



City of Rosemead 2014-2021 Housing Element

City of Rosemead
Community Development Department

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Acknowledgements

City of Rosemead

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1. INTRODUCTION

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

A. Purpose of the Housing Element

The City of Rosemead 2014-2021 Housing Element of the Rosemead General Plan (“Housing Element”) sets forth on-going strategies to address the City’s housing needs. This includes the preservation and enhancement of the community’s residential character, the expansion of housing opportunities for all economic segments of the community, and the provision of guidance and direction for local government decision-making in all matters relating to housing.

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

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

B. Housing Element Contents

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

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

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

A full listing of all required Housing Element components and the locations of required information in this document is provided in Table 1 and the complete HCD Housing Element Completeness Checklist is in Appendix A of this Housing Element.

**Table 1
STATE HOUSING ELEMENT REQUIREMENTS**

Required Housing Element Component	Reference (Section)
I. Public Participation [Government Code Section 65588(c)]	
A. Diligent efforts to achieve public participation of all economic segments of the community in the development and adoption of the element	1-E
B. Description of how public input was incorporated in the Housing Element	1-E
II. Review and Revision [GC Sections 65588(a) & (b)]	
A. Evaluation and revision of the previous Housing Element: Effectiveness of the element; progress in implementation; and appropriateness of goals, objectives and policies	5-B
B. Adequate sites implementation/rezoning program, if needed	5-B
III. Housing Needs Assessment [GC Section 65583(a)]	
A. Analysis of population and employment trends	2-C and D
B. Analysis of household characteristics: Number of existing households; number of households, including lower income households, overpaying for housing; number of existing and projected extremely low-income households	2-E
C. Analysis of housing stock characteristics: Housing conditions; number of overcrowded households; housing costs (for sale and rent); housing units by type; vacancy rates	2-G
D. Analysis of special needs housing: Persons with disabilities, elderly, large households, farm workers (seasonal and permanent), female-headed households, homeless and others	2-E
E. Analysis of opportunities for energy conservation in residential development	4-J
F. Analysis of existing assisted housing projects at-risk of converting to non-low income uses: Inventory of at-risk units; assessment of risk; estimate of replacement versus preservation costs; identification of qualified entities and potential funding	4-F
G. Analysis of projected housing need, including share of regional housing needs	4-H

Table 1 (Continued)
STATE HOUSING ELEMENT REQUIREMENTS

Required Housing Element Component	Reference (Section)
IV. Analysis of Adequate Sites and Zoning for a Variety of Housing Types [GC Sections 65583(a)(3), 65583(c)(1) and 65583.2]	
A. Analysis of adequate sites: Identification of properties by parcel number or unique reference, size, General Plan designation, zoning designation; description of existing uses (non-vacant sites); map of sites	4-B and C
B. Analysis of suitability and availability: Realistic development capacity, underutilization (non-vacant sites), environmental constraints, infrastructure constraints; identification of zoning appropriate for housing for lower income households	3-A, B, C and 4-A, C, E
C. Zoning for a variety of housing types: Multi-family rental housing, housing for agricultural employees, emergency shelters, transitional/supportive housing, single-room occupancy housing, mobile homes/factory-built housing	1-F and 4-D
V. Constraints on Housing [GC Sections 65583(a)(4) and (5)]	
A. Governmental Constraints: Land use controls, codes and enforcement, on/off-site improvements, fees and exactions, processing and permitting procedures; constraints to housing persons with disabilities	3-C
B. Non-Governmental Constraints: Availability and price of land, cost of construction	3-B
VI. Quantified Objectives [GC Section 65583(b)(1)]	
A. Estimate quantified objectives for the number of housing units (by income level) over the time frame of the Housing Element: Construction, rehabilitation, conservation/ preservation	5-C
VII. Other Topics	
A. Description of means by which consistency will be achieved and maintained with other general plan elements	1-D
B. Construction, demolition and conversion of housing for lower- and moderate-income households in the coastal zone	NA
C. Priority water and sewer services procedures for developments with units affordable to lower-income households	1-E
VIII. Summary of Housing Programs [GC Section 65583(c)]	
A. Description of program purpose, actions, responsible agency, time frame	6-B

C. Organization

This Housing Element extends through 2021, and complies with all requirements pursuant to Section 65583 of the Government Code. This Housing Element consists of the following major components:

Background Information (Chapter 2): This chapter describes the existing demographic, social and economic conditions and trends of the City of Rosemead. It provides information on population, employment and housing, and a summary of regional housing needs;

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

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

Review of the Rosemead 2008-2014 Housing Element (Chapter 5): This chapter identifies the intended goals of the previous Housing Element, and provides a quantifiable analysis of the City's progress in achieving its objectives; and

Housing Plan (Chapter 6): This final chapter describes the housing goals and policies of the Housing Element and the programs to be implemented during the 2014-2021 planning period.

Appendices: The appendices contain: a) HCD Completeness Checklist; b) information on the City's public outreach program; c) adequate sites inventory; and d) alternative sites for redevelopment and lot consolidation.

D. Relationship to Other General Plan Elements

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

This Housing Element is part of the Rosemead General Plan. All elements of the General Plan have been reviewed for consistency and completed in coordination with this Housing Element. The City will assume responsibility for maintaining consistency between this Housing Element and other General Plan elements. Upon future amendment to the General Plan, this Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

E. Public Participation

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

The City has developed, and continues to implement, a detailed Citizen Participation Plan, a copy of which is available for public inspection at Rosemead City Hall. Through the Citizen Participation Plan, the City intends to seek input from the general public pertaining to the formulation of this Housing Element update through a comprehensive program of public outreach, including the following components:

- **Community Workshops:** Two community workshops were conducted to solicit input from residents, housing and service providers, and neighborhood and homeowners associations, regarding housing needs in the City. The first workshop was held on January 24, 2013 at the Garvey Community Center located at 9108 Garvey Avenue, Rosemead. The second workshop was held on March 28, 2013 at the Rosemead City Hall Council Chambers located at 8838 East Valley Boulevard, Rosemead. Notices for both workshops were published in the *Rosemead Reader* and posted on the City's website, as well as at the five locations within the City: Rosemead City Hall, the Public Safety Center, the Rosemead Community Recreation Center, the Rosemead Library and the Rosemead Post Office. In addition, the notices were sent to the City Council, Planning Commissioners and residents who requested information on the Housing Element. Also, special invitations were sent to service and housing providers as well as community groups active in the City. Appendix B includes the community meeting notices.
- **Interview of Service Providers:** A number of service providers that do not typically participate in City events will also be provided direct notification of the opportunity to comment on the City’s housing needs on behalf of those whom they represent. Topics of discussion are expected to include: affordable housing opportunities for lower income households; housing opportunities for those with disabilities, preferably in a “normal” residential setting rather than group home environments; and, shelter programs for short- and long-term displacees. The City has notified service providers of the preparation of the Housing Element as part of the environmental review process.

In addition, as required by Government Code Section 65589.7, upon the adoption of this Housing Element, the City of Rosemead shall distribute a copy of the Housing Element to the area water and sewer providers. Water service providers include: Adams Ranch Mutual Water Company, San Gabriel County Water District, Golden State Water Company, Amarillo Mutual Water District, San Gabriel Valley Water Company, Upper San Gabriel Valley Municipal Water District, and the Metropolitan Water District. Sewer service is provided by the County Sanitation Districts of Los Angeles County.

F. Sources of Information

In preparing the 2014-2021 Housing Element, various sources of information are consulted. The following are few of the key sources used to update the Housing Element:

- 2010 U.S. Census.
- Southern California Association of Governments (SCAG) 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the Regional Housing Needs Assessment (RHNA) and the Local Housing Element Assistance: Existing Housing Needs Data Report.
- 2009-2011 American Community Survey (ACS) provides the basis for much of the information of the City and County population, household and employment characteristics. Some of the data from the SCAG Local Housing Element Assistance report were based on the 2005-2009 ACS five-year average.
- State Department of Finance (DOF) and the State Employment Development Department (EDD) estimates used to update population and demographic data.
- Housing market information, such as home sales, rents, vacancies, and land costs are updated by property tax assessors' files, internet sources listing sales and rent data, interviews with the local real estate community, and through rental data collected by the City.
- City of Rosemead 2010-2015 Consolidated Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) for City housing program, and the General Plan and Municipal Code.
- Consultation with local and county service agencies for information on special needs populations, the services available to them, and the gaps in the system.
- Housing conditions and land use survey conducted by GRC Associates, Inc. in January and February 2013.

2. BACKGROUND INFORMATION

A. Housing Needs Assessment

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

B. Market Setting

Located in the San Gabriel Valley in east-central Los Angeles County (see Figures 1 and 2), Rosemead incorporated as a city in 1959, with a population of 15,476. According to the 2010 Census, the City's population is 53,764. Rosemead functions as a residential suburb for surrounding employment centers; the majority of existing development consists of low-density housing. Despite being home to Southern California Edison, the City has experienced relatively slow economic growth. According to the State Employment Development Department (EDD), as of November 2012, the City's unemployment rate was 8.7 percent, which was below the County average of 9.8. Overall, median household income in Rosemead continues to be lower, and the number of low-income residents continues to be higher, than County averages.

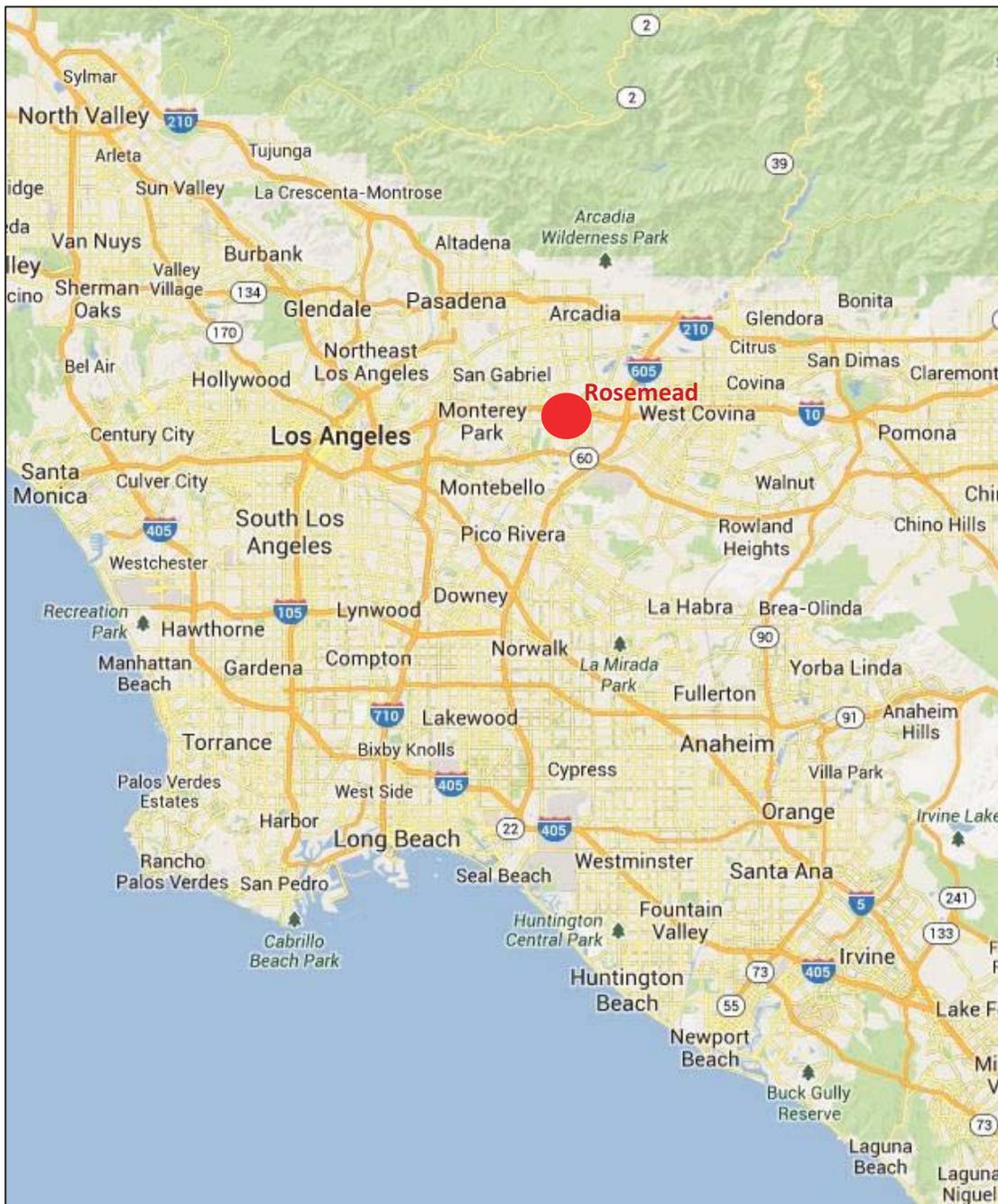
As of 2012, according to State Department of Finance (DOF) estimates, there were an estimated 14,838 dwelling units in the City, slightly less than one-half of which were owner-occupied. With affordable housing prices and rental rates, Rosemead offers affordable housing opportunities to its residents with widely varying incomes. While Rosemead has a range of affordable housing options, there is still a need for affordable units with three or more bedrooms to accommodate large families. At the same time, the City is almost completely built-out, and opportunities for larger-scale housing developments are limited. Thus, most of Rosemead's recent housing growth has come in the form of smaller infill projects located within established neighborhoods and oriented toward moderate- and above moderate-income households. In light of these conditions and trends, the City is focused on providing a diversity of housing options by:

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

C. Demographic Profile

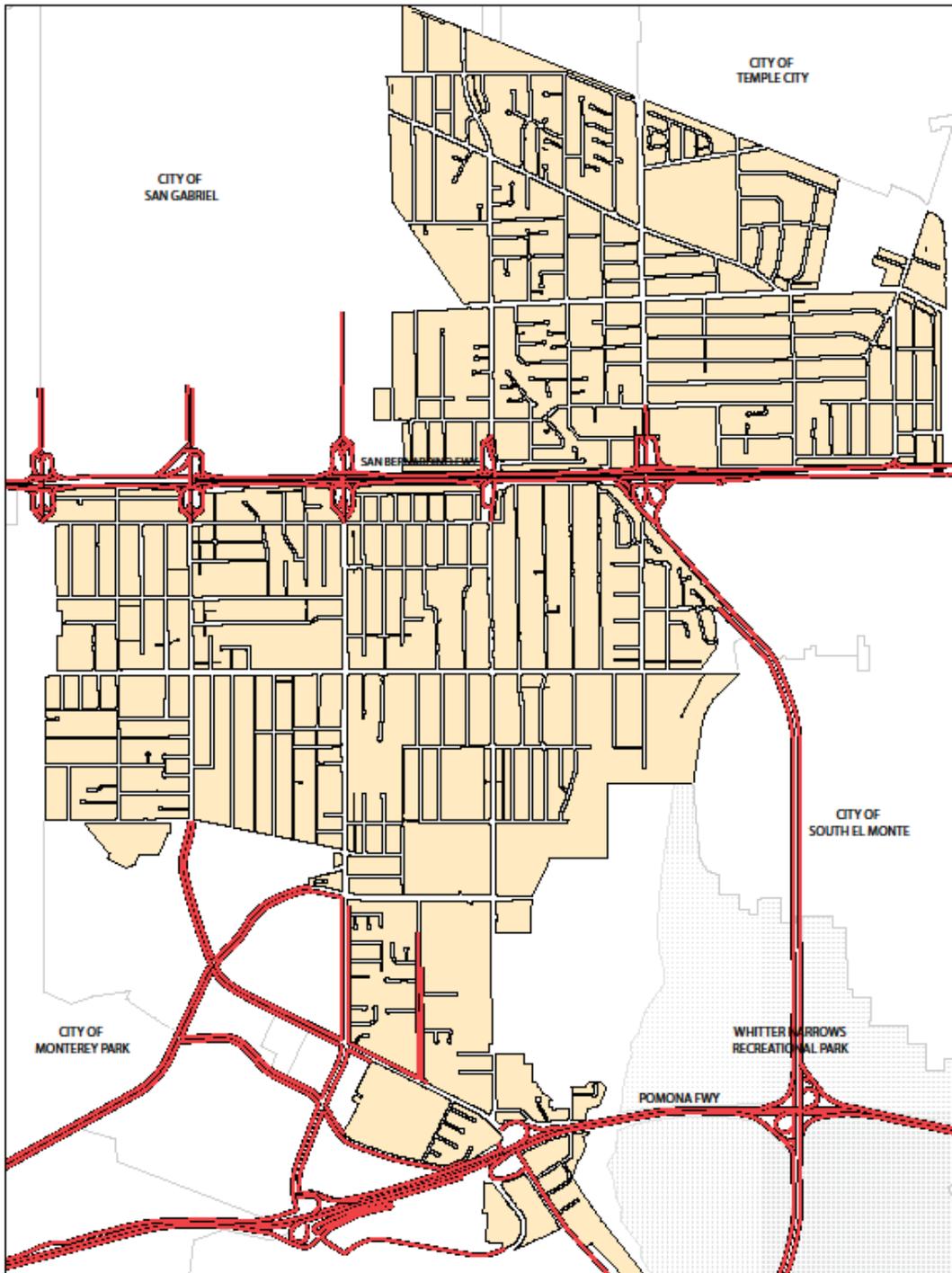
The housing needs of a community are generally predicated on local demographics; predictably, changing conditions (population, age, income, etc.) can impact these needs. Identifying demographic trends during the planning stages of housing programs and policies is a critical component in ensuring that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

Figure 1
REGIONAL LOCATION MAP



Source: <https://maps.google.com/>

Figure 2
CITY OF ROSEMEAD MAP



Source: City of Rosemead

Population Trends

Generally, population movement emanating from Los Angeles County during the past three decades resulted in proportionate increases in adjacent coastal and inland counties. As presented in Table 2, the population of Los Angeles County in 1980 was 7.48 million, representing 65 percent of the five-county Los Angeles Consolidated Metropolitan Statistical Area (CMSA), consisting of Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties. Between 1990 and 2000, the U. S. Census Bureau revised the Los Angeles CMSA to the Los Angeles Combined Statistical Area (CSA). During the decade of the 1980s and 1990s, the population of Los Angeles County increased by 18.5 percent and 7.4 percent, respectively; the County's proportionate share of the larger CSA, however, decreased from 60.9 percent in 1990 to 58.1 percent in 2000. These trends have continued since 2000, as Los Angeles County added approximately 300,000 residents for an increase of 3.1 percent over the 2000-2010 decade. Los Angeles County's share of the larger CSA continues to shrink to less than 55 percent.

Table 2
REGIONAL POPULATION TRENDS
Los Angeles Combined Statistical Area (1980 to 2010)

County	Population (Percent of Los Angeles CSA)			
	1980	1990	2000	2010
Los Angeles	7,477,238 65.0%	8,863,164 60.9%	9,519,338 58.1%	9,818,605 54.9%
Orange	1,932,921 16.8%	2,410,556 16.6%	2,846,289 17.4%	3,010,232 16.8%
Riverside	663,199 5.8%	1,170,413 8.1%	1,545,387 9.4%	2,189,641 12.2%
San Bernardino	895,016 7.8%	1,418,380 9.8%	1,709,434 10.4%	2,035,210 11.4%
Ventura	529,174 4.6%	669,016 4.6%	753,197 4.7%	823,318 4.6%
Total	11,499,528 100.0%	14,533,519 100.0%	16,377,645 100.0%	17,877,006 100.0%

Source: 1980-2010 Census

The largest gains in population during this period have been recorded in the inland counties of Riverside and San Bernardino, while the increase in population in Orange and Ventura Counties has been moderate. The population increase of the overall five-county region during the last decade (2000-2010) have slowed relative to the previous 1990-2000 period.

Cities that are adjacent, or in close proximity, to the City of Rosemead include Alhambra, El Monte, Montebello, Monterey Park, San Gabriel and South El Monte. Since 1980, these cities have consistently accounted for about 4.5 percent of the population in Los Angeles County.

Between 1980 and 2010, Rosemead and its surrounding cities experienced a combined growth in population of 27 percent. In Rosemead, the population growth during this period was similar, at just over 26 percent, while the cities of El Monte and San Gabriel experienced exceptional growth (43 percent and 32 percent, respectively). The city of Alhambra grew by 28 percent, slightly faster than Rosemead.

Population growth trends between 1980 and 2010 in Rosemead and surrounding cities are presented in Table 3, below.

Table 3
LOCAL POPULATION TRENDS
Rosemead and Surrounding Cities (1980 to 2010)

City	Population					
	1980	1990	2000	2010	Change 1980 to 2010	
					Actual	Percent
Rosemead	42,604	51,638	53,505	53,764	11,160	26.2%
Alhambra	64,767	82,087	85,804	83,089	18,322	28.3%
El Monte	79,494	106,162	115,965	113,475	33,981	42.7%
Montebello	52,929	59,564	62,150	62,500	9,571	18.1%
Monterey Park	54,338	60,738	60,051	60,269	5,931	10.9%
San Gabriel	30,072	37,120	39,084	39,718	9,646	32.1%
South El Monte	16,623	20,850	21,144	20,116	3,493	21.0%
Total	340,827	418,159	437,703	432,931	92,104	27.0%

Source: 1980-2010 Census

According to the 2010 Census, Rosemead had a residential population of 53,764, placing it in the middle range among the 88 cities in Los Angeles County. As shown in Table 4, Rosemead experienced tremendous growth in population during the 1960s (164.8%) and 1980s (21.2%). Such population growth can generally be attributed to economic growth in the Los Angeles region, as Rosemead serves as a source of housing for persons working in major employment centers in the region. As a substantially builtout city, Rosemead only added 259 residents to its population during the last decade (2000-2010).

Table 4
POPULATION TRENDS
Rosemead (1960 to 2010)

Year	Population	Change		
		Actual	Percent	Annual Percent Inc.
1960	15,476	--	--	--
1970	40,972	25,496	164.8%	16.5%
1980	42,604	1,632	4.0%	0.4%
1990	51,638	9,034	21.2%	2.1%
2000	53,505	1,867	3.4%	0.3%
2010	53,764	259	0.4%	0.04%

Source: 1960-2010 Census

According to the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG) and presented in Table 5, population in Rosemead is projected to increase modestly to 55,500 by 2020 and 58,100 by 2035. Overall, the amount of growth anticipated by 2020 represents a 3.2 percent increase over the City's 2010 population, and a 3.5 percent increase over the 2008 population used as the baseline. These projections are based on regionwide trends throughout southern California, and appear to assume the continued eastward migration of residents from Los Angeles and Orange Counties to Riverside and San Bernardino Counties.

Table 5
SCAG POPULATION PROJECTIONS
Rosemead and Los Angeles County

	2008	2010	2020	2035
Rosemead	53,600	53,764	55,500	58,100
Percent Inc.			3.2%	4.7%
Los Angeles County	9,777,900	9,818,605	10,404,100	11,353,300
Percent Inc.			6.4%	9.1%

Source: 2012-2035 SCAG RTP/SCS, 1010 Census

Note: 2008 population represents the projection baseline

Age Characteristics

As presented in Table 6, the City's population is aging. In 2000, the age group under 20 years represented 30.4 percent of the City's total population, but by 2010 the same age group declined to 25.5 percent of the population. During the same period, the population of those over the age of 45 years increased from 30.4 percent 39.7 percent. These changes result in the median age of the City's population increasing from 32.3 years in 2000 to 38.1 years in 2010, an increase of almost six years in just one decade.

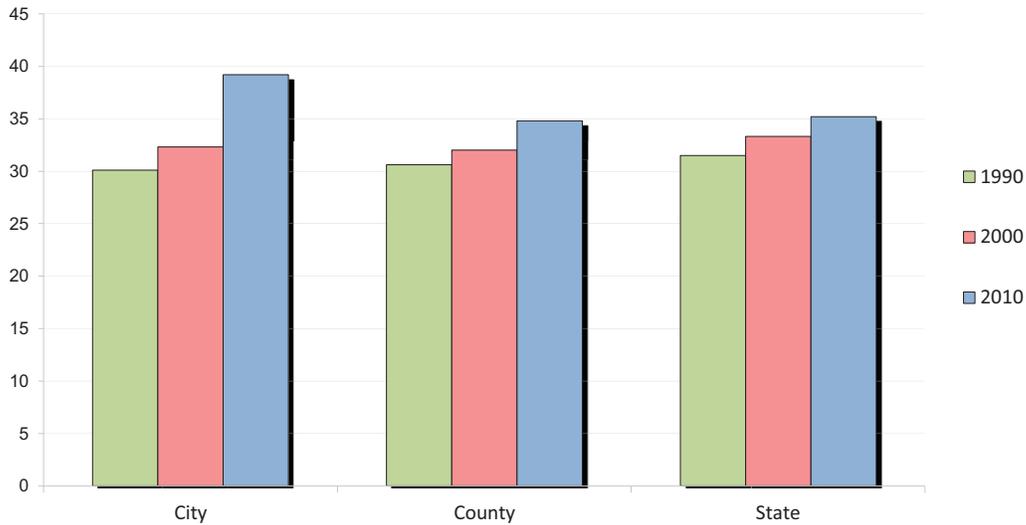
Table 6
POPULATION BY AGE GROUP
Rosemead (2000 to 2010)

Age Group	2000		2010	
	Number	Percent	Number	Percent
Younger than 5 Years	4,017	7.5%	2,909	5.4%
5-14 Years	8,309	15.5%	6,932	12.9%
15-19 Years	3,954	7.4%	3,859	7.2%
20-24 Years	4,041	7.6%	3,756	7.0%
25-34 Years	8,740	16.3%	7,091	13.2%
35-44 Years	8,212	15.3%	7,861	14.6%
45-54 Years	6,417	12.0%	8,059	15.0%
55-64 Years	4,130	7.7%	6,333	11.8%
65-74 Years	3,245	6.1%	3,611	6.7%
75-84 Years	1,809	3.4%	2,472	4.6%
85 Years and Older	631	1.2%	881	1.6%
Total	53,505	100.0%	53,764	100.0%
Median Age	32.3 Years		38.1 Years	

Source: 2000, 2010 Census

As illustrated in Figure 3, in 2010, Rosemead had a higher median age than both Los Angeles County and the state. It also shows the most significant change in the median age between 2000 and 2010 among the three areas presented in Figure 3. The median age of residents in Rosemead will likely continue to increase during this Housing Element period as the Baby-Boom generation ages, which means that the City will experience an increased demand for senior housing.

**Figure 3
MEDIAN AGE COMPARISON
(1990 to 2010)**



Source: 1990-2010 Census

Race and Ethnicity

The City’s racial/ethnic composition has changed significantly over the past two decades. In 1990, the City’s White and Hispanic residents accounted for almost two-thirds (64%) of the City’s total population. By 2000, this number had decreased to slightly less than one-half (49%), reflecting an influx of other ethnic groups, primarily the Asian population, which had grown to almost one-half (49%). According to recent Census data, this trend continues, as shown in Table 7, below.

**Table 7
RACE AND ETHNICITY
Rosemead (1990 to 2010)**

Race/Ethnicity	1990	2000	2010		Percent Change (2000 to 2010)
			Number	Percent of Total	
Non-Hispanic White	8,282	4,295	2,549	4.7%	-3.3%
Non-Hispanic African American	146	262	176	0.3%	-0.2%
Non-Hispanic Native American	142	112	56	0.1%	-0.1%
Non-Hispanic Asian	17,424	25,988	32,439	60.3%	12.1%
Non-Hispanic Other	181	751	397	0.7%	-0.7%
Hispanic/Latino (of any race)	25,463	22,097	18,147	33.8%	-7.4%
Total	53,628	53,505	53,764	100.0%	0.5%

Sources: 1990-2010 Census

In 2010, the City's total population rose slightly to 53,764, with non-Hispanic Asian residents forming the largest racial group at more than 60 percent of the total population, nearly double the proportion counted in 1990. Hispanic/Latino residents of any race formed the second largest ethnic category, with just over one-third (34%) of the total population. Non-Hispanic White residents were a distant third, having declined to less than five percent of the overall total. Other ethnic groups include African Americans (0.3%) and Native Americans (0.1%), which continue to comprise less than one percent of the local population, and non-Hispanic residents of other races, who represent a small portion of the community (0.7%).

D. Employment

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

Employment by Industry

According to Census and State Employment Development Department (EDD) data presented in Table 8, the number of employed residents in Los Angeles County totaled approximately 3.95 million persons in 2000. The four largest employment industries in the County were Educational, Health, and Social Services (18.3%); Manufacturing (14.8%); Professional, Scientific, Management, Administrative, and Waste Management Services (11.5%); and Retail Trade (10.5%). Combined, these industries accounted for 55.1 percent of those employed in the County. In 2011, the number of employed increased to an estimated 4.44 million persons, which represents an annual average increase of 1.1 percent (44,000 jobs) over 11-year period. The four largest employment industries continue to be Educational, Health, and Social Services (20.7%); Professional, Scientific, Management, Administrative, and Waste Management Services (12.3%); Manufacturing (10.9%); and Retail Trade (10.6%).

Table 8
EMPLOYMENT BY INDUSTRY
Los Angeles County (2000 and 2011)

Industry	2000		2011	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	10,188	0.3%	23,297	0.5%
Construction	202,829	5.1%	253,062	5.7%
Manufacturing	586,627	14.8%	483,897	10.9%
Wholesale trade	184,369	4.7%	161,153	3.6%
Retail trade	416,390	10.5%	469,379	10.6%
Transportation and warehousing, and utilities	198,375	5.0%	230,836	5.2%
Information	213,589	5.4%	191,136	4.3%
Finance, insurance, real estate, and rental and leasing	272,304	6.9%	286,073	6.4%
Professional, scientific, management, administrative, and waste management services	455,069	11.5%	545,083	12.3%
Educational, health, and social services	722,792	18.3%	919,453	20.7%
Arts, entertainment, recreation, accommodation, and food services	332,753	8.4%	444,134	10.0%
Other services (except public administration)	233,193	5.9%	275,386	6.2%
Public Administration	124,937	3.2%	155,569	3.5%
Total	3,953,415	100.0%	4,438,458	100.0%

Sources: 2000 Census, 2009-2011 ACS (Table DP0)

As shown in Table 9, the predominant employment industries for Rosemead residents are Educational, Health and Social Services (17.2%); Manufacturing (13.1%); and Retail Trade (12.8%). Overall employment rose by approximately 12 percent from 2000 to 2011. Manufacturing employment experienced the largest decline of any industry during this time, dropping by more than one-third. The Public Administration and Other Services categories had numerically small, but proportionately large, gains in employment (more than 100% in both cases). Gains of more than 20 percent were also observed in the Retail Trade (22.0%), and Arts, Entertainment, Recreation, Accommodation, and Food Services (22.3%) categories. Over 87 percent of employed residents drive to work, with an average commute of about 27 minutes, suggesting that most are employed outside of Rosemead but within Los Angeles County.

