hazards.

The City will continue its program of education and eradication of lead-based paint through the operation of its Owner-Occupied Rehabilitation Programs and Down Payment Assistance Loan Program. These two programs provided assistance to low-income homeowners; the target groups most likely to be living in older housing with lead-based paint.

The City has procured the service of a State Certified Lead Consultant to provide the following:

- Lead-based paint and soil inspection;
- Lead-based paint risk assessment;
- Lead-based paint hazard reduction monitoring; and
- Post-hazard reduction clearance test.

Under the Owner-Occupied Rehabilitation Programs, the City will continue to provide each owner who participates with both oral and written information regarding the dangers of lead-based paint and what to do about it. Owners of properties constructed prior to 1978 will be required to meet certain lead-based paint requirements prior to being assisted. These requirements include the following:

- Distribution of lead-based paint notification pamphlets to all households occupying assisted units.
- Inspection of all properties for defective paint surfaces.
- Abatement of all defective paint surfaces identified at the time of the inspection.

Through the Owner-Occupied Rehabilitation Programs, financial assistance will be provided to eradicate the problem. Full abatement will be undertaken in all rehabilitation projects over \$25,000. It is the responsibility of the City's Grants Specialist to ensure that properties constructed prior to 1978 meet the lead-based paint requirements and any abatement of defective paint surfaces are completed by contractors certified by the State of California Department of Health Services. A copy of the contractor's certification is kept on file.

In addition, the City requires clearance for all properties that fail a Housing Quality Standards (HQS) inspection due to chipping, peeling, cracking surfaces greater than 2 sq. ft. on the interior and 20 sq. ft. on the exterior of the unit or in common areas. A risk assessment will be required to be completed by a certified risk assessor whenever the City is notified that a child with an environmental intervention blood lead level (EIB) plans to live in a unit under the Down Payment Assistance Loan Program.

How are the actions listed above related to the extent of lead poisoning and hazards?

Through the Owner-Occupied Rehabilitation and Down Payment Assistance programs, residents receive information and resources to address potential lead hazards. The City has taken a further step in acquiring the services of a Certified Lead Consultant to inspect for lead-based paint and soil, assess individual lead-based paint risk, oversee and monitor lead-based paint hazard reduction and conduct a post-hazard

reduction clearance test to ensure elimination of contamination.

How are the actions listed above integrated into housing policies and procedures?

Through both the Owner-Occupied Rehabilitation Program and the Down Payment Assistance Loan Program, described above, amelioration of lead hazard risks is an integral part of the program, including information, inspections, technical advice and financial assistance for eligible participants.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City has established goals and policies designed to improve the local economy and reduce the level of poverty within the community. The strategy is outlined in the following sections.

Housing and Community Development

The following programs and services are either funded in part by the City or exist within the City, providing support for residents:

- **Angelus/Garvey Senior Housing**—rental assistance for seniors
- **Dial-A-Ride**—transportation service for seniors and disabled
- **Fair Housing Services**—landlord/tenant information and assistance
- **Family Promise**—homeless services for families
- **Garvey Community Center/Rosemead Community Recreation Center**—variety of services including counseling services, social service programs, recreational programs, and information and referral services
- **LACDA**—rental assistance
- **Owner-Occupied Rehabilitation Programs**—rehabilitation of home
- **Senior Nutrition Program**—nutritious meals
- **Vintage California Mission Inn**—assisted living facility for seniors and disabled
- **YMCA of West San Gabriel Valley**—variety of services including childcare, after-school enrichment, youth leadership and development, mentoring and tutoring, youth and adult sports, fitness, camping, and family support activities
- **YWCA-Wings**—emergency shelter for women and children

Economic Development

The City provides supported activities that promote economic development including the Business Attraction/Retention Program. Through this program, the City attracts new businesses as well as retaining the current businesses within the City. The City has also rolled out a Commercial Façade Improvement Program that provides low interest loans for exterior building improvements. Creating attractive and energy efficient storefronts is a priority need in the City.

Low Income Housing Tax Credit Coordination (LIHTC)

Currently, the City uses CDBG funds and HOME funds for affordable housing development. The City has participated in one tax credit development project. 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. In order to coordinate and assess the need of tax credits for the development of a housing project, the Housing Division staff will work with developers and non-profit agency's pro forma, serve as part of the team developing tax credit financing, and will calculate the financing gap, along with the maximum and minimum subsidies. This will ensure that the City's HOME coordination will meet HOME requirements for the LIHTC program.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City's poverty-reducing goals are coordinated through:

1. Increased community self-reliance and self-sufficiency through support to priority public services such as services which assist the homeless, job training programs, after-school programs, and sustainable food programs.
2. Support of businesses which create livable wages for low- to moderate-income persons.
3. Coordination with other service providers that implement a range of important programs aimed at ending and preventing poverty.

The City and its partners will implement this Plan through various organizations including a number of social service agencies funded through CDBG grant funds (the Family Counseling Services, Family Promise, Morrison Health Care—Senior Nutrition Provider, and Southern California Housing Rights). In addition, various City departments will work together to achieve the goals, programs and policies of this Plan, including the Community Development Department and the Housing Services Division (Owner-Occupied Rehabilitation Loan Programs).

The City also works with the State, other local governments (County of Los Angeles), private industry construction contractors, non-profit organizations and social service providers to provide community, housing, and social service programs and projects. The City is committed to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. The means of cooperation and coordination with these various groups will continue to enhance the services provided to our residents.