Table 9
EMPLOYMENT BY INDUSTRY
Rosemead 2000 and 2011

Industry	2000		2011		Change 2000 to 2011
	Number	Percent	Number	Percent	Percent
Agriculture, forestry, fishing and hunting, and mining	46	0.2%	44	0.2%	-4.3%
Construction	783	3.9%	879	3.9%	12.3%
Manufacturing	4,470	22.2%	2,969	13.1%	-33.6%
Wholesale trade	1,094	5.4%	1,196	5.3%	9.3%
Retail trade	2,379	11.7%	2,903	12.8%	22.0%
Transportation and warehousing, and utilities	888	4.4%	1,030	4.5%	16.0%
Information	572	2.8%	389	1.7%	-32.0%
Finance, insurance, real estate, and rental and leasing	1,182	5.8%	1,382	6.1%	16.9%
Professional, scientific, management, administrative, and waste management services	1,743	8.6%	1,660	7.3%	-4.8%
Educational, health, and social services	3,280	16.2%	3,907	17.2%	19.1%
Arts, entertainment, recreation, accommodation, and food services	2,197	10.8%	2,687	11.8%	22.3%
Other services (except public administration)	1,046	5.2%	2,215	9.8%	111.8%
Public Administration	570	2.8%	1,436	6.3%	151.9%
Total	20,250	100.0%	22,697	100.0%	12.1%

Sources: 2000 Census, 2009-2011 ACS (Table DP-03)

Table 10 presents the 2007 wages by key industries for Los Angeles County. It shows that the three highest average annual salaries the countywide by industry were Public Administration (\$52,032), Information (\$51,840), and Finance, Insurance, Real Estate and Rental/Leasing (\$41,813). As shown in the previous Table 9, in 2011, these three industries together represented only 14.1 percent of the total employed Rosemead residents. The key industry employing Rosemead residents (Education, Health, and Social Services at 17.2%) had an average annual salary of only \$32,802, which was followed by Manufacturing (\$29,934) and Retail Trade (\$21,488) -- all salaries near or below the countywide average of \$32,310

Table 10
AVERAGE ANNUAL SALARY BY INDUSTRY
Los Angeles County (2007)

Industry	Average Annual Salary
Agriculture, forestry, fishing and hunting, and mining	\$22,641
Construction	\$26,934
Manufacturing	\$29,137
Wholesale trade	\$31,804
Retail trade	\$21,488
Transportation and warehousing, and utilities	\$37,203
Information	\$51,840
Finance, insurance, real estate, and rental and leasing	\$41,813
Professional, scientific, management, administrative, and waste management services	\$34,842
Educational, health, and social services	\$32,802
Arts, entertainment, recreation, accommodation, and food services	\$17,982
Other services (except public administration)	\$19,516
Public Administration	\$52,032
Average	\$32,310

Source: California EDD, Median Wage by Industry Data, 2007.

Jobs/Housing Balance

The “jobs-to-housing balance” test measures a community’s employment opportunities with housing needs of its residents. Ideally, a balanced community would possess a jobs-housing ratio of 1.0, providing an equal number of employment and housing opportunities, thereby enabling residents to live and work in the same community. As shown in Table 11 below, a comparison between the numbers of employed persons in Rosemead in 2000 (20,250) and the number of dwellings in the City at that time (14,345), reveals a 1.41 jobs-housing ratio, which far exceeded the County’s 1.32 ratio. From 2000 to 2011, the City’s jobs-housing ratio increased by 6.4 percent, to 1.50, which was significantly higher than the ratio of 1.25 in the County as a whole. The fact that the City’s ratio exceeds 1.0 indicates that Rosemead continues to generate more jobs than housing opportunities, which is reflective of the City’s stature as an employment center in the San Gabriel Valley. However, a significant number of the moderate and upper income employees who work in Rosemead live outside the City. The City would like to encourage these workers to remain in the City by providing more housing options to meet their needs, but the built-out nature of the City is a constraint to such development.

Employment in the City steadily increased during the early and mid-2000s, before declining during the late 2000s recession. The long-term trend is nonetheless one of growth, which in turn can generate demand for housing. As employers in the City offer a variety of wage types, the City should continue to accommodate a wide range of housing options that suit the needs of wage earners, such as single room occupancy units, apartments, and large and small attached and detached single-family homes.

Table 11
JOBS/HOUSING RATIO
Rosemead and Los Angeles County (2000 and 2011)

	2000	2011	Percent Change (2000 to 2011)
Rosemead			
Jobs	20,250	22,300	10.1%
Housing	14,345	14,838	3.4%
Jobs/Housing Ratio	1.41	1.50	6.4%
Los Angeles County			
Jobs	4,314,264	4,318,900	0.1%
Housing	3,270,909	3,448,179	5.4%
Jobs/Housing Ratio	1.32	1.25	-5.3%

Sources: EDD (employment) and DOF (housing)

E. HOUSEHOLD CHARACTERISTICS

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

Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent facilities, are not considered households.

According to Census data shown in Table 12, there were a total of 13,701 households in the City of Rosemead in 1990, and by 2000, the number of households had grown to 13,913, representing a slight increase of approximately two percent. According to the 2010 Census, the 14,247 households in the City represented a modest growth of 2.4 percent since 2000. Rosemead remains a predominantly family-oriented City with 83.5 percent of its households comprised of families, including those with children (43.7%), and those without children (39.9%). The remaining 16.4 percent of households in the City are categorized as “Non-Family Households,” which consist of single-person households (12.2%), or individuals not related by blood or marriage sharing a housing unit (4.2%). Between 2000 and 2010, the number of Family Households as a percentage of total households in the City remained very steady, while a slight decline in single-person households was absorbed by other households. Household characteristics in Rosemead are shown in Table 12, below.

Table 12
HOUSEHOLD CHARACTERISTICS
Rosemead (1990 to 2010)

Type	1990		2000		2010		Percent Change (2000-2010)
	HHs	Percent of Total	HHs	Percent of Total	HHs	Percent of Total	
Families	11,494	83.9%	11,628	83.6%	11,903	83.5%	2.4%
Singles	1,986	14.5%	1,749	12.6%	1,739	12.2%	-0.6%
Others	221	1.6%	536	3.8%	605	4.2%	12.9%
Total	13,701	100.0%	13,913	100.0%	14,247	100.0%	2.4%

Source: 1990-2010 Census

Household Size

Household size is an important indicator identifying sources of population growth as well as overcrowding in individual housing units. A City’s average household size will increase over time if trends move toward larger families. In communities where the population is aging, the average household size typically declines.

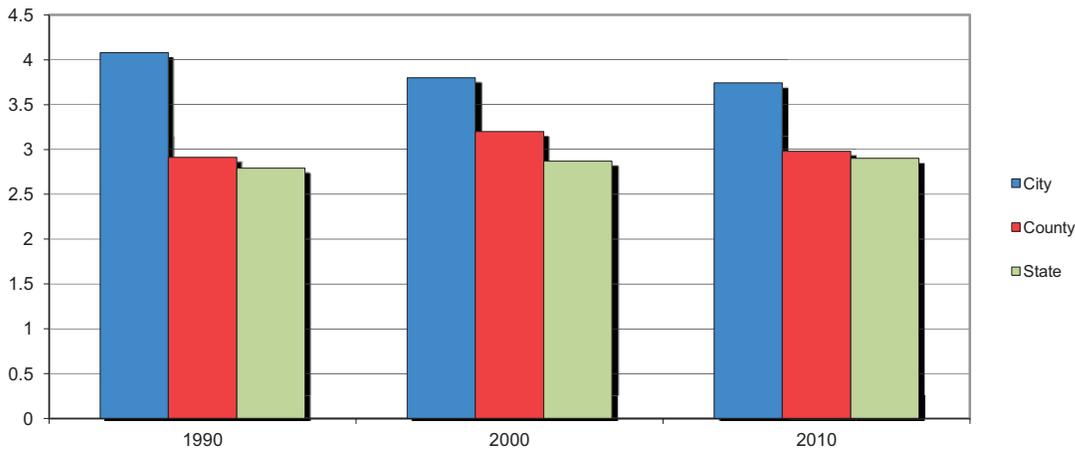
Average household size in Rosemead was 4.08 persons in 1990, and decreased to 3.80 persons in 2000 and 3.74 in 2010. This is presented in Table 13 and illustrated in Figure 4. This fluctuation over time is generally the result of differing growth rates for local population and number of households. Household size in Rosemead is consistently higher than the County-wide average (2.91, 3.20 and 2.98 in 1990, 2000 and 2010, respectively), which generally reflects a community where families with children represent a larger component of the population. Growth trends in the City can be attributed to cultural differences in relation to household size, privacy, and co-habitation of extended families. A gradual decrease in household size in the City will result in slightly lower demand for large units than in years past, though still significantly higher than in both the County and State as a whole. However, it is not expected that construction will keep pace with demand as the City is, for the most part, built out.

Table 13
HOUSEHOLD SIZE (1990 to 2010)

Location	1990	2000	2010
Rosemead	4.08	3.80	3.74
Los Angeles County	2.91	3.20	2.98

Sources: 1990-2010 Census

Figure 4
AVERAGE HOUSEHOLD SIZE (1990 to 2010)



Sources: 1990-2010 Census

Trends in persons per household in the City are shown in Table 14, below. In the 1990, 2000 and 2011 reporting periods, approximately 60 percent of the population in Rosemead lived in households of three or more persons, which was significantly higher than the County-wide average of approximately 49 percent. Between 2000 and 2011, Rosemead households consisting of three or four persons increased by almost 93 percent, while the number of households of five or more persons decreased by nearly 15 percent. Three- and four-person households together made up nearly four in ten households in the City in 2011. Five-person households accounted for the second-largest proportion of all households, at 27 percent — a significant drop since 2000. One-person households increased in number by 20 percent between 2000 and 2011, though their share of overall households remained steady at 15 percent.

Table 14
PERSONS PER HOUSEHOLD TRENDS
Rosemead and Los Angeles County (1990 to 2011)

Condition	1990		2000		2011		Change (2000 to 2011)	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Rosemead								
1 person	1,960	14.3%	1,759	15.1%	2,115	15.0%	356	20.2%
2 persons	2,826	20.6%	2,551	21.9%	2,750	19.5%	199	7.8%
3-4 persons	4,621	33.7%	2,811	24.1%	5,417	38.3%	2606	92.7%
5+ persons	4,294	31.4%	4,522	38.9%	3,855	27.3%	-667	-14.8%
Total	13,701	100.0%	11,643	100.0%	14,137	100.0%	2494	21.4%
Los Angeles County								
1 person	745,936	24.9%	771,854	24.6%	818,021	25.5%	46167	6.0%
2 persons	835,422	28.0%	820,368	26.2%	869,223	27.1%	48855	6.0%
3-4 persons	892,839	29.9%	959,528	30.6%	1,005,645	31.4%	46117	4.8%
5+ persons	515,355	17.2%	582,024	18.6%	513,919	16.0%	-68105	-11.7%
Total	2,989,552	100.0%	3,133,774	100.0%	3,206,808	100.0%	73034	2.3%

Sources: 1990, 2000 Census; 2009-2011 ACS

Tenure

Housing tenure refers to whether a housing unit is owner-occupied, renter-occupied, or vacant. Tenure is an important indicator of the housing climate of a community because it reflects the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner-occupied units generally evidencing lower turnover rates than renter-occupied units. In 2011, according to American Community Survey data, slightly more than half of Rosemead households were renter-occupied, a continuation of the tenure breakdown observed in the City in previous decades. Renters also outnumber owners in Los Angeles County as a whole; with a slightly higher proportion of renters in the County than in the City (52.9% vs. 51.0%, respectively). In the 1990, 2000, and 2011 reporting periods, housing tenure rates in the City generally reflected those in the County, where slightly less than one-half of occupied dwellings are owner-occupied (49.3%, 48.8%, and 48.5% in the City; 48.2%, 47.9%, and 47.5% in the County, respectively). Trends in housing tenure for the City and County are shown in Table 15.

Table 15
HOUSEHOLDS BY TENURE TRENDS
Rosemead and Los Angeles County (1990 to 2011)

Tenure Type	1990		2000		2011	
	Number	Percent	Number	Percent	Number	Percent
Rosemead						
Owner	6,758	49.3%	6,783	48.8%	6,932	49.0%
Renter	6,943	50.7%	7,130	51.2%	7,205	51.0%
Los Angeles County						
Owner	1,440,830	48.2%	1,499,744	47.9%	1,511,676	47.1%
Renter	1,548,722	51.8%	1,634,030	52.1%	1,695,132	52.9%

Sources: 1990, 2000 Census, 2009-2011 ACS (Table B25003)

Household Income

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

During the ten-year period between 1990 and 2000, household income in Rosemead increased dramatically. As shown in Table 16, the American Community Survey estimates for 2011 indicate that household incomes continued to rise. From 2000 to 2011, the number of households earning incomes less than \$35,000 decreased by about 23 percent, while income categories above \$50,000 increased by approximately 33 percent. The most dramatic increases occurred in the two highest income categories (\$100,000 and higher), which increased by a combined 110 percent during this period. Numerically, the greatest increases occurred in the greater than \$150,000 and \$100,000 to \$150,000 income groups, with a

growth of 511 and 609 households, respectively. The largest numeric decrease occurred in the “Less Than \$15,000” income group (795 households), while the \$15,000 to \$25,000 group also decreased significantly (778 households). Median household income in the City increased by approximately 29 percent during this period, closely tracking the trend in the County as a whole -- but continued to be lower than the County median.

Table 16
HOUSEHOLD BY INCOME TRENDS
Rosemead (1990 to 2011)

Income Group	1990		2000		2011		Change 2000 to 2011	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	3,275	13.9%	2,368	17.0%	1,573	11.1%	-795	-33.6%
\$15,000 to \$24,999	2,425	17.7%	2,427	17.4%	1,649	11.7%	-778	-32.1%
\$25,000 to \$34,999	2,316	16.9%	1,887	13.6%	1,908	13.5%	21	1.1%
\$35,000 to \$49,999	2,261	16.5%	2,402	17.1%	2,571	18.2%	169	7.0%
\$50,000 to \$74,999	2,247	16.4%	2,640	19.0%	2,715	19.2%	75	2.8%
\$75,000 to \$99,999	808	5.9%	1,186	8.5%	1,581	11.2%	395	33.3%
\$100,000 to \$150,000	301	2.2%	768	5.5%	1,377	9.7%	609	79.3%
Greater than \$150,000	68	0.5%	252	1.9%	763	5.4%	511	202.8%
Total	13,701	100.0%	13,930	100.0%	14,137	100.0%	207	1.5%
Median Income	\$29,770		\$36,181		\$46,836		\$10,655 29.4%	
County Median Income	\$34,965		\$42,189		\$54,630		\$12,441 29.5%	

Source: 1990, 2000 Census, 2009-2011 ACS (Table B25003)

The U.S. Department of Housing and Urban Development (HUD) estimates Area Median Income (AMI) for each county in the United States. Households are then categorized in income groups relative to its County’s AMI. State income categories applicable to California, Los Angeles County, Rosemead and this Housing Element are shown as follows:

Extreme Low – 0 to 30 percent AMI

Very Low – 31 to 50 percent AMI

Low – 51 to 80 percent AMI

Moderate – 81 to 120 percent AMI

Above Moderate – Greater than 120 percent AMI

Household income in the City may be categorized into these income groups through interpolation. As shown in Table 17, Rosemead households in 2009 earning more than 120 percent of the County AMI constituted 33.6 percent of the total households in the City, while households earning less than 50 percent of the County AMI (Extremely Low and Very Low) constituted 24.7 percent.

Table 17
HOUSEHOLD INCOME DISTRIBUTION
BY RHNA INCOME CATEGORY
Rosemead (2009)

Income Group	Rosemead	
	Estimated Households	Percent Total
Extremely Low (0 to 30% AMI)	1,671	11.6%
Very Low (31 to 50% AMI)	1,882	13.1%
Low (51 to 80% AMI)	3,198	22.2%
Moderate (81 to 120% AMI)	2,802	19.5%
Above Moderate (Greater than 120% AMI)	4,831	33.6%
Total	14,384	100.0%

Sources: 2005-2009 ACS from the 2012 SCAG Local Housing Element Assistance Report

F. Special Needs Groups

State law recognizes that certain households may have more difficulty in finding decent and affordable housing due to special circumstances. For the purposes of this Housing Element, special needs populations are defined as: elderly, persons with disabilities, large households, female-headed households, farmworkers, and the homeless. The number of special needs households and/or persons in Rosemead is summarized in Table 18.

Table 18
SUMMARY OF SPECIAL NEEDS GROUPS
Rosemead (2011)

Group	Number	Percent of Total
Elderly Residents (2010) ¹	6,964	13.0% of Pop.
Persons with Disability ²	4,606	8.6% of Pop.
Large Households ²	3,855	27.3% of HHs
Female-Headed Households ²	2,348	16.6% of HHs
Farmworkers ²	44	0.1% of Labor Force
Homeless ³	26	<0.1% of Pop.

Sources:

1. 2010 Census
2. 2009-2011 ACS
3. 2011 Greater Los Angeles Homeless Count by LAHSA

Elderly

The elderly population (age 65 years and older) have four primary concerns:

1. **Income:** Typically retired and living on a fixed income;
2. **Health Care:** Typically affected by higher rates of illness and dependency, therefore health care and supportive housing are vital;
3. **Transportation:** Many persons over 65 years use public transit and/or have disabilities that require special assistance for mobility; and
4. **Housing:** Typically live alone and/or in rental units.

The share of elderly persons in Rosemead has been steadily increasing. As presented in Table 18, in 2011 this segment of the population numbered 7,005 persons, representing 13.0 percent of the City's total residents. Table 19 shows that in 2011, there were 2,630 elderly-headed households, which represented 18.7 percent of the total households in the City. It also shows that 1,643 were owner-occupied units (62.5%) and 987 were renters (37.5%).

In 2011, two-thirds (66.4%) of the elderly-headed households were living in family households, which are defined as a householder living with one or more persons related by birth, marriage or adoption. The remaining one-third (33.6%) of the elderly-headed households live in non-family households, such as a non-relative roommate, living alone or in group quarters (e.g., nursing homes, etc.).

Table 19
ELDERLY-HEADED HOUSEHOLDS BY HOUSEHOLD TYPE AND TENURE
Rosemead (2011)

Household Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Family	1,206	69.1%	540	30.9%	1,746	100.0%
Non-family	437	49.4%	447	50.6%	884	100.0%
Total	1,643	62.5%	987	37.5%	2,630	100.0%

Source: 2009-2011 ACS

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

Angelus/Garvey Senior Housing: There are presently two apartment complexes in Rosemead that are rented exclusively by low-income seniors (Angelus and Garvey Senior Apartments). There is a single waiting list for both senior apartment complexes. Angelus Senior Apartments is made up of 50 one-bedroom units and one two-bedroom unit, while Garvey Senior Apartments contains 64 one-bedroom and eight two-bedroom units.

Congregate Meal Program for the Elderly: This service, which is sponsored by Volunteer Center of San Gabriel Valley, provides low-cost, nutritious meals to persons who are 60 years and older.

Dial-A-Ride: Free transportation service is provided to senior residents as well as disabled residents. The program provides curb-to-curb transportation services for seniors age 60 and older, and for persons with disabilities and are residents of Rosemead. Transportation is available to any destination in Rosemead for any type of trip, including medical appointments, educational/recreational activities, shopping, and visits to friends and family. Transportation is also available, at no cost, for travel outside the city, a distance of five miles from City Hall, for medical or social service appointments. The City also offers subsidized bus fare for seniors through a contract with the Metropolitan Transit Authority.

Owner-Occupied Rehabilitation Programs: Senior residents who own their own homes may apply to one of four programs offered by the City that provide financial assistance in making needed repairs and upgrades. These programs are available to lower-income (0 to 80 percent of area median) homeowners, and take the form of loans, grants, emergency grants and rebates. In particular, the grant program is reserved exclusively for disabled residents and seniors 62 and older, and interest on loans is calculated at zero percent for seniors and disabled residents.

Senior Nutrition Program: The program provides high quality, cost efficient, but nutritious meals at the Garvey Community Center to seniors living in Rosemead and promotes the role of nutrition in preventative health and long term care.

Vietnamese American Senior Association: The Vietnamese American Senior Association is designed to help Vietnamese seniors lead a happy and independent life by making sure that they have access to healthcare, social service, and recreational resources that they otherwise may not have access to due to language barriers.

Down Payment Assistance Program: The City has funds available to assist low-income residents, including the elderly, with the purchase of their first home. The amount of the loan will vary depending on the value of the home to be purchased, with the objective being to assist the homebuyer in making a maximum 25 percent down payment. The maximum allowable loan is currently \$70,000.

Section 8 Rental Assistance Program: This program, which is administered by the Housing Authority of the County of Los Angeles (HACoLA), assists low-income persons and households, including the elderly and frail elderly, in making rents affordable.

Persons with Disabilities

A disability is defined as a long lasting condition that impairs an individual’s mobility, ability to work, or ability to provide self-care. Persons with disabilities include those who suffer from physical, mental or emotional disorders. Disabled persons typically have special housing needs because of fixed incomes, shortage of affordable and accessible housing, and higher health costs associated with their disability.

According to the 2009-2011 ACS data in Table 20, a total of 4,606 persons ages five and above in Rosemead had one or more disabilities, representing approximately 8.6 percent of that segment of the population. In comparison, about 9.5 percent of Los Angeles County residents aged five and above, and about 12 percent of persons nationwide, were considered disabled. Among disabled residents in the Rosemead labor force, almost 90 percent were employed, though many may be underemployed or not earning enough income to afford housing, health care, and other necessities.

Table 20
DISABLED PERSONS BY AGE
Rosemead (2011)

Group	Number	Percent of Total Residents in Age Group
Age 5 to 17	154	1.8%
Age 18 to 64	1,969	5.7%
Age 65 and Above	2,483	34.1%
Total	4,606	8.6%

Source: 2009-2011 ACS (Table S1810)

As presented in Table 21, over one-third (34.1%) of the City’s residents age 65 and older had one or more disabilities. Specifically, 22.5 percent of elderly residents in Rosemead had an ambulatory (i.e., walking) difficulty, and 13.5 percent had a self-care disability. Additionally, Table 21 shows that 20.0 percent of elderly residents had a disability preventing them from living independently. This proportion does not include elderly residents in skilled nursing or other related facilities. These elderly individuals may need some type of assisted living or residential care facility.

Table 21
DISABILITY BY AGE
Rosemead (2011)

Disability	Age Group			
	5 to 64		65 and Older	
	Number	Percent of All Residents in Age Group	Number	Percent of All Residents in Age Group
Hearing Disability	379	0.8%	807	11.1%
Vision Disability	502	1.2%	519	7.1%
Cognitive Difficulty	941	2.1%	764	10.5%
Ambulatory Difficulty	1,039	2.3%	1,643	22.5%
Self-Care Difficulty	555	1.3%	983	13.5%
Independent Living Difficulty	896	2.0%	1,455	20.0%
Total	2,123	4.9%	5,497	34.1%

Source: 2009-2011 ACS (Table S1810)

According to Section 4512 of the Welfare and Institutions Code, a “Developmental disability” means a disability that originates before an individual attains age 18, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

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

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The East Los Angeles Regional Center (ELARC) is one of 21

regional centers in the State of California that provides a point of entry to services for people with developmental disabilities. The center is a non-profit organization that works in partnership with the State to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from ELARC, charged by the State of California with the care of people with developmental disabilities — defined as those with severe, life-long disabilities attributable to mental and/or physical impairments — provides a closer look at the developmentally disabled population. As of January 2013, according to ELARC, there are 377 persons in Rosemead who have been diagnosed with developmental disabilities and are receiving case management services from ELARC. While an age breakdown was not available for Rosemead, ELARC indicated that approximately 50 percent of all consumers of its services are under the age of 22. Presumably, persons over age 22 are less likely to have support from parents or other family members. Assuming this ratio holds true for Rosemead, then there are at least 189 developmentally disabled individuals in the City over 22 years of age.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Approximately 98 percent of the City's affordable housing units are reserved for seniors, who are more likely than the general population to have a disability of some kind, whether physical or mental. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement programs to coordinate housing activities and outreach with ELARC, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

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

Community Advocates for People's Choice: CAPC, Inc. is a non-profit social service agency serving disabled adult Rosemead residents by providing supported employment, supported living, independent living, and community inclusion services.

Congregate Meal Program for the Disabled: This service, which is sponsored by Volunteer Center of San Gabriel Valley, provides low-cost, nutritious meals to disabled persons.

Intercommunity Blind Center: IBC focuses on integrating the blind and visually impaired youth and adults into all aspects of the sighted world. Its purpose is to reach out to these individuals and their families and link them with the educational, recreational,

vocational, social, and counseling opportunities offered by the Center, at no cost to the client, thus improving their quality of life.

Intercommunity Child Guidance Center: ICGC provides children, adolescents, and families in the community with affordable, culturally-sensitive, and professional mental health services which include crisis intervention, parenting education, child abuse prevention, mental health services, student training, foster care assessment, psychological counseling, and medication management.

Dial-A-Ride: Free transportation service is provided to senior residents as well as disabled residents. The program provides curb-to-curb transportation services for seniors, age 60 and older, and for people who have disabilities who are residents of Rosemead. Transportation is available to any destination in Rosemead for any type of trip, including medical appointments, educational/ recreational activities, shopping, and visits to friends and family. Transportation is also available, at no cost, for travel outside the city, a distance of five miles from City Hall, for medical or social service appointments. The City also offers subsidized bus fare for seniors through a contract with the Metropolitan Transit Authority.

Metro Access: Metro Access is available to those individuals whose disabling conditions fluctuate, or when weather or environmental factors prevent them from using the regular bus system. The purpose of the Metro Access is to ensure that safe, dependable transportation is available for individuals who truly cannot, because of their disability, use other types of public transportation.

Southern California Rehabilitation Services: The mission of SCRS is to empower persons with disabilities with the knowledge, skills, and confidence needed to achieve full participation in the community and the ability to promote opportunities for independence. Services include in-home service registry, housing assistance, peer counseling, independent living skills training, job development information and referrals, and training on the Americans with Disabilities Act.

Female-Headed Households

Single-parent households typically require special needs for such services as childcare and health care, among others. Female-headed households with children, in particular, tend to have lower incomes that limit their housing options and access to supportive services.

According to the U.S. Census, there were 11,628 families in the City in 2000, representing 83.6 percent of all Rosemead households; by 2011, the number of families decreased to 11,592 or -35 families. As Table 22 shows, by 2011, the number of female-headed households totaled 2,348, representing 16.6 percent of the total households in the City. Over one-third (39.6%) of the female-headed households included children, and of those, almost one-third of were living below the poverty line as compared with 21 percent of all families with children.

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

Table 22
HOUSEHOLD TYPE
Rosemead (2000 to 2011)

Household Type	2000		2011		Change 2000 to 2011	
	Number	Percent	Number	Percent	Number	Percent
Families	11,628	83.6%	11,593	82.0%	-35	-0.3%
Married Couples	8,068	58.0%	7,564	53.5%	-504	-6.2%
With Children	4,638	33.3%	4,338	30.7%	-300	-6.5%
Female-Headed	2,416	17.4%	2,348	16.6%	-68	-2.8%
With Children	1,103	7.9%	930	6.6%	-173	-15.7%
Non-Families	2,285	16.4%	2,544	18.0%	259	11.3%
Singles	1,659	12.6%	2,115	15.0%	456	27.5%
Elderly (65+)	741	5.3%	885	6.3%	144	19.4%
Total	13,913	100.0%	14,137	100.0%	224	1.6%

Source: 2000 Census, 2009-2011 ACS (Table DPO2)

Large Households

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

As previously shown in Table 14, approximately one-quarter (27.3%) of the total households in Rosemead in 2011 consisted of five or more persons. This is much higher than the County's proportion of 16.0 percent with five or more persons per household.

A significant issue with large households, particularly those of lower incomes, is overcrowding. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways and porches. Overcrowding reflects the inability of households to buy or rent adequately sized housing units.

Table 23 shows that 16.0 percent of Rosemead households in 2011 were overcrowded, with six percent considered severely overcrowded. Countywide overcrowded households represented 12.3 percent and severely overcrowded represented 5.2 percent of the total households in the County.

Table 23
OVERCROWDING
Rosemead and Los Angeles County (2011)

Condition	2011	
	Number	Percent
Rosemead		
Overcrowded	2,260	16.0%
Severely Overcrowded	851	6.0%
Rosemead Total HHs	14,137	
Los Angeles County		
Overcrowded	395,269	12.3%
Severely Overcrowded	168,107	5.2%
County Total HHs	3,206,808	

Sources: 2009-2011 ACS (Table B25014)

Overcrowded conditions exist due to a lack of appropriate housing options for large families. Seventy-two percent of City's housing stock consists of small or average-sized units (three or fewer bedrooms), which leaves 18 percent of the housing stock with four or more bedrooms (owner and renter households). At the same time, more than one-third (37 percent) of all households in Rosemead consist of large families (five or more members), which creates a shortage of larger units and which often necessitates families' crowding into smaller units.