Discussion:

While City Council and the Community Development Department have the primary responsibility of implementation, there are a significant number of local and regional agencies and departments that oversee a wide variety of grants and social service programs that provide services to low- and moderate-income City residents and play an important role in implementing the Action Plan as previously mentioned.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City understands that all efforts using federal, state, and local resources to carry out its Action Plan must be conducted in accordance with established laws, regulations, and sound management and accounting practices. The following procedures have been established for monitoring activities:

- Ongoing, internal reviews of progress reports and expenditures.
- Regular internal meetings to coordinate staff efforts in regard to performance and compliance.
- Periodic reports to appropriate City officials and other stakeholders.
- Full review of audit statements and other documentation from subrecipient's prior to disbursement of funds.
- On-site visits of all subrecipients to ensure compliance with federal regulations; technical assistance is provided where necessary.
- Project and financial data on CDBG-funded activities will be maintained using the HUD software IDIS (Integrated Disbursement Information System). Use of this system will allow HUD staff easy access to local data for review and progress evaluation.
- Timely submission of the Consolidated Annual Performance and Evaluation Report (CAPER).

The Community Development Department oversees the CDBG and HOME funded programs for the City. The Department ensures that all of the CDBG and HOME funded programs are implemented in compliance with federal regulations and local policy. This would include ensuring compliance with Davis-Bacon, environmental review, fair housing, minority and women owned business enterprises, Section 3, affirmative marketing through on-going monitoring of programs and services assisted with CDBG and HOME funds.

The Department coordinates with other internal departments (i.e. Public Works Department), as well as external social service agencies including (i.e. Family Promise, Morrison Health Care-Senior Nutrition Provider, and Southern California Housing Rights Center), when receiving CDBG funds to operate the various projects and programs. However, each program is administered or coordinated by the appropriate staff in each department and supervised by the Director of that department. The Housing Division of the Community Development Department manages the Owner-Occupied Home Improvement Program.

The lead department for the ConPlan preparation and yearly reporting is the Community Development Department under the supervision of the City Manager.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan \$ | Narrative Description |
|---------|-----------------|--|----------------------------------|--------------------|--------------------------|-----------|--|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | Public-federal | Acquisition Admin and Planning Economic Development Housing Rehab Public Improvements Public Services | \$754,219 | \$10,000 | \$128,000 | \$892,219 | \$3,005,781 | In Year 1, the City expects to receive \$754,219 in CDBG entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated capital improvements |
| HOME | Public-federal | Acquisition Homeowner rehab Multifamily rental new and rehab TBRA | \$356,716 | \$50,000 | | \$406,716 | \$1,443,284 | In Year 1, the City expects to receive \$356,716 in HOME entitlement funds. |

Table 60 – Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will continue to use state and local funds to leverage federal entitlement dollars, including but not limited to:

- City General Funds (Senior Nutrition Services and affordable housing projects)
- In-kind Donations
- Preserve the City’s existing affordable housing stock for low- to moderate-income households (i.e. State CalHome Fund Owner-Occupied Rehabilitation Loan Program (OOR)— Emergency Grant, Grant & Rebate

Also, the following service providers budgeted additional federal and non-federal funds to their activities through funding from other cities, in-kind donations, United Way and other charitable organizations, and the Federal and State governments:

- Summer Youth Employment Program (SYEP);
- Senior Nutrition;
- Family Promises of San Gabriel Valley; and
- Southern California Housing Rights Center (Fair Housing)

The City of Rosemead anticipates assisting five low- to moderate-income homeowners through the Owner-Occupied Rehabilitation Program. Low- to moderate-income is defined as individuals or families whose household income is between 0 to 80 percent of the Median Family Income (MFI).

If the City is to receive additional funds to assist with the preparation, prevention or response to the COVID-19 pandemic, the City will allocated these funds to activities already funded with the CDBG-CV funds or the City’s activities under the current fiscal year.

The City uses HOME funds for homebuyer assistance and rehabilitation of owner-occupied single-family properties. The City must use the HOME affordable homeownership limits provided by HUD when setting price limits for affordable home sales and when using HOME funds for home rehabilitation. Also, the use of funds for HOME assisted activities requires that the value of the property after rehabilitation must not exceed 95 percent of the median purchase price for the area. The HOME Final Rule offers two options for determining the 95 percent of median purchase price limit for owner-occupied single-family housing, as noted below:

- (1) HUD will provide limits for affordable housing based on 95 percent of the median purchase price for the area; OR
- (2) Perform a local market survey to determine the 95 percent of median purchase price limit.

After review of the published 2019 HOME affordable homeownership limits provided by HUD, for Los Angeles County for determining 95 percent of the median purchase price limit, it was determined that the median price for the City homes is \$479,750. For a newly constructed unit, the limit is \$504,900. Based on FHA standard practice, the following multipliers are used for two-, three-, and four-unit properties: 1.28, 1.55, and 1.92 times the 1-unit limit respectively. Based on a comparison of local housing market listing prices and sales information, it was determined that the FHA limits do not accurately reflect current actual

home purchase prices for the area. Therefore, a local market survey was conducted for the City home sales for a three-month period using HDL data. This survey shows a median price of \$635,000 in the City of Rosemead and a 95 percent median value price of \$603,250 (see Home Sales data in Table 62).

| | |
|---|------------------|
| FHA – Market Median Price | \$479,750 |
| FHA – Market Median Price for newly constructed | \$504,900 |
| Rosemead Local Market Survey Median Price | \$635,000 |
| 95% of Rosemead Local Market Survey Median Price | \$603,250 |