Overcrowding continues to occur in the City's rental housing stock, indicating the need for larger rental units and/or rental subsidies to allow large households to afford adequately sized units. Conditions of overcrowding are largely a combination of the lack of large rental units and the inability of most large renter households to afford larger units, which tend to be more commonly available as ownership housing. For example, according to 2009-2011 ACS data, a total of 1,828 large renter households resided in Rosemead in 2011, while Table 24 shows that there were only 607 rental units available with four or more bedrooms. Similarly, only 1,845 large owner units were potentially available to the City's 2,027 large owner-occupant households.

Table 24
HOUSEHOLDS BY TENURE BY BEDROOM TYPE
Rosemead (2011)

Bedroom Type	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent
0 Bedroom	11	0.2%	443	6.1%
1 Bedroom	127	1.8%	1,242	17.2%
2 Bedrooms	1,710	24.7%	3,183	44.2%
3 Bedrooms	3,139	45.3%	1,730	24.0%
4 Bedrooms	1,482	21.4%	551	7.6%
5+ Bedrooms	363	5.2%	56	0.8%
Total	6,932	100.0%	7,205	100.0%

Source: 2009-2011 ACS (Table B25042)

As shown in Table 25, overcrowding in Rosemead affects renter-occupied households more than it does owner-occupied households. The rate of overcrowding (at least 1.01 occupants per room, excluding kitchens, bathrooms, hallways and garages) in 2011 was twice as high for renter-occupied households (10.9%) as it was for owner-occupied households (5.1%). The incidence of severe overcrowding (at least 1.51 occupants per room) was even more disproportionately tilted toward renters, with 5.0 percent of renter-occupied households experiencing severe overcrowding as compared to 1.0 percent of owner-occupied households.

Table 25
OVERCROWDING BY TENURE
Rosemead (2011)

Overcrowding	Owner-Occupied		Renter Occupied	
	Number	Percent of Total HHs	Number	Percent of Total HHs
Overcrowded	717	5.1%	1,543	10.9%
Severely Overcrowded	138	1.0%	713	5.0%
Total Households	14,137			

Sources: 2007-2011 ACS (Table B25014)

Aside from overcrowding, large households are also affected by housing cost burden. Table 26 shows that overall, cost burden affected large owner and renter households almost equally in 2000. However, cost burden decreased with income increase for renter-households. The decrease was less prominent among owner-households.

Table 26
INCOME DISTRIBUTION AND COST BURDEN FOR LARGE HOUSEHOLDS
Rosemead (2000)

Income	Large Owner-Households			Large Renter-Households		
	Total Households	Percent Cost Burden	Percent Severe Cost Burden	Total Households	Percent Cost Burden	Percent Severe Cost Burden
Total Large Households	1,916	33.6%	19.8%	2,519	46.1%	30.2%
Extremely Low (0-30% AMI)	3.6	85.5%	71.0%	19.5	91.8%	79.6%
Very Low (31-50% AMI)	8.5	76.1%	61.3%	20.7	89.8%	22.8%
Low Income (51-80% AMI)	13.0	72.3%	36.1%	25.3	34.3%	0.0%
Moderate/Above Moderate Income (More than 80% AMI)	74.9	19.5%	1.7%	34.5	2.8%	0.0%

Sources: 2000 Census

The organizations and facilities listed below offer services to large families who reside in the City of Rosemead:

YWCA-Wings: Provides emergency shelter for women and children who become homeless as a result of domestic violence. Services include 24-hour access to emergency housing and crisis hotline, food, and basic personal items, crisis support and advocacy, counseling and support groups, medical and legal advocacy, and specialized children's services.

Family Counseling: Family Counseling provides low-cost crisis intervention and crime prevention services to youth under the age of 18 and their families who meet certain income requirements. Professionally-trained and licensed counselors offer help with substance abuse, addictions, psychotherapy and intervention.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they typically earn lower wages than many other workers and move throughout the season from one harvest to the next. According to the 2009-2011 ACS data, agricultural employees accounted for only 0.1 percent of the Rosemead labor force. Currently, there are no parcels in the City dedicated to farming operations or identified on State Farmland Map. Such agricultural land uses are not identified on the Land Use Map of the Rosemead General Plan or in the Rosemead Zoning Ordinance. Therefore, given the extremely limited presence of

farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

Homeless Persons

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

The City is a member of the San Gabriel Valley Homeless Coalition, and participates in the County-wide Continuum of Care through the Los Angeles Homeless Service Authority (LAHSA) for HUD SuperNOFA funds. In this capacity, City staff attends meetings of social service providers, supplies information to the umbrella organization responsible for coordinating the continuum, and receives information from them. In addition, the City works with public service agencies and others to identify services and service gaps in the community to ensure that citizens looking for services are referred to agencies that can be of the most assistance to them. As part of SPA-3 for homelessness, the City participates in the LAHSA plan to eliminate homelessness by 2012.

The most recent homeless count in the City was in January 2011, conducted as part of the 2011 Greater Los Angeles Homeless Count by LAHSA in cooperation with the City's Community Development Department and the Los Angeles County Sheriff's Department. As an opt-in partner in the program, Rosemead was able to obtain a specific point-in-time estimate of all homeless individuals and families within its borders. The report of the count prepared by LAHSA estimates, based on the street count conducted from January 25-27, 2011, that there were a total of 26 unsheltered homeless persons in the City at this time.¹ According to the report, "Street count data includes homeless persons found outside, including persons found residing in vehicles, tents and encampment dwellings," with conversion factors applied to account for individuals within vehicles, tents and encampments whom the count may have missed. No further information about these individuals is available in the report.

In 2005, the City's Community Development Department, in conjunction with Code Enforcement and the Los Angeles County Sheriff's Department, undertook a homeless count night. Potential sites were identified in advance as locations for the homeless. A homeless count was conducted at these sites, along with follow-up visits during evening hours. As a result, staff encountered seven (7) persons at the twenty sites visited. All of these persons stated that they were homeless. Of these, three (3) were female and four (4) were male. Four (4) identified themselves as White, while three (3) identified themselves as Hispanic. They ranged in age from 32 to 63 years. The majority reported that they had alcohol or substance abuse issues, while three (3) were disabled. Homelessness ranged from one week after leaving a correctional facility to ten years or more. All respondents received information regarding services, although the majority stated they could not commit to following up and taking advantage of such assistance.

¹ Los Angeles Homeless Services Authority, 2011 Greater Los Angeles Homeless Count Report. August 2011.

The City had conducted two previous homeless counts since 1999, one of which identified four and the other of which identified 16 homeless individuals within the City. The results of these counts represented a decline from the 1990 Census in which twenty (20) individuals and one (1) family were identified as being homeless.

Based on the counts referenced above, it appears that the number of unsheltered homeless individuals either has increased significantly in the wake of the late 2000s recession or was systematically underestimated over the course of the previous decade. Whatever the case, it is clear that there are a not-insignificant number of homeless individuals present within the City.

In response to homelessness, the City has directed its staff to refer inquiries to the Community Development Department, Housing Services Division, who respond to the homeless in a positive way to ensure that their needs are met. The Housing Services Division has provided its staff with instructions to direct the needy and homeless to an agency or provider that meets its specific needs. On average, there are five or fewer requests for assistance per year.

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

211 LA County: Dedicated to providing an easy-to-use, caring, professional source of guidance and advocacy to a comprehensive range of human services, available on a 24 hour/7 days per week basis. Also operates the Cold Weather Shelter Hotline for the County and provides staffing and human services information for emergency centers during disasters.

Catholic Rainbow Outreach: Provides shelter and rehabilitation for men dealing with drug and alcohol abuse issues. This shelter has thirteen (13) beds available.

Down Payment Assistance Program: The City has funds available to assist low-income residents with the purchase of their first home. The assistance is in the form of a silent second loan (no payments until the loan is paid or until 30 years from the loan origination), and is available to low-income families who have not owned a home within the previous three years. The amount of the loan will vary depending on the value of the house to be purchased to assist the homebuyer in achieving a 25 percent down payment. The maximum allowable loan is currently \$70,000.

Los Angeles Homeless Service Authority (LAHSA): LAHSA Emergency Response Teams (ERTs) are available to assist residents Monday through Friday from 8:00 a.m. to 5:00 p.m. LAHSA ERTs offer outreach services to homeless encampment dwellers, emergency services and shelter referrals to homeless families and unaccompanied adults and youth, direct emergency services and transportation, and emergency assistance and referrals to social service agencies for people in the County who are at risk of experiencing homelessness.

People for People: Provides short-term services (food and clothing) directly. Its primary purpose is to assist the needy residents of the City. The group is composed of volunteers that raise funds year-round to provide distribution of food to families.

Section 8 Housing Assistance Agency: Provides rental assistance through the Federal Section 8 Voucher program. The primary objective of the Section 8 Rental Assistance program is to assist low-income (0 to 50% of MFI) persons and households, including those who are homeless or in danger of becoming homeless, in making rents affordable.

The Housing Authority of the County of Los Angeles (HACoLA) serves the City of Rosemead and provides Section 8 assistance to the residents.

The San Gabriel Pomona Valley Chapter of the American Red Cross: Provides emergency shelter for people who become homeless because of natural disasters.

The Salvation Army: Provides a variety of services including shelter service for men and women focusing on substance abuse treatment for persons with co-occurring mental and substance abuse disorders, overnight shelter, food, shower facilities, and case management to homeless persons.

The Southern California Housing Rights Center: Provides counseling assistance to families at risk of homelessness.

Family Promise of San Gabriel Valley: Provides temporary transitional housing for families as well as a full range of social services for clients.

YWCA-Wings: Provides emergency shelter for women and children who become homeless as a result of domestic violence. Services include 24-hour access to emergency housing and crisis hotline, food and basic personal items, crisis support and advocacy, counseling and support groups, medical and legal advocacy, and specialized children's services.

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

The City will consider, should the need arise, amending the Municipal Code to permit emergency shelters by conditional use permits, and transitional housing by right, in the MFR (Multiple Family Residential) zone. Where appropriate, the City will assist developers and/or providers in the procurement of land, off-site improvements and/or financing for the construction of emergency shelters and/or transitional housing. Where feasible and appropriate, the City will assist developers and/or providers in the purchase and rehabilitation of existing structures for transitional housing. The City will consider commencing programs to organize churches, non-profit and social benefit organizations to provide emergency and transitional shelter for the homeless. The City will also consider the possibility of using Proposition A funds to provide transportation of the homeless to shelters.

The City will generally support applications for programs and resources from eligible non-profits and other entities when Federal and/or State funding is limited to such entities. However, when the City is also an eligible applicant it will assess its needs and priorities to determine if it will be the lead agency and applies directly for the available funding. The City will also generally support the efforts of non-profit agencies that apply for funding to late transitional, supportive, and permanent housing facilities within the City. For fiscal year 2008-09, the City did not receive any proposals that would work toward meeting this goal.

The City does not directly provide nor administer any continuum of care programs or homeless service programs. However, the City's Owner-Occupied Rehabilitation Program, Down Payment Assistance Program, and Section 8 Rental Assistance Program can, in some ways, be regarded as activities that prevent homelessness. The Owner-Occupied Rehabilitation Program assists low to moderate-income households in maintaining a safe and

decent living environment. The Down Payment Assistance Program assists low-income residents with the purchase of their first home, and the Section 8 Rental Assistance Program provides rental assistance through HACoLA.

Other entities in the City and County conduct homelessness prevention activities. Federal, state, local, and private funds can be utilized to provide rent and utility assistance to help families stay housed. Particularly, agencies receiving funds through the Emergency Shelter Grant program and Federal Emergency Management Agency are likely to conduct homelessness prevention activities. The City will continue to work with the San Gabriel Valley Homeless Coalition, Los Angeles Service Authority, and other social service providers towards regional approaches to homelessness.

G. HOUSING STOCK CHARACTERISTICS

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

Housing Type and Tenure

With a 2012 housing stock of 14,863 units, Rosemead is a medium-sized community in the San Gabriel Valley. During the 1990s, the City grew at a slightly lower rate (1.3%) than other San Gabriel cities including Alhambra and Monterey Park, which grew by 1.7 percent and 1.8 percent, respectively (see Table 27). During that period, the County as a whole experienced housing growth at over twice the rate of Rosemead (3.1%). The City's limited housing growth in the 1990s represents a 64 percent reduction in housing growth that occurred during the 1980s (3.6%).

Between 2000 and 2012, the City experienced a 3.6 percent increase in housing units, which was greater than the growth observed in most nearby communities. The City's housing growth rate, however, was well below the County-wide average of 5.6 percent. As an older community with little remaining vacant residential land for new development, housing growth over the past five years has primarily been attributable to in-fill construction on small residential lots, or the construction of additional units on larger, previously under-utilized residential lots.

Table 27
HOUSING TRENDS
Rosemead and Surrounding Jurisdictions (1990 to 2012)

Jurisdiction	Number of Housing Units				
	1990	2000	Percent Change 1990 to 2000	2012	Percent Change 2000 to 2012
Rosemead	14,134	14,345	1.3%	14,863	3.6%
Alhambra	29,568	30,223	1.7%	30,964	2.6%
Monterey Park	20,298	20,720	1.8%	20,848	1.7%
San Gabriel	12,736	12,891	1.0%	13,240	2.8%
Los Angeles County	3,163,310	3,272,169	3.1%	3,448,179	5.6%

Source: 1990, 2000 Census, DOF E-5 2012 Estimates

As shown in Table 28, single-family units are the overwhelmingly dominant housing type in the City, accounting for nearly 85 percent of all units in 2011. The number and proportion of multi-family units has declined slightly since 2000, as most new development came in the form of single-family homes. The number of mobile homes declined by more than half as mobile home parks were replaced with other types of development.

Table 28
HOUSING UNITS BY NUMBER OF UNITS IN STRUCTURE
Rosemead (2000 and 2012)

Housing Type	2000		2012		Change 2000 to 2012	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	11,821	82.4%	12,613	84.9%	792	6.4%
2 to 4 Units	909	6.3%	855	5.8%	-54	-5.9%
5+ Units	1,211	8.5%	1,229	8.3%	18	1.5%
Mobile Homes	404	2.8%	166	1.1%	-238	-58.9%
Total	14,345	100.0%	14,863	100.0%	518	3.6%

Source: 1990, 2000 Census, DOF E-5 2012 Estimates

Note: Single-Family includes detached and attached

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

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

Historically, housing tenure in Rosemead was primarily characterized by owner-occupancy. However, according to the 2000 Census, less than one half (47.3%) of the units in the City were owner-occupancy, reflecting an increase in the number of rental units. Table 29 shows that the trend has continued, as the City's owner-occupancy rate declined further to 46.4 percent in 2011. The proportion of renter-occupied units, however, has also declined in recent years, from 49.7 percent in 2000 to 48.3 percent in 2011. Instead, vacant units have increased as a share of the total housing stock, from three percent in 2000 to just over five percent in 2011. Overall, owner- and renter-occupied units have come to represent roughly equal proportions of Rosemead's housing supply, and it is anticipated that the ratio will remain relatively stable during this planning period.