Table 61 – FHA Price

Source: HUD 2020 HOME affordable homeownership limits

As a result of this conclusion, it is our recommendation that the City use the local market survey price as the determinant of the 95 percent median purchase price limit as it is higher than the FHA-Market Median Price.

| 3-Month Home Sales Data, Rosemead, CA | | | |
|--|------------------|------------------------|--------------|
| December 2019 to February 2020 | | | |
| | Sale Date | Address | Price |
| 1 | Not Listed | 2548 La Presa Ave | \$237,000 |
| 2 | 1/10/2020 | 1140 E Grand Ave | \$325,000 |
| 3 | 1/16/2020 | 1 Toll Dr | \$340,000 |
| 4 | Not Listed | 7723 Columbia Street | \$350,000 |
| 5 | 1/16/2020 | 2 Toll Dr | \$350,000 |
| 6 | 1/16/2020 | 3 Toll Dr | \$378,000 |
| 7 | 12/27/2019 | 1701 Firvale Ave #58 | \$390,000 |
| 8 | Not Listed | 8815 Mission Dr Unit B | \$390,000 |
| 9 | 12/5/2019 | 2031 Denton Ave Unit B | \$425,000 |
| 10 | 12/4/2019 | 8380 Rush St | \$466,500 |
| 11 | 1/22/2020 | 1980 Strathmore Ave | \$480,000 |
| 12 | 12/6/2019 | 1090 Walnut Grove | \$496,000 |
| 13 | 2/14/2020 | 9627 Lorica St | \$503,000 |
| 14 | Not Listed | 7518 Melrose Ave | \$520,000 |
| 15 | 1/17/2020 | 7937 Hershey St | \$530,000 |
| 16 | 12/31/2019 | 7547 Columbia St | \$540,000 |
| 17 | Not Listed | 7428 Berne St | \$550,000 |
| 18 | 12/30/2019 | 9205 Marshall St | \$550,000 |
| 19 | 12/11/2019 | 1824 S Gladys Ave | \$560,000 |
| 20 | 12/19/2019 | 3612 Strang Ave | \$568,000 |
| 21 | 1/17/2020 | 9616 Marshall St | \$570,000 |
| 22 | Not Listed | 9245 Steele St | \$580,000 |
| 23 | 1/15/2020 | 8939 Guess St | \$590,000 |
| 24 | 1/23/2020 | 8134 Whitmore St | \$590,000 |
| 25 | 1/3/2020 | 1907 S Charlotte Ave | \$600,000 |
| 26 | Not Listed | 3243 Sullivan Ave | \$605,000 |
| 27 | 12/13/2019 | 7631 Columbia St | \$610,000 |
| 28 | 12/12/2019 | 1565 Abakan St | \$629,000 |
| 29 | Not Listed | 3247 Isabel Ave | \$631,000 |

| | | | |
|----|------------|-----------------------|--|
| 30 | 12/10/2019 | 9095 Argo Pl | \$635,000 <i>(median Sales price)</i> |
| 31 | 1/7/2020 | 9044 E Garvey Ave #21 | \$650,000 |
| 32 | 12/11/2019 | 8322 Elsmore Dr | \$650,000 |
| 33 | 2/19/2020 | 1133 Muscatel Ave | \$665,500 |
| 34 | 12/26/2020 | 2419 La Presa Ave | \$670,000 |
| 35 | 1/17/2020 | 3402 Twin Ave | \$683,000 |
| 36 | 12/2/2019 | 3527 Ellis Ln | \$688,000 |
| 37 | 1/3/2020 | 17 Linden Ln | \$690,000 |
| 38 | Not Listed | 9527 Guess St | \$690,000 |
| 39 | 1/8/2020 | 7919 Virginia St | \$694,000 |
| 40 | Not Listed | 7505 Marsh Ave | \$695,000 |
| 41 | Not Listed | 4410 Lee Cir | \$726,000 |
| 42 | 1/23/2020 | 1001 Rose Glen Ave | \$730,000 |
| 43 | Not Listed | 1803 S Charlotte Ave | \$730,000 |
| 44 | 12/30/2019 | 9357 Guess St | \$750,000 |
| 45 | 12/12/2019 | 1111 S Gladys | \$753,000 |
| 46 | 12/30/2019 | 7459 Toll Dr | \$755,000 |
| 47 | 12/11/2019 | 7509 Hellman Ave | \$760,000 |
| 48 | 1/22/2020 | 9043 Marshall Ave | \$795,000 |
| 49 | 2/13/2020 | 2721 Evelyn Ave | \$800,000 |
| 50 | Not Listed | 3332 Prospect Ave | \$820,000 |
| 51 | 12/5/2016 | 3218 Gladys Ave | \$858,000 |
| 52 | 1/31/2020 | 3911 Ivar Ave | \$870,000 |
| 53 | 2/20/2020 | 3641 Brookline Ave | \$875,000 |
| 54 | 2/4/2020 | 4107 Walnut Grove Ave | \$910,000 |
| 55 | 12/6/2019 | 4604 Singing Wood Ln | \$910,000 |
| 56 | 1/24/2020 | 2412 Strathmore Ave | \$935,000 |
| 57 | 12/10/2019 | 3811 Ivar Ave | \$960,000 |
| 58 | 12/4/2019 | 4540 Dubonnet Ave | \$975,000 |
| 59 | 2/11/2020 | 7564 Garvalia Ave | \$1,214,250 |
| 60 | 12/3/2019 | 3126 Isabel Ave | \$1,360,000 |

Table 62 – Home Sales Data

Source: HDL data

In addition to HOME to provide affordable housing, the City implements the goals, objectives, and policies of the City's Housing Element by creating the incentive of density bonuses to developers that provide housing units affordable to low- to moderate-income households. A density bonus is allowed in development with five or more units, excluding density bonus units.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City currently owns one parcel in the City and intends to use it to incentivize developers to address economic development needs.

Discussion

Not applicable

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|---|--|--|--|--|
| 1 | Expand Fair Housing choice and access | 2020 | 2021 | Public service | Community Wide | Fair Housing | CDBG:\$10,000 | 10: Families assisted 5: Tenant or landlord training workshops |
| 2 | Expand affordable housing opportunities | 2020 | 2021 | Affordable Housing Public Housing Non-Homeless Special Needs | Community Wide | Affordable Housing | HOME: \$150,000 | 1: unit rehabilitated |
| 3 | Maintain viable and efficient energy efficient housing and commercial areas | 2020 | 2021 | Affordable Housing Lead testing and abatement | Community Wide | Housing Economic Development | CDBG:\$379,000 HOME & CHDO: \$171,500 | 2: Commercial facades rehabilitated 5: CHDO units assistance |
| 4 | Maintain Safe and Green Neighborhoods | 2020 | 2021 | Public facilities including recreation and infrastructure | Eligible Low and Moderate - Income Block Groups | Housing Accessibility Pedestrian facilities | CDBG:\$128,000 | 200: individuals benefit from park improvements 300: individuals benefit from new sidewalks and or safe routes to school 150: individuals benefit from infrastructure upgrades |
| 5 | Provide Vital Public Services | 2020 | 2021 | Non-Homeless Special Needs | Community Wide | Supportive Services | CDBG: \$100,000 | 13–20: Summer Youth Program 100: Senior Nutrition Program 10: Family Promise |
| 6 | Planning and Administration- | 2020 | 2021 | Rehabilitation Administration Community Development | Community Wide | Housing | CDBG:\$135,219 HOME:\$35,216 | Efficient and effective administration of planning |

| | | | | | | | | |
|--|--|--|--|--------------|--|--|--|--|
| | | | | CHDO support | | | | and execution of community development and housing rehabilitation. |
|--|--|--|--|--------------|--|--|--|--|

Table 63 – Annual Goals

Goal Descriptions

| | | |
|----------|-------------------------|---|
| 1 | Goal Name | Expand Fair Housing Choice and Access |
| | Goal Description | The City will continue to collaborate with entities to assist families and individuals seeking counselling and or legal solutions to fair housing and discrimination problems. |
| 2 | Goal Name | Expand Affordable Housing Opportunities |
| | Goal Description | Provide funding for new housing development and or programs that assist low- and moderate-income families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing consistent with the City’s Analysis of Impediments to Fair Housing Choice. |
| 3 | Goal Name | Maintain Decent and Energy Efficient Housing Stock |
| | Goal Description | Provide programs and funding for owner-occupied rehabilitation including activities related to exterior home repairs, and replacement of deteriorating windows, doors, and roofs as well as interior repairs, and upgrades to kitchens, bedrooms, and, bathrooms. Such activities may also include lead testing and clearance testing, remediation of lead/asbestos hazards of housing units constructed prior to 1978. |
| 4 | Goal Name | Maintain Safe and Green Neighborhoods |
| | Goal Description | Activities that improve the quality of life for residents include proactive code enforcement, improving parks, creating green streets, improving accessibility, and safe routes to school. |
| 5 | Goal Name | Provide Vital Public Services |
| | Goal Description | Provide needed public services that assist individuals and families in the following ways: crisis intervention, crime prevention, homeless prevention, services for at-risk families, shelter in-take services, senior and special needs services, nutrition and preventative health services, supplemental food/clothing/counseling and job search assistance to those who are homeless or at-risk of homelessness, and other vital social services. |
| 6 | Goal Name | Planning and Administration |
| | Goal Description | This program provides payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities and housing rehabilitation delivery that are financed in whole or in part by CDBG funds. Planning and Administration also provides funds for the general operating and planning and support for CHDO. |

Table 64 – Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has been notified by HUD that it will be receiving an estimated \$754,219 in CDBG funds for FY 2020–2021, which is a 1.0 percent increase from its FY 2019–2020 allocation, and \$356,716 in HOME funds, which is a 1.4 percent increase from its FY 2019–2020 allocation. When combined with anticipated program income, the City anticipates having a total of \$764,219 of CDBG funds available and \$406,716 in HOME funds available for the 2020–2021 year.

Projects

| # | Project Name | Budget |
|----|---|-----------|
| 1 | Public Service: Housing Rights Center | \$10,000 |
| 2 | Housing: Residential Rehabilitation | \$130,000 |
| 3 | Housing: Owner-Occupied Rehab | \$150,000 |
| 4 | Economic Development: Commercial Façade Improvement Program | \$100,000 |
| 5 | Public Facilities | \$0 |
| 6 | CHDO Assistance | \$171,500 |
| 7 | Public Service: Summer Youth Program | \$35,000 |
| 8 | Public Service: Senior Nutrition Program | \$60,000 |
| 9 | Public Service: Family Promise | \$5,000 |
| 10 | Planning and Administration: CDBG | \$135,219 |
| 11 | Planning and Administration: HOME | \$35,216 |
| 12 | Acquisition | \$229,000 |