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

Table 29
OCCUPANCY STATUS BY TENURE
Rosemead (1990 to 2011)

Tenure	2000		2011	
	Number	Percent	Number	Percent
Owner-Occupied	6,783	47.3%	6,932	46.4%
Renter-Occupied	7,130	49.7%	7,205	48.3%
Vacant	432	3.0%	787	5.3%
Total	14,345	100.0%	14,924	100.0%

Sources: 2000 Census, 2009-2011 ACS (Tables B25002 Occupancy Status) and (B25003 Tenure)

Housing Conditions

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

As Rosemead is a mature community, the vast majority of its housing stock is 30 years of age or older. As presented in Table 30, 81.0 percent of the 2011 housing stock units were constructed prior to 1980; a fact that reflects the community's numerous older single-family neighborhoods. A majority (54.3 percent) of the units in the City, in fact, were constructed prior to 1960, making them more than 50 years old.

The advanced age of the majority of Rosemead’s housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. In order to maintain adequate housing conditions, the City operates a proactive Code Enforcement Program and Neighborhood Preservation Program, both aimed at eliminating blight and improving the quality of life in Rosemead neighborhoods. Through these programs, residents are encouraged to become educated on the City’s municipal and zoning codes and to establish neighborhood and other community partnerships to find ways to keep their neighborhoods blight-free.

**Table 30
AGE OF HOUSING STOCK
Rosemead (2011)**

Year Structure Built	Units	Percent of Total
2005 or later	364	2.4%
2000-2004	333	2.2%
1990 – 2000	757	5.1%
1980 – 1989	1,384	9.3%
1970 – 1979	1,696	11.4%
1960 – 1969	2,286	15.3%
1950 – 1959	3,804	25.5%
1940 – 1949	2,885	19.3%
1939 or Earlier	1,415	9.5%
Total	14,924	100.0%

Source: 2009-2011 ACS (Table B25034)

Housing Conditions Survey

In order to describe the current state of the City’s housing supply and the need for rehabilitation, a housing conditions survey was conducted in March 2009 and revisited in January 2013. The block-by-block windshield survey examined physical conditions in portions of the City where multi-family residential uses are permitted under current zoning. The results of the survey were used to supplement housing conditions data contained in the City’s FY 2010-15 Consolidated Plan.

The housing conditions surveys show that, for the most part, the City’s housing stock requires only minor to moderate levels of rehabilitation. Results of the housing conditions surveys, which are shown in Table 31, below, are organized by Census Tract illustrated in Figure 5 and based on the five following criteria:

Sound: A majority of structures and properties within the block appear to be recently built, are well-maintained and exhibit no obvious evidence of deterioration.

Minor: A majority of structures and properties within the block exhibit signs of minor deferred maintenance (e.g., thinning or peeling paint, overgrowth of weeds, etc.).

Moderate: A majority of structures and properties within the block require major repairs to building elements (e.g., replace missing roof shingles, broken windows, etc.), landscaping (e.g., replace sod, repair perimeter fencing, etc.), or other similar improvements.

Substantial: A majority of structures and properties within the block require the replacement of major building systems (e.g., reinforce roof structure, evidence of wood rot, replace substantial building materials, replace landscaping, etc.).

Dilapidated: A majority of structures in the block appear structurally unsound; the properties represent a hazard to the health and safety of occupants and the general public; are unsightly.

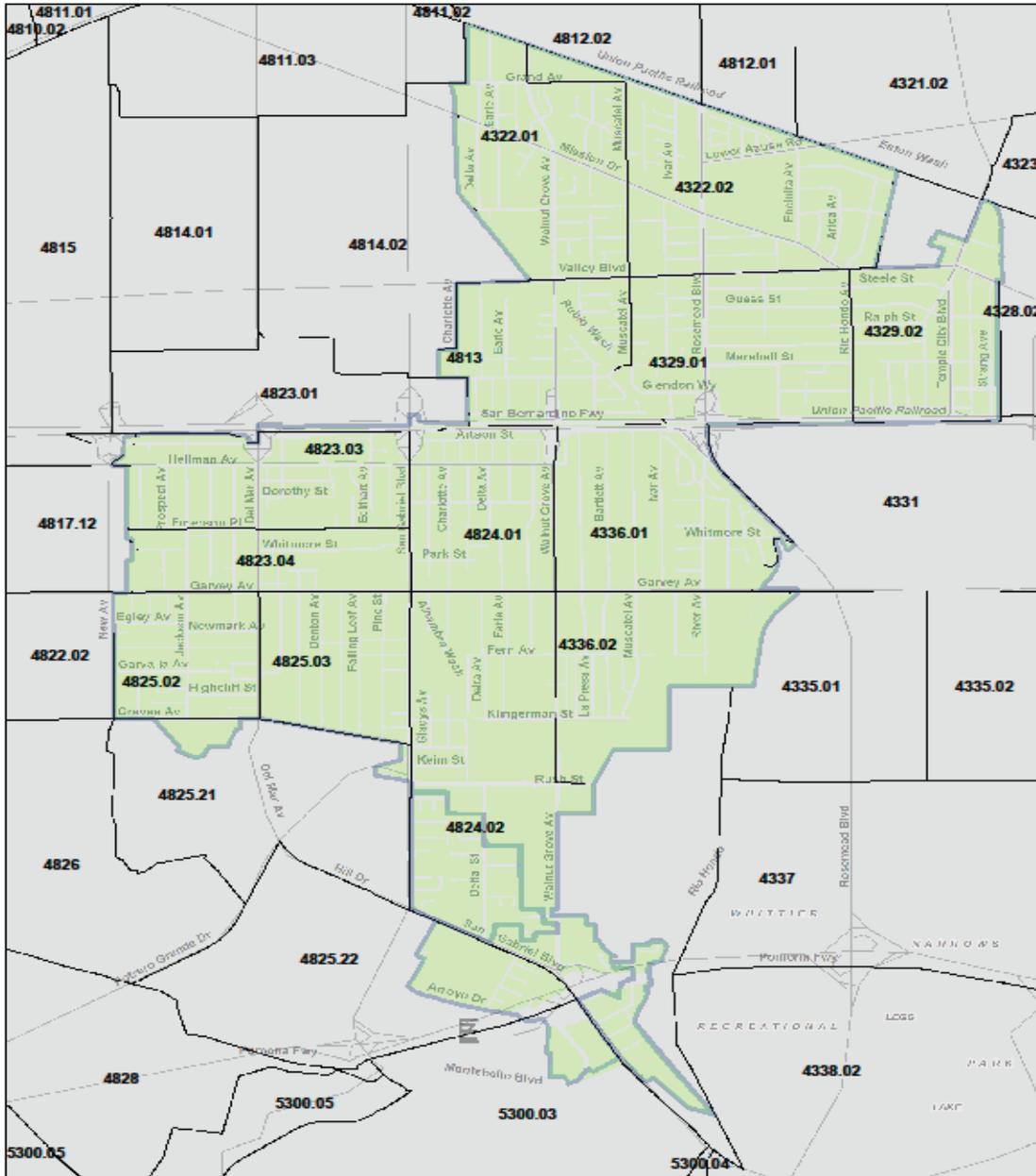
Table 31
HOUSING CONDITIONS SURVEY
Rosemead

Census Tract	Rating (Block by Block)
4322.01	Minor
4322.02	Minor
4329.01	Minor
4329.02	Minor
4336.01	Minor*
4336.02	Minor*
4813.00	Minor*
4823.03	Moderate to Substantial
4823.04	Moderate to Substantial
4824.01	Moderate*
4824.02	Moderate to Substantial*
4825.02	Sound
4825.03	Sound

Source: Rosemead FY 2010-15 Consolidated Plan (based on field survey conducted March 2000)

* Supplemented with GRC Associates multi-family residential field survey, January 2013.

Figure 5
CENSUS TRACTS



Source: Census 2000, City of Rosemead

Some of the City's housing stock has fallen into a state of disrepair due, apparently, to the inability of its occupants or property owners to make needed repairs. Although many of these owners may have substantial equity in their homes, they may not have the income to afford the necessary or desired repairs. The City will continue to offer low interest rehabilitation loans to facilitate the rehabilitation of deteriorated units, particularly to the elderly and other low-income households, and should consider expanding the assistance to include multi-family units. Additionally, through the combined efforts of the City's code enforcement, police and fire departments, the City is working to identify and abate such substandard living conditions.

Housing Costs

The cost of housing determines whether or not a household will be able to obtain an adequately sized unit in good condition in the area in which they wish to locate. Table 32 shows that according to the 2009-2011 ACS, Rosemead's three-year average median home value was \$436,700 or 139.7 percent higher than the median home value in 2000. This does not reflect the recent (2013) post-recession trends which indicate even greater increases since 2011. Rosemead's median home value is higher than the countywide median and in general, home values in the San Gabriel Valley have increased faster than the County as a whole.

Table 32
MEDIAN HOME VALUE
Rosemead and Surrounding Cities (2000 and 2011)

Jurisdiction	Median Home Value		Percent Change 2010-2011
	2000	2011	
Rosemead	\$182,200	\$436,700	139.7%
Alhambra	\$210,400	\$483,200	129.7%
El Monte	\$158,100	\$345,500	118.5%
Montebello	\$195,100	\$380,800	95.2%
Monterey Park	\$216,500	\$474,200	119.0%
San Gabriel	\$232,600	\$556,400	139.2%
Temple City	\$233,300	\$574,500	146.3%
Los Angeles County	\$209,300	\$427,800	104.4%

Sources: 2000 Census, 2009-2011 ACS (B25077)

In order to obtain detailed information on housing sales activity in the City, housing and condominium sales were tracked over the period from January 2008 to January 2009 through DataQuick. As shown in Table 33, a total of 62 single-family homes were sold in the City during this period, with one-third (33.8%) comprised of three bedroom units, while 205 multi-family homes/condominiums were sold. In recent months, home sale values have dropped significantly – by about 11 percent. This is a reflection of the national downturn.

Table 33
HOME SALES
Rosemead (January 2008-January 2009)

No. of Bedrooms	Units Sold	Median Value	Average Value	Percent of Total
Single-Family Units				
Two	16	\$323,000	\$317,625	25.8%
Three	21	\$383,000	\$366,833	33.8%
Four	12	\$450,000	\$528,818	19.3%
Five	1	\$450,000	\$450,000	1.6%
Six or More	12	\$480,000	\$493,667	19.3%
Total	62			100.0%
Multi-Family Units/Condominiums				
Two	67	\$365,000	\$368,894	32.6%
Three	82	\$418,500	\$414,368	40.0%
Four	43	\$531,000	\$548,921	20.9%
Five	13	\$666,000	658,100	6.3%
Total	205			100.0%

Source: Data Quick, January 2008 to January 2009.

Maximum affordable home prices for very-low, low- and moderate-income households in Los Angeles County (based on 2012 State income limits for a four-person household) are shown in Table 34. Maximum affordable monthly mortgage payment and maximum affordable mortgages are determined by taking 30 percent of the State-defined income limit for each income category, less allowances for utilities, taxes and insurance. As shown in Table 35, very low-income households can afford a maximum home price of \$177,314, while low-income households can afford a maximum home price of \$283,744, and moderate-income households can afford a maximum home price of \$327,073. Comparing the sales prices for a home in Rosemead with the City's income structure, it is evident that there are homes available for purchase at prices that are affordable to the City's low- and moderate-income households. By assisting prospective first-time homebuyers with down payment and closing costs, the City is expanding the supply of housing that is affordable to these households. However, even with such assistance, most very low-income households will still be unable to find an affordable home.

Table 34
AFFORDABLE HOMEOWNERSHIP COSTS BY INCOME GROUP
Los Angeles County (2012)

Income Group	Median Income	Monthly Affordable Housing Cost	Utility Allowance	Property Taxes, Homeowner's Insurance	Affordable Mortgage Payment	Maximum Affordable 30-Year Mortgage	Maximum Affordable Home Price
Extremely-Low (0 – 30% AMI)	\$25,300	\$633	\$76	\$114	\$443	\$95,787	\$106,430
Very-Low (31% - 50% AMI)	\$42,150	\$1,054	\$126	\$190	\$738	\$159,582	\$177,314
Low (51% - 80% AMI)	\$67,450	\$1,686	\$202	\$304	\$1,180	\$255,369	\$283,744
Moderate (81% - 120% AMI)	\$77,750	\$1,944	\$233	\$350	\$1,361	\$294,366	\$327,073

Note: Calculation of affordable home sales price based on 10% down payment, 3.66% annual interest rate, 30-year mortgage, and monthly payment of 30% of 2012 Los Angeles County State-defined income limits for a four-person household, less utilities, taxes and insurance. Utility allowance assumed at 12 percent of monthly affordable housing cost. Taxes/insurance assumed at 18 percent of monthly affordable housing cost.

Rental Housing

In 2011, the median rent in Rosemead was \$1,103; slightly higher than the Countywide median of \$1,082 and generally comparable to surrounding communities. As presented in Table 35, between 2000 and 2011, median rent in the City had increased significantly (52.8 percent). The increase, however, is comparable to surrounding cities and the Countywide average.

Table 35
MEDIAN MONTHLY RENT
Rosemead and Surrounding Cities 2000 to 2011

Jurisdiction	Median Rent		Change 2000 to 2011	
	2000	2011	Actual	Percent
Rosemead	\$722	\$1,103	381	52.8%
Alhambra	\$721	\$1,107	386	53.5%
El Monte	\$672	\$987	315	46.9%
Monterey Park	\$722	\$1,109	387	53.6%
San Gabriel	\$759	\$1,174	415	54.7%
Los Angeles County	\$704	\$1,082	378	53.7%

Sources: 2000 Census, 2009-2011 ACS

A review of Zillow’s rent index, by unit type, for January 2013 in Rosemead and Los Angeles County is presented in Table 36, below. As shown in this table, the rent indexes in Rosemead are \$1,121 for a studio, \$1,475 for a one-bedroom, \$1,752 for a two-bedroom, and \$2,028 three-bedroom unit. Four-bedroom units have a rent index of \$2,240, while units with five bedrooms or more had a lower average rent of \$1,928 – an anomaly which may reflect in part the relative rarity of five-bedroom units in the City and the outsized effect of only a few data points. Single-family homes available for rent command higher rental rates than apartment units, particularly three-bedroom homes. These rent indexes significantly exceeded the median monthly rent of \$1,103 recorded in 2011. All of the rent indexes for Rosemead were lower than those for units with corresponding numbers of bedrooms in Los Angeles County as a whole.

Table 36
AVERAGE RENT
Rosemead and Los Angeles County (January 2013)

Unit Type	Average Rent		Difference
	Rosemead	Los Angeles County	
Studio	\$1,121	\$1,220	\$99
1 Bed	\$1,475	\$1,534	\$59
2 Bed	\$1,752	\$1,853	\$101
3 Bed	\$2,028	\$2,124	\$96
4 Bed	\$2,240	\$2,391	\$151
5+ Bed	\$1,928	\$2,426	\$498

Source: Zillow.com

Note: Zillow.com provides a rent index representing its best estimate of typical rents for geographic areas throughout the country

Local realtors indicate that the demand for high quality rental units in the City remains strong, and that new units with amenities command higher rents. Location is also a key variable in the price of an apartment in Rosemead. However, competitive rates for some segments of rental homes in the City have often led renters to choose homes over apartments. According to rental agencies, single-family homes are typically the first to rent, while incentives have to be offered in order to fill many apartments. Above all, location appears to be a key factor in both the price and the likelihood that a unit is rented.