Table 65 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | Fair Housing Services |
| | Target Area | Citywide |
| | Goals Supported | Expand fair housing choice and access |
| | Needs Addressed | Fair housing education |
| | Funding | CDBG: \$10,000 |
| | Description | Provide funding to the Housing Rights Center to handle fair housing cases and education |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Estimate of 10 households assisted 5 tenant or landlord training workshops |
| | Location Description | Households within the City |
| | Planned Activities | The City will fund HRC to provide legal services, training, and mediation over discrimination cases and Fair Housing Act education. |
| 2 | Project Name | Housing Rehabilitation |
| | Target Area | Citywide |
| | Goals Supported | Expand affordable housing opportunities |
| | Needs Addressed | Affordable housing |
| | Funding | CDBG: \$180,000 |
| | Description | Conduct housing rehabilitation projects to existing homes |
| | Target Date | 6/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 10 units rehabilitated |
| | Location Description | To be determined |
| | Planned Activities | Undertake several housing rehabilitation projects. |
| 3 | Project Name | Owner-Occupied Rehabilitation Program |
| | Target Area | Citywide |
| | Goals Supported | Maintain viable and energy efficient housing and commercial areas |
| | Needs Addressed | Housing and commercial rehabilitation |
| | Funding | HOME: \$150,000 |
| | Description | Provide low interest loans to low- to-moderate income homeowners of single-family homes and condominiums to make home repairs. |
| | Target Date | 6/30/2022 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | 5 units rehabilitated |
| | Location Description | Location to be determined |
| | Planned Activities | Provide loans to homeowners of single-family homes and condominiums for low-to-moderate income residents to make home repairs. |
| 4 | Project Name | Commercial Façade Improvement Program |
| | Target Area | Citywide |
| | Goals Supported | Maintain viable and energy efficient housing and commercial areas |
| | Needs Addressed | Housing and commercial rehabilitation |
| | Funding | CDBG: \$100,000 |
| | Description | Provide low interest loans to business owners |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of businesses that will benefit from the proposed activities | 2-business owners |
| | Location Description | To be determined |
| | Planned Activities | Provide low interest loans to viable businesses to enhance exterior facades. |
| 5 | Project Name | Public Facilities Project |
| | Target Area | Citywide |
| | Goals Supported | Maintain safe and green neighborhoods |
| | Needs Addressed | Improve the quality of life for residents |
| | Funding | \$128,000 |
| | Description | Install new HVAC system in Garvey Park Gym |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | 200 Families |
| | Location Description | 7954 Dorothy St. Rosemead CA 91770 |
| | Planned Activities | Install new HVAC System in Gymnasium |
| 6 | Project Name | CHDO Set-Aside |
| | Target Area | Citywide |
| | Goals Supported | Expand affordable housing opportunities |
| | Needs Addressed | Affordable housing |
| | Funding | HOME: \$171,500 |
| | Description | Assistance to selected CHDO to provide affordable housing and residential rehabilitation. |
| | Target Date | 6/30/2021 |

| | | |
|----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | To be determined |
| | Location Description | To be determined |
| | Planned Activities | Provide assistance to a CHDO to provide affordable housing. The City may defer use of these funds in FY 2020/21 in order to add future HOME funds to complete a more substantial project. |
| 7 | Project Name | Summer Youth Employment Program |
| | Target Area | Citywide |
| | Goals Supported | Provide vital public services. |
| | Needs Addressed | Homeless prevention and public services |
| | Funding | \$35,000 |
| | Description | The Summer Youth Employment Program provides employment opportunities for high school aged youth. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 15 Youth Assisted |
| | Location Description | Citywide |
| | Planned Activities | The program provides summer employment for high school aged youth. |
| 8 | Project Name | Senior Nutrition Program |
| | Target Area | Citywide |
| | Goals Supported | Provide vital public services. |
| | Needs Addressed | Homeless prevention and public services |
| | Funding | \$60,000 |
| | Description | Provide seniors with nutritious meals |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 50 seniors each week. |
| | Location Description | Garvey Community Center, Rosemead |
| | Planned Activities | Provide Rosemead seniors with high quality, cost efficient and nutritious meals at the Garvey Community Center. |
| 9 | Project Name | Family Promise |
| | Target Area | Citywide |
| | Goals Supported | Provide vital public services |
| | Needs Addressed | Homeless prevention and public services. |
| | Funding | \$5,000 |
| | Description | Provide families with shelter and food while helping residents find work, housing. |
| | Target Date | 6/30/2021 |

| | | |
|-----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | 50 families and or individuals |
| | Location Description | 1005 E. Las Tunas Blvd, San Gabriel, CA |
| | Planned Activities | Family Promise is a congregation network shelter program that addresses family homelessness. Families are sheltered at different locations week to week until they can find permanent housing. Daycare is also provided onsite. |
| 10 | Project Name | Program Administration |
| | Target Area | Citywide |
| | Goals Supported | Planning and Administration |
| | Needs Addressed | Planning and Administration |
| | Funding | CDBG: \$135,219 HOME: \$35,216 |
| | Description | The City will continue to provide planning and administration services required to manage and operate the City's CDBG and HOME programs. Such funds will assist in managing community development, housing, and economic development programs. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | CDBG Program Administration is located at City Hall |
| | Planned Activities | Program administrative costs for CDBG & HOME operations. Fair housing program is listed separately but is funded out of CDBG program administration. |
| 11 | Project Name | Acquisition of Land |
| | Target Area | Citywide |
| | Goals Supported | Expand Affordable Housing Opportunities |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$229,000 |
| | Description | Acquisition of land for affordable housing |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Project will assist 20 low income families |
| | Location Description | Rosemead |
| | Planned Activities | Acquisition and development of land for affordable housing. |

Table 66 – Project Information

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

To prevent the concentration of low-income persons, City housing programs are marketed and available throughout the City. The programs are not directed to any one geographical area but rather the extremely low- to moderate-income (0 to 80 percent of the MFI) persons and families. The City wants to promote a balanced and integrated community and is committed to providing assistance throughout the City.

There are exceptions to this policy for activities limited to low- and moderate-income block groups. Eligible activities in areas found to be low- and moderate-income block groups include street improvements, improvement to public facilities, and improvements to facilities for persons with special needs.

The low- and moderate-income (LMI) area benefit national objective applies if the activities benefit all persons in a residential area where at least 51 percent of persons will benefit from the activities. The LMI census tracts include all of 4823.03, 4823.04, 4825.02, and 4825.03. In addition to these census tracts, there are other scattered block groups that are LMI concentrated. This includes areas in census tracts 4824.01 (Block Groups 2,3), 4824.02 (Block Group 1), 4336.01 (Block Group 1), 4336.02 (Block Group 1), 4329.01 (Block Group 3) and 4329.02 (Block Group 1). Housing conditions survey data report that many of these tracts (mostly multi-family residential) consist of a majority of structures and properties within the block require major repair of building systems. The LMI residential areas in the City cover the very most northern part and the Garvey district in the southern half of the City, below Highway 10. The Garvey district is comprised primarily of residential land uses. Neighborhoods west of Walnut Grove Avenue on Garvey consist mostly of medium density residential with three smaller zones of low density residential. All residential east of Walnut Grove Avenue is low density residential. The City is nearly completely built out and consists primarily of residential development. Most of the housing stock was built prior to 1989 and the rate of development of new units has tapered substantially.

The new Low- and Moderate-Income Summary Data (LMISD), resulting from the 2000 Census, became effective on July 1, 2003. The LMISD is the data that the City uses for the official determinations of activity compliance with the low- and moderate-income area benefit national objective, in accordance with the Housing and Community Development Act of 1974, as amended, and the CDBG regulations.

The City has traditionally used 80 percent or more of its CDBG resources to benefit these special areas and/or to operate programs available exclusively to low- and moderate-income people (whereas HUD regulations only require a minimum of 70 percent low/mod benefit level for CDBG activities). To continue to achieve this high ratio of low/mod benefit for its CDBG resources, and because of the compelling need to assist these target areas, the City will continue to direct CDBG resources to these special geographic areas.

Geographic Distribution

| Target Area | Percentage of Funds |
|--|---------------------|
| Eligible Low- and Moderate-Income Block Groups | 30 |
| Community Wide | 60 |

Table 67 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

To accommodate future residential development, improvements are necessary in 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.

Discussion

See above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

| One Year Goals for the Number of Households to be Supported | |
|---|-----|
| Homeless | 50 |
| Non-Homeless | 100 |
| Special-Needs | 10 |
| Total | 160 |

Table 68 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|---|
| Rental Assistance-Section 8 vouchers | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 5 |
| Acquisition of Existing Units | 0 |
| Total | 5 |

Table 69 - One Year Goals for Affordable Housing by Support Type

Discussion

See above.

AP-60 Public Housing – 91.220(h)

Introduction

There are no public-owned housing projects located in the City. LACDA provides rental assistance to the City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0 to 50 percent of MFI) persons and households in making rents affordable. There is currently a lengthy waiting list for the Section 8 Program with the average wait from 7 to 10 years, if not longer. Each applicant is selected from the waiting list in sequence, based upon date of preliminary application and Voucher availability.

Although there are no public housing units, there are several affordable housing developments. The following four housing developments received mortgage assistance with the help of federal, state, or local funds.

Angelus Senior Apartments

The Angelus Senior Apartment was completed in 1995 and is owned by the Rosemead Housing Development Corporation. It consists of 51 one-bedroom units. The term of the lease is for 55 years from the effective date of the Development Agreement between the City of Rosemead and the Rosemead Housing Development Corporation or until February 7, 2050. To qualify for this complex, a person must be 62 years of age or older and must income qualify. The maximum income is 40 percent of the area median income adjusted for household size. The income limits are reviewed every year and are subject to change without prior notice. The risk of conversion will not be an issue during the next five years of the ConPlan. As mentioned earlier, the earliest possible conversion date for the Angeles Senior Apartment is February 7, 2050.

Garvey Senior Apartments

The Garvey Senior Apartment was completed in 2002 and is owned by the Rosemead Housing Development Corporation. It consists of 64 one-bedroom and 8 two-bedrooms units. The term of the lease is for 55 years from the effective date of the Development Agreement between the Rosemead Community Development Commission, the City of Rosemead, and the Rosemead Housing Development Corporation or until October 30, 2057. To qualify for this complex, a person must be 62 years of age or older and must income qualify. The maximum income is 40 percent of the area median income adjusted for household size. The income limits are reviewed every year and are subject to change without prior notice. The risk of conversion will not be an issue during the next five years of the ConPlan. As mentioned earlier, the earliest possible conversion date for the Garvey Senior Apartment is October 30, 2057.

Two (2) 3- Bedroom Single Family Homes

During the FY 2007–2008 and FY 2010–2011, the City entered into agreements with RHDC for the production of affordable housing using the 15 percent CHDO set-aside funding as required under the HOME entitlement grant. As a result, the City approved two separate 0 percent deferred payment loans funded by the HOME CHDO Set-Aside Fund to the Rio Hondo Community Development Corporation for the purchase of two 3-bedroom rental property in the City. Both properties are restricted as rental, property for low- to moderate-income households and are subject to a 55 year affordability covenant until May 2063 and March 2066, respectively.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The above dwelling units are privately owned however, because they are subsidized, individual dwelling units must be held to HUD standards for public units and inspection processes. The City works with the LACDA who provides rental assistance to City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0 to 50 percent of MFI) persons and households in making rents affordable. There is currently a lengthy waiting list for the Section 8 Program with the average wait from 7 to 10 years, if not longer. Each applicant is selected from the waiting list in sequence, based upon date of preliminary application and voucher availability.