Overpayment

A household is considered to be overpaying for housing if housing costs (rent plus utilities) make up more than 30 percent of the household's income. A major consequence of overpayment is that less income is available to satisfy other needs, the largest of which tends to be transportation to work and/or school. Overpayment is generally an indication of insufficient housing supply – usually of a specific size or type – to meet demand.

Overpayment is common in Rosemead, with just less than 54 percent of all households overpaying in 2011, according to American Community Survey data summarized in Table 37. While significant numbers of both owner and renter households overpay, the problem is more prevalent among renters, with 62.5 percent of renters overpaying vs. 45 percent of owners.

Table 37
OVERPAYMENT BY TENURE
Rosemead (2011)

Tenure	Total Households	No. of Households Overpaying	Pct
Owner-occupied	6,932	3,119	45.0%
Renter-occupied	7,205	4,501	62.5%
Total	14,137	7,620	53.9%

Source: 2009-2011 ACS (Table B25106)

Overpayment is defined as spending more than 30% of income on housing costs.

Clearly, widespread overpayment among renter-occupied households indicates a need for additional rental housing; however, the City's built-out nature means that it can only make incremental additions to the rental housing supply, meaning that the number of units ultimately added will likely be insufficient to affect the larger regional housing market. Additionally, rental housing tends to be affected by the market for ownership housing, as would-be homeowners turn to the rental market when home prices are too high or financing too difficult to obtain. It is recommended that the City continue with efforts to meet its fair share of the regional housing need.

Preservation of Assisted Housing

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

There are three general cases that can result in the conversion of public assisted units:

Prepayment of HUD mortgages: Section 221(d)(3), Section 202, Section 811, and Section 236: A Section 221(d)(3) is a privately owned project where HUD provides either below market interest rate loans or market rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit

organizations for project development and rent subsidy for low-income elderly tenants. Section 811 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.

Opt-outs and expirations of project-based Section 8 contracts: Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by prepaying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.

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

Inventory of Affordable Housing Units

The following inventory, presented in Table 38, summarizes all publicly assisted rental properties in Rosemead. The inventory includes properties assisted by HUD, the Rosemead Redevelopment Agency (under covenants and other agreements initiated prior to redevelopment dissolution) and Los Angeles County multi-family bonds, in addition to density bonus properties. Target levels include the very low- and low-income groups. A total of 123 assisted housing units were identified in the City. Many affordable housing projects in the City maintain 55-year affordability covenants. The Rosemead Housing Development Corporation (RHDC), a non-profit organization, is responsible for the oversight of two senior housing facilities: the Angelus Senior Housing Project and the Garvey Senior Housing Project. The City will continue to allocate approximately \$250,000 annually toward the financing, operation and management of the two sites².

**Table 38
INVENTORY OF PUBLICLY ASSISTED UNITS AND COMPLEXES
Rosemead (2013)**

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

Sources :U.S. HUD, California Housing Partnership Corporation, City of Rosemead

² The Operating and Assistance Agreement for the Angelus and Garvey senior apartment complexes, which has been permitted to continue under the City’s Recognized Obligation Payments Schedule.

At Risk Status

Based on information contained in the Inventory of Federally Subsidized Low Income Rental Units at Risk of Conversion, compiled by the California Housing Partnership Corporation, there are no federally assisted, low-income rental units within the City that are at risk of converting to market rate by 2023. Similarly, the California Debt and Investment and Advisory Commission indicates there are no rental units within the City that have been constructed with the use of multi-family mortgage revenue bonds. The Angelus Senior Housing Project was constructed in 1995 and the Garvey Senior Housing Project was constructed in 2002. Both projects were constructed with assistance from the Community Redevelopment Agency, which no longer exists. However, these units are owned and operated by the Rosemead Housing Development Corporation which is a non-profit corporation established by the City to create affordable housing, and will be preserved in perpetuity as affordable housing. In addition, the City entered into an agreement in FY 2007/08 with the Rio Hondo Community Development Corporation (CDC) for a deferred-payment loan for the purchase of a three-bedroom single family home. In FY 2010/2011, the City entered into another agreement with the CDC for the purchase of a three-bedroom home located at 8628 Landis View Lane. The property is intended for rental to low- to moderate-income households and is subject to a 55-year affordability covenant.

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the period of 2014 through 2021. There are no at-risk units during this planning period and for the following ten years. According to the 2010-2014 Consolidated Plan, the Angelus Senior Housing project will be subject to conversion starting on February 7, 2050, the Garvey project on October 30, 2057, and the Rio Hondo CDC project on May 29, 2063.

Section 8 Projects

Section 8 is a voucher program to aid in affordable housing. Under the voucher program, individuals or families with a voucher find and lease a unit and pay a portion of the rent based on income. These projects are eligible to participate in the Mark to Market Program. Under this program, owners are given favorable tax treatment provided that they preserve the units at rents that are affordable to low-income households. Eligible projects include FHA insured projects receiving Section 8 project based assistance, where rents exceed HUD established fair market rents.

Preservation and Replacement Options

Preservation or replacement of at-risk projects can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; 3) replacement or development of new assisted multi-family housing units; 4) purchase of affordability covenants; and/or 5) refinance of mortgage revenue bonds on bond funded units. These options are described below, along with a general cost estimate for each.

Transfer of Ownership

Cities can make efforts to transfer ownership to other organizations, such as non-profit corporations, in order to help manage units and preserve their affordability.

Rental Assistance

The future availability of Section 8 funding is uncertain. In the event that Section 8 funding is no longer available, rent subsidies can be used to maintain affordability by using local, state, or other funding sources. The subsidies can be structured to mirror the Section 8 program, whereby tenants receive the difference between the Fair Market Rent (determined by HUD and the local housing authority) and the maximum affordable rent of the tenant (30% of household income).

The feasibility of this alternative depends on the property owners' willingness to accept rental vouchers. In this case, the owners are likely to accept vouchers given that non-profit corporations own all three projects, and the projects currently maintain rental subsidies.

Construction of Replacement Units

The construction of new low-income housing units is a means of replacing at-risk units that are converted to market rate. The cost of developing housing depends upon a variety of factors, including density, the size of the units, location, land costs, and the type of construction. The average cost for developing a one-bedroom unit is approximately \$94,000 assuming an average development cost of \$125 per square foot, and a unit size of 750 square feet.

Purchase of Affordability Covenants

Another option that will preserve the affordability of at-risk projects is providing an incentive package to owners to induce them to maintain the units as low-income housing. Incentives could include an interest rate write-down on the remaining loan balance, or supplementing the Section 8 subsidy to achieve market rents. The feasibility of this option depends on both the physical and financial condition of the complex. If the complex requires rehabilitation or is too highly leveraged, the cost of affordability covenants goes up. However, by providing lump sum financial incentives, on-going subsidies of rents, or reduced mortgage interest rates, the City can ensure that at-risk units remain affordable.

Potential Preservation Finance Sources

The City is limited in its economic ability to provide funding for the acquisition, preservation and/or rehabilitation of at-risk projects. The City's current General Fund is balanced to the extent that it provides for mandated and necessary services to the community. However, there are County CDBG funds to help provide for affordable housing and provide alternative rental subsidies for at-risk units if Section 8 contracts are not renewed in the future.

H. Energy Conservation

As residential energy costs continue to rise, increasing utility costs reduce the affordability of housing, thus aggravating the City's current shortage of affordable units. The City has many opportunities to directly affect energy use within its jurisdiction. In addition to required compliance with the Building Code and Title 24 of the California Administrative Code relating to energy conservation, the City sets forth goals and policies that encourage the conservation of non-renewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency. In large part, energy savings and utility bill reductions can be realized through the use of various energy design standards, including glazing, landscaping, building design, cooling/heating systems, weatherization, efficient appliances, efficient lighting and load management.

The City currently participates in the Los Angeles County Energy Program (LACEP), approved by the County Board of Supervisors in 2009. This countywide program provides financing to mitigate the up-front, out-of-pocket expenses associated with energy efficiency and solar improvements to residential properties. Property owners receive loans that they pay back over a 15- to 20-year period through an assessment on their semi-annual property tax bill. In addition, the City currently waives plan check and building permit fees for the installation of solar panels on residential properties, eliminating an additional expense that would otherwise be an obstacle to residents taking advantage of the County program.

Southern California Edison (SCE) offers various energy conservation services through its Customer Assistance Programs (CAP). These services are designed to help low-income elderly, permanently handicapped, and non-English speaking customers, all of whom must meet federally-established income requirements, control their energy costs. An overview of available services includes the following:

No-Cost Measures/Increased: Rebates based on Home Energy Survey recommendations, customers may be eligible to receive evaporative coolers, clock thermostats and/or weatherization services.

Re-Lamping (Fluorescent Bulbs): This program is designed to help customers lower the cost of basic lighting needs by replacing incandescent lighting with energy-efficient fluorescent lighting.

Evaporative Cooler Maintenance: Residents who have evaporative coolers may have them serviced to ensure continued efficiency and increase equipment life span.

Residential Home Energy Efficiency Survey Program: Outreach program designed to more effectively inform SCE ratepayers of ways to reduce their energy usage and lower their bills. The program offers customers detailed reports on their actual energy usage, and provides information about efficiency measures and incentive programs. Customers may take the survey in any of five languages.

Energy Practices Survey (EPS): The EPS instructs customers on low-cost/no-cost energy saving practices and offers a personalized prescription on how to use energy wisely and safely.

Targeted Outreach: A variety of efforts to increase customer awareness of energy efficiency in the home and promote utility-sponsored customer service programs.

I. Summary of Regional Housing Needs

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

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

SCAG’s current RHNA model identifies the fair share of existing and future housing needs for each jurisdiction for the planning period from January 1, 2014 to October 1, 2021.

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

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

Future Housing Need

For this Housing Element, the City of Rosemead is allocated a RHNA of 602 units, as shown in Table 39. Approximately 40 percent of these units should accommodate very low- and low-income households. It will be a challenge for the City to achieve this allocation as the City is essentially built out. The policies and programs identified in the Housing Element are focused on meeting this future housing need allocation.

The RHNA allocation does not distinguish between very low- and extremely low-income households, instead identifying a single projection for households with income up to 50 percent of the County median. To determine the number of units for extremely low-income households, this Housing Element assigns 50 percent of the RHNA’s very-low income units

to the extremely low-income category, as permitted under Government Code Section 65583(a)(1). Since there are an odd number of very low-income units in the RHNA, the extremely low-income category has been assigned one additional unit, resulting in a need for 76 extremely low-income units during the 2014-2021 cycle.

Table 39
REGIONAL HOUSING NEEDS ALLOCATION 2014-2021
Rosemead

Income Category	Housing Need	
	Number	Percent
Extremely Low-Income (0 to 30% AMI)	76	12.6%
Very Low-Income (31% to 50% AMI)	77	12.8%
Low-Income (51% to 80% AMI)	88	14.6%
Moderate-Income (81% to 120% AMI)	99	16.4%
Above Moderate-Income (More than 120% AMI)	262	43.5%
Total	602	100.0%

Source: SCAG, RHNA Allocation Plan – Planning Period 2014-2021.

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3. CONSTRAINTS ON HOUSING PRODUCTION

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

A. Physical Constraints

The physical constraints to development in Rosemead can be categorized into two types: infrastructure and environmental. In order 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.

Infrastructure Constraints

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

Water: Water resources are provided to the City by six (6) purveyors. Based on fire flow data received over the past several years, these agencies have generally had adequate capacity to meet current development demand, although two smaller providers may not have adequate ability to meet future demand. If the City finds that adequate fire flow and supply do not exist, the development and/or water provider will be required to provide adequate improvements to meet demand.

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

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

Sewer: According to the City's Sewer Master Plan, the existing sewer system is considered adequate for existing and future growth, with the exception of seven identified locations. Of the inadequate portions of the system, only three are located in areas of anticipated residential

growth. As funding is identified, these locations will be upgraded as part of future Capital Improvement Projects (CIP).

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

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

Environmental Constraints

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

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

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

On April 15, 1979, the entire City of Rosemead received a designation of "Flood Zone C," by the Federal Emergency Management Agency (FEMA). As such, FEMA has rescinded the community panel flood map. In addition, no flooding is expected due to dam or levee failure, and the City's inland location eliminates the possibility of damage due to tsunami or seiche.

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

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

Most of the City is also located within an identified liquefaction zone.³ According to the definition of this zone, the City lies within an area where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Liquefaction, if caused by a shock or strain from an earthquake, involves the sudden loss of soil strength and cohesion, and the temporary transformation of soil into a fluid mass. Older structures located in the City are especially vulnerable to liquefaction. They may not have been constructed or reinforced to meet modern seismic standards. As buildout occurs, the older structures will be replaced with new development built to current codes.

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

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

B. Market Constraints

As shown in Table 40, the major components of residential development include the costs of land, construction and labor, as well as ancillary expenses such as financing, marketing, fees, and commissions.

³ State of California Seismic Hazard Zones, El Monte Quadrangle, Official Map Released March 25, 1999.

Construction: The single highest cost component associated with residential construction is the cost of building materials, which comprises about 60 percent of the unit’s sales price. Construction costs for wood framed, single-family dwellings of average-to-good quality range from \$100 to \$120 per square foot, while costs for custom homes with added amenities being understandably higher. Costs for a wood framed, multi-family structure of average-to-good quality range from \$140 to \$150 per square foot, exclusive of parking, which can add up to \$100 per square foot if an underground garage is required.

**Table 40
HOUSING COST COMPONENTS
Rosemead; Detached Single-Family Dwelling (2011)**

Component	Cost	Percent of Total
Finished Lot	\$77,035	21.7%
Construction	\$210,515	59.3%
Financing	\$7,455	2.1%
Overhead and General Expenses	\$18,460	5.2%
Marketing	\$ 5,325	1.5%
Sales Commission	\$11,715	3.3%
Profit	\$24,140	6.8%
Total	\$354,645	100.0%

Source: National Association of Home Builders, “New Construction Cost Breakdown” 2011 (percentages used in cost breakdown); DataQuick Southern California Home Resale Activity report 2011 (total price).

Reduced amenities and lower-quality building materials (above a minimum level of acceptability for health, safety, and adequate performance) could result in lower sales prices. Additionally, manufactured housing (including both mobile homes and modular housing) may provide for lower priced housing by reducing construction and labor costs. The construction cost per square foot of a manufactured unit ranges from \$35 to \$65, exclusive of land acquisition and site improvements. An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. The reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

Land: Expenses related to land include the cost of the raw land, site improvements, and all other costs associated with obtaining government approvals for development. Land costs vary significantly in Rosemead dependent primarily on location, zoning, and the availability of infrastructure to serve the proposed development. It is estimated that these costs contribute about 20 percent to the final sales price of a dwelling unit. Left alone, the escalating market price of land will tend to encourage mainly higher priced development. Higher density zoning could reduce the per unit cost of land, but land zoned for higher densities commands a higher market price. According to the National Association of Home Builders, the median value of new homes (lot and improvements) in the west region is \$211 per square foot.