Actions planned during the next year to address the needs to public housing

There is no action needed by the City.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

LACDA manages a resident engagement process with their public housing. However, there is no public housing in the City.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

This is not applicable to the City.

Discussion

See above discussion.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Given the limited resources and small amount of homeless in the City of Rosemead, homeless activities have been given a lower priority in the 2020–2025 ConPlan and subsequent Annual Action Plans. The City is relying on coordinated efforts with the Los Angeles Homeless Services Authority (LAHSA) to provide shelter opportunities; the East San Gabriel Valley Coalition (ESGV) for the Homeless to provide information, counseling, and referral services to homeless persons that 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.

Every year, LAHSA conducts a census of the homeless population through the Greater Los Angeles Homeless Count. To understand the level of homelessness in the City, on January 23, 2019, volunteers participated in the homeless count for Rosemead. The count reported 91 unsheltered persons. Out of which 25 were living on the street, 5 were living in cars, 5 were living in vans, 8 were living in campers or recreational vehicles (RVs), 5 were living in tents, and 43 were living in makeshift shelters. The number of homeless in 2019 has increased from the total count in 2018. The homeless count for the City of Rosemead in 2018 revealed 81 unsheltered and zero sheltered persons. City departments are familiar with available resources for homeless and to continue to look for opportunities to assist the homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City will work with the above agencies to reach out to homeless persons and assess their individual needs. As mentioned above, the City is in close coordination with the Los Angeles Homeless Services Authority (LAHSA). To facilitate regional coordination for homeless needs, Los Angeles County is divided into eight Service Planning Areas (SPAs), 1 through 8. The division of the County allows the Department of Public Health to target and track the needs of each area. The City of Rosemead is in SPA 3. Every year, the Los Angeles Continuum of Care coordinates a Shelter/Housing Inventory Count (HIC) and a Point-in-Time (PIT) inventory of service projects within the Los Angeles Continuum of Care. The HIC records how many beds and units are dedicated to serving the homeless, as well as a record of utilization of services on the night of the count. Family Promise is an emergency shelter for the homeless families with children located in the City of Rosemead.

While it is difficult to pinpoint the exact number of homeless persons, results of the annual PIT survey conducted for 2019 were 91 homeless individuals. The PIT survey also indicated that none of the homeless persons accounted for were sheltered. PIT surveys conducted by LAHSA indicate that of the total homeless populations, eight percent of those are children under 18 years old. Within the City, indicators such as increasing housing costs, rising unemployment rates, and low wages coalesce to keep homelessness a problem in the San Gabriel Valley. The 2019 PIT survey indicates that the homeless population is primarily male adults (25–54 years old) of Hispanic ethnicity with a smaller percentage of White individuals. While the population of males is the highest, a significant number (35.2 percent) of those counted are female. There is no data regarding the number of veterans and their families.

In year one, the City intends to fund two public services organization including HRC and Family Promise of San Gabriel Valley. HRC will continue to provide the City with fair housing services as well as handle future housing discrimination cases. Family Promise located San Gabriel Boulevard, Rosemead provides

food, shelter, and support services for homeless families. Counseling and homeless prevention services are provided for at-risk families. In 2018 Family Promise successfully found housing for 88 percent of its clients. In 2020-2021 Family Promise anticipates CDBG funding will assist 4 to 5 families. Outside of CDBG funding, the City also relies on El Monte Access Center, located several miles outside of Rosemead to provide intake/assessment services, case management, and transportation assistance for homeless individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons.

L.A.CADA was consulted as part of the public outreach process. L.A.CADA provides transitional and supportive housing for those in rehabilitation from substance abuse. This organization continues to have a growing need to supply housing for its clients. They intend to continue to grow their capacity to serve families recovering from alcohol and drug abuse throughout Los Angeles County. The El Monte Access Center as noted above also provides employment assistance, information and referrals for housing placement and rapid re-housing services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

As stated above, the City is relying on coordinated efforts with LAHSA, ESGV, and Family Promise of San Gabriel Valley to make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In addition to the agencies above, the City will continue to seek and work with local non-profit agencies who provide emergency food, clothing, and referral services to low-income City residents; many of which are homeless or at-risk of homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

During the next five years the City will continue to work cooperatively within existing legislatively mandated constraints and work to develop or encourage public policies that foster further affordable housing development and assistance. In order to promote integration and prevent low-income concentrations, the City designed its affordable housing programs to be available Citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

In February 2020, the City adopted the 2020 Analysis of Impediments to Fair Housing Choice (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.
- Salaries are stagnant 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.
- Expand 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. The following goals were adopted:

Goal 1: Create housing solutions for members of protected classes.

Goal 2: Increase affordable housing opportunities.

Goal 3: Support housing development initiatives that foster a collaborative approach between public/private housing to maximize the leveraging of funds.

Goal 4: Increase homeownership.

Goal 5: Create public awareness of fair housing laws and affordable housing advocacy.

Goal 6: Increase job training and employment opportunities.

Discussion:

See above discussion.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City plans to work with and partner with other agencies and development corporations to further the recommendations of the AI and affordable housing initiatives. The City strives to reduce homelessness, maintain existing housing stock, and stimulate economic growth by funding commercial façade rehabilitation programs.

Actions planned to foster and maintain affordable housing

The City will continue to look at non-traditional ways to increase affordable housing to meet the needs of the homeless, low- and moderate-income renters who want to purchase homes, and develop new opportunities for residential development. The City will continue to combine funding sources and leverage private funds that can assist in the ConPlan's priority needs and goals.

Actions planned to reduce lead-based paint hazards

The City continues to evaluate every housing rehabilitation project to assess lead-based paint hazards ultimately reducing risk each year. The City procures the service of a State Certified Lead Consultant to provide the following:

- Lead-based paint and soil inspection
- Lead-based paint risk assessment
- Lead-based paint hazard reduction monitoring
- Post-hazard reduction clearance test.

Under the Owner-Occupied Rehabilitation Programs, the City will continue to provide each owner who participates with both oral and written information regarding the dangers of lead-based paint and what to do about it. Owners of properties constructed prior to 1978 will be required to meet certain lead-based paint requirements prior to being assisted. These requirements include the following:

- Distribution of lead-based paint notification pamphlets to all households occupying assisted units.
- Inspection of all properties for defective paint surfaces.
- Abatement of all defective paint surfaces identified at the time of the inspection.

Through the Owner-Occupied Rehabilitation Programs, financial assistance will be provided to eradicate the problem. Full abatement will be undertaken in all rehabilitation projects over \$25,000. It is the responsibility of the City's Grants Specialist to ensure that properties constructed prior to 1978 meet the lead-based paint requirements and any abatement of defective paint surfaces are completed by contractors certified by the State of California Department of Health Services. A copy of the contractor's certification is kept on file.

In addition, the City requires clearance for all properties that fail an HQS inspection due to chipping, peeling, cracking surfaces greater than 2 sq. ft. on the interior and 20 sq. ft. on the exterior of the unit or in common areas. A risk assessment will be required to be completed by a certified risk assessor whenever the City is notified that a child with an environmental intervention blood lead level (EIB) plans to live in a unit under the Down Payment Assistance Loan Program.

Actions planned to reduce the number of poverty-level families

The City has established goals and policies designed to improve the local economy and reduce the level of poverty within the community. The strategy is outlined in the following sections.

Housing and Community Development

The following programs and services are either funded in part by the City or existing within the City providing for the daily needs of residents.

- **Angelus/Garvey Senior Housing**—rental assistance for seniors
- **Dial-A-Ride**—transportation service for seniors and disabled
- **Fair Housing Services**—landlord/tenant information and assistance
- **Family Promise**—homeless services for families
- **Garvey Community Center/Rosemead Community Recreation Center**—variety of services including counseling services, social service programs, recreational programs, and information and referral services
- **Senior Nutrition Program**—nutritious meals
- **LACDA**—rental assistance
- **Owner-Occupied Rehabilitation Programs**—rehabilitation of home
- **Vintage California Mission Inn**—assisted living facility for seniors and disabled
- **YMCA of West San Gabriel Valley**—variety of services including childcare, after-school enrichment, youth leadership and development, mentoring and tutoring, youth and adult sports, fitness, camping, and family support activities
- **YWCA-Wings**—emergency shelter for women and children

Economic Development

The City provides supported activities that promote economic development including the Business Attraction/Retention Program. Through this program, the City attracts new businesses as well as retaining the current businesses within the City. The City has also rolled out a Commercial Façade Improvement Program that will provide low interest loans for exterior building improvements. Creating attractive and energy efficient storefronts is a priority need in the City.

Low Income Housing Tax Credit Coordination (LIHTC)

Currently, the City uses CDBG funds and HOME funds for affordable housing development through housing rehabilitation programming. The City has participated in one tax credit development project. 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. In order to coordinate and assess the need of tax credits for the development of a housing project, the Housing Division staff will work with developers and non-profit agency's pro forma, serve as part of the team developing tax credit financing and will calculate the financing gap, along with the maximum and minimum subsidies. This will ensure that the City's HOME coordination will meet HOME requirements for the LIHTC program.

Actions planned to develop institutional structure

The City's Community Development department retains the responsibility of managing CDBG and HOME administration, project determinations, project funding and drawdowns, community and public services, staffing, and HUD monitoring. This role also requires the continued coordination with the Continuum of Care in the region. One of the largest challenges the City faces is the lack of funding to maintain community facilities and services currently offered. Management of the network of agencies, programs, and assistance available to residents is an ongoing and time-consuming task that requires a large number of

City staff. Creating an institutional structure that has the ability to develop and share data on the progress and status of beneficiaries through the development of integrated information systems such as the Coordinated Entry System and CoC. These outside institutions play a major role in the delivery of community development programs.

It remains important that the City further support its social services that provide transitional and permanent housing, emergency shelters, and supportive services.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will carry out the 2020–2021 AAP through its various organizations including Family Promise, Senior Nutrition Provider, and the Southern California Housing Rights Center. In addition, City departments must work together to achieve the goals set in the AAP.

The City works with the County and State governments and private industry construction contractors, non-profit organizations and social service providers to implement the projects within the AAP. The City is committed to extending and strengthening partnerships among all levels of government, nonprofits and private sector.

Discussion:

See above discussion.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|---|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income | 0 |

Other CDBG Requirements

| | |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Other forms of investment are local and federal funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

See attached Resale/Recapture provision from the City's Policies and Procedures Manual

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See attached Resale/Recapture provision from the City's Policies and Procedures Manual

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City has no plans use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Appendix - Community Engagement Summary