Labor: At approximately 20 percent of overall building costs, labor represents the third highest cost component in single-family home construction. The cost of union labor in the construction trades has increased steadily since the mid-1970s. The cost of non-union labor, however, has not experienced such significant increases. Because of increased construction activity, the demand for skilled labor has increased so drastically that an increasing number of non-union employees are being hired in addition to unionized employees, thereby lessening labor costs.

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

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

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

Recent mortgage interest rates for new home purchases are currently in the range of 3-4 percent for a 30-year loan. According to the Federal Home Loan Mortgage Corporation's (Freddie Mac) monthly interest rate survey from 2008 to 2012, as shown in Table 41, annual average mortgage interest rates have dropped precipitously since the onset of the national foreclosure crisis and the late 2000s recession. The average rate of 3.66 percent observed in 2012 represents the lowest rate in any year for which Freddie Mac makes data available, dating back to 1971.

Rates are initially lower for graduated payment mortgages, adjustable mortgages and buy-down mortgages. However, the risks to which both buyers and lenders are exposed when taking on adjustable-rate (and especially the now-infamous "sub-prime") loans are well documented, and the number of properties in the U.S. on which foreclosure filings were reported rose to record levels in 2009.⁴ As a result, some of the more affordable mortgage options will be less accessible to prospective Rosemead homebuyers as financial institutions exercise greater caution in their lending practices.

⁴ "RealtyTrac Year-End Report Shows Record 2.8 Million U.S. Properties with Foreclosure Filings in 2009," Realty Trac, January 14, 2010.

**Table 41
NATIONAL ANNUAL AVERAGE MORTGAGE INTEREST
RATES**

Year	Average Interest Rate
2008	6.03
2009	5.04
2010	4.69
2011	4.45
2012	3.66

Source: Federal Home Loan Mortgage Corporation Primary Mortgage Market Survey.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and ethnicity of loan applicants. Rosemead’s 2010-2015 HUD Action Plan found, based on HMDA data, that loan approval rates were generally lower in Census tracts with greater proportions of minority residents. There was also a slight approval gap between Asian American and Hispanic/Latino applicants in higher income categories, with Asian American applicants being approved more frequently.

Housing Costs: In 2011, median income in the City of Rosemead was \$46,836 which was 14 percent lower than that of the County's median income of \$54,630. Meanwhile, the 2011 median home sale price in the City was \$355,000 or 13 percent higher than that of the County's sale price of \$315,000.

According to the California Association of Realtors, only 56 percent of families in Los Angeles County could afford to purchase an entry-level home during the first quarter of 2010. An entry-level home is defined as one that is priced at 85 percent of the county median, which was \$315,000 in 2011.

Among neighboring cities, as mentioned in Section 2F, home prices and rents in Rosemead are generally average. Although prices throughout the region increased dramatically over the course of the early to mid-2000s, values dropped precipitously as the national housing market collapsed later in the decade, and have been slow to recover during the early 2010s. Nonetheless, homeownership remains unaffordable for many households, in part because sale and asking prices remain very high compared to income, and partly due to the greater caution and stricter qualification criteria being used by many mortgage lenders in the wake of the national housing crisis.

The median sales price for a single-family home in Rosemead in 2011 was approximately \$355,000. A mortgage amortized over 30 years at an interest rate of 4 percent would result in monthly payments of \$1,695. None of the City’s very low- and low-income households, and only some moderate-income households, would income-qualify for the mortgage on a median-priced home.

C. Governmental Constraints

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

Land Use Controls

The Land Use Element of the Rosemead General Plan sets forth policies for guiding development, including residential development, in Rosemead. These policies establish the quantity and distribution of land allocated for future development and redevelopment in the City. The City's Zoning Code implements the land use policies of the General Plan by establishing development regulations that are consistent with the General Plan policies. The Land Use Plan Map is illustrated in Figure 6.

Three land use categories are established to accommodate a range of housing types and densities. Preservation and enhancement of single-family residential neighborhoods is a key goal, and new development must be compatible with and complement established residential areas. Two residential/commercial mixed-use categories provide options for innovative approaches to land use and development. These categories allow for a mix of land uses in the same building, on the same parcel, or side by side within the same area. Such complementary use stimulates business activity, encourages pedestrian patronage, and provides a broader range of options to property owners to facilitate the preservation, re-use, and redevelopment of structures. Land use categories, as described in the General Plan, include the following:

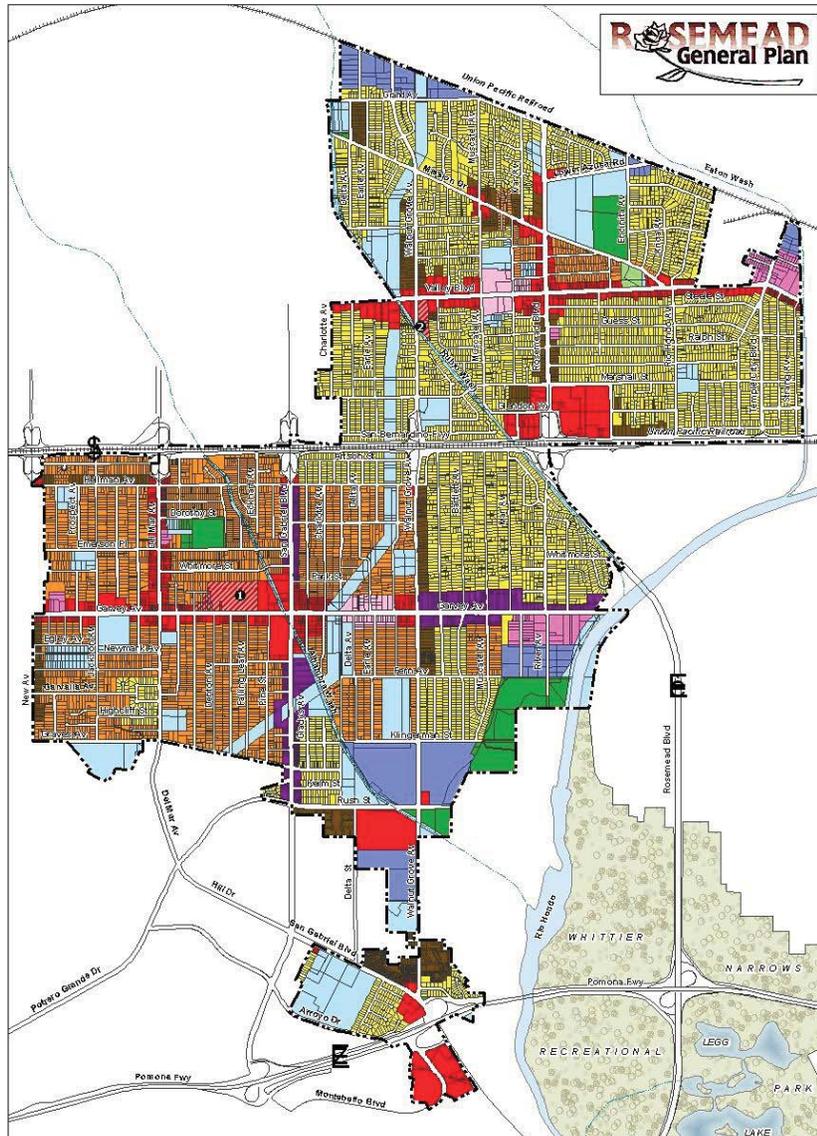
Low Density (LDR): This category is characterized by low-density residential neighborhoods consisting primarily of detached single-family dwellings on individual lots. The maximum permitted density is 7.0 dwelling units per acre, with a typical population density of approximately 28 persons per acre.

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

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

Mixed Use Residential/Commercial (MRC): This category allows vertically or horizontally mixed commercial, office, and residential uses with an emphasis of retail uses along the ground floor. This designation applies to areas of Rosemead with historically less intensive commercial and office development. Parcels in these areas generally are not large enough to support major commercial development, and thus allows for infill development. Alternatively, parcels may be assembled and consolidated to create larger, integrated development sites. Residential densities are limited to a maximum of 30 units per acre, with a typical population density of approximately 119 persons per acre.

**Figure 6
GENERAL PLAN LAND USE DESIGNATIONS**



- Legend**
- | | | |
|---|--|-------------------------|
| Low Density Residential (0-6 du/ac) | Mixed Use Residential/Commercial (30 du/ac; 3 Stories) | Office/Light Industrial |
| Medium Density Residential (0-12 du/ac) | Mixed Use Residential/Commercial (60 du/ac; 4 Stories) | Public Facilities |
| High Density Residential (0-30 du/ac) | Mixed Use Industrial/Commercial | Open Space |
| Commercial | High Intensity Commercial | Cemetery |
- High Intensity Commercial Areas*
- High Intensity Commercial Area 1
 - High Intensity Commercial Area 2

Source: City of Rosemead and DMP, Inc.

 Feet

Fig. - - -
Land Use Plan

City of Rosemead

April 13, 2010

Mixed Use High Density Residential/Commercial: This category also permits vertically or horizontally mixed use commercial, office, and residential uses but greater residential densities are permitted and encouraged. Residential densities shall not exceed 60 units per acre within the category, and the typical population density is approximately 191 persons per acre.

Virtually all parcels designated for residential development in the City are already built out. Nonetheless, additional residential development can be accommodated through several means, including the development of vacant/underutilized land, redevelopment, and recycling. The City has also created mixed-use zones to allow for the construction of additional dwellings as part of comprehensive development projects. The mixed-use designations expand allowable uses with the issuance of conditional use permits, and include mixed commercial/residential development in designated commercial zones.

The residential land use categories of the General Plan, and the residential densities allowed there under, are shown in Table 42.

**Table 42
GENERAL PLAN RESIDENTIAL LAND USE CATEGORIES**

Designation	Land Use Category	Maximum Allowable Dwelling Units Per Net Acre	Typical Population Density Per Acre ¹
Residential Categories			
LDR	Low-Density	7	28
MDR	Medium-Density	12	34
HDR	High-Density	30	79
Mixed Use Categories			
MRC	Mixed Use: Residential/Commercial	30	119 ²
MHRC	Mixed Use: High-Density Residential/Commercial	60	191 ³

¹ Estimate based on an average household size of 4.0 persons per household, and a vacancy rate of 3%, according to the California Department of Finance, Demographic Unit.

² Assumes a 67% residential / 33% commercial land use mix.

³ Assumes a 75% residential / 25% commercial land use mix.

Source: Rosemead General Plan, Land Use Element 2010

Over time, as properties transition from one use to another or property owners rebuild, land uses and intensities will gradually shift to align with the intent of the City's General Plan Land Use Element. Table 43 summarizes the land use distribution, typical level of development anticipated, and the resultant residential levels of development that can be expected from full implementation of land use policies established by the General Plan. Average development densities and potential shown below reflect primarily established densities.

Nevertheless, some projects, depending on scope and extent of amenities, may require additional consideration, such as subterranean parking in order to accommodate the maximum number of units allowed by code. Regardless, it is possible to construct a project at maximum density with the full number of at-grade parking spaces if dwelling units remain at or near minimum development standards specified in the Municipal Code and the project excludes large-scale amenities such as swimming pools and fitness centers.

Table 43
LAND USE AND POPULATION ESTIMATES
FOR GENERAL PLAN BUILDOUT
Residential Land Uses

Designation	Land Use Category	Net Acres	Estimated Units Per Net Acre	Estimated Dwelling Units	Estimated Population
Residential Categories					
LDR	Low-Density	965	7.0	6,756	26,084
MDR	Medium-Density	582	8.5	4,947	19,100
HDR	High-Density	116	19.8	22,97	8,869
Mixed Use Categories					
MRC	Mixed Use: Residential / Commercial	25	30.0	509	1,965
MHRC	Mixed Use: High-Density Residential / Commercial	39	48.0	1,415	5,462
Total		1,727		15,924	61,480

¹ Estimate based on an average household size of 4.0 persons per household, and a vacancy rate of 3%, according to the California Department of Finance, Demographic Unit.

² Assumes a 67% residential / 33% commercial land use mix.

³ Assumes a 75% residential / 25% commercial land use mix.

Source: Rosemead General Plan, Land Use Element, 2010.

Table 44 presents the residential zoning code development standards (R-1, R-2, R-3, and RC/MUDO). The R-3 zone has a 35-foot, two and one-half-story height limit, which generally means that multi-family projects in this zone that are built out to the maximum density of approximately 29 units per acre will need to include subterranean parking, as the two required spaces per unit generally cannot be accommodated at-grade. As subterranean parking can cost \$20,000 or more per space to construct, this could add significantly to the cost of purchasing or renting a finished unit. In recognition of this fact, the Housing Element's land resources inventory considers all R-3-zoned sites to be inappropriate for lower-income housing development and assigns all units on these sites to the moderate/above-income category. Similarly, the provision of two spaces per unit in the R-1 and R-2 zones is anticipated to add significantly to the cost of development, and thus sites within these zones have also been classified as appropriate for moderate/above-income units.

**Table 44
RESIDENTIAL DEVELOPMENT STANDARDS**

Development Standard	Residential Zone			
	R-1 (Single-Family Residential)	R-2 (Light Multiple Residential)	R-3 (Medium Multiple Residential)	R/C MUUDO (Residential/Commercial Mixed-Use Development Overlay)
Lot Area (minimum, in sq. ft.)	6,000	6,000	5,000	30,000
Lot Width (minimum, in ft.)	50	50	n/a	n/a
Front Setback (minimum; in ft.)	20	20	15	12 ft from curb
Side Setback (minimum; in ft.)	5 ft or 10% of lot width, whichever is greater (10 ft ^a)	5 ft or 10% of lot width, whichever is greater (10 ft ^a)	10 (15 ^b)	None required; 10 ft if provided ^d
Rear Setback (minimum; in ft.)	25 ft or 20% of lot depth, whichever is less (35 ft ^b)	20 ft or 20% of lot width, whichever is less (35 ^b)	15	If abutting non-residential uses: none required, 10 ft if provided; if abutting residential uses: 10 ft; if abutting an alley, 10 ft (20 ft if a parking structure access way is present)
Height (maximum; in ft.)	30	30	35	If designated MRC, 45 ft.; if designated MHRC, 55 ft.
Floor Area Ratio (maximum)	0.35 (0.40 ^c)	0.35 (0.40 ^c)	NA	If designated MRC, 1.6; if designated MHRC, 2.0
Floor Area (minimum; in sq. ft.)	1,000 ^e	750 ^c	See (f) below	n/a
Parking (minimum)	2 spaces/unit (3 spaces ^b)	2 spaces/unit (3 spaces ^b)	2/dwelling unit ^d	2 spaces/unit

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

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

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

^d At ground level.

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

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

Source: Rosemead Municipal Code, 2010.

Development Fees

Various fees are collected by the City to cover the costs of processing permits and providing services and facilities, virtually all of which are assessed through a pro rata share system based on the magnitude of the project’s impact or on the extent of the benefit that will be derived. Table 45 describes the fees associated with typical single-family and multi-family development projects with assumptions given below.

**Table 45
SUMMARY OF RESIDENTIAL PERMIT DEVELOPMENT FEES^a**

Type	Single Family	Multi Family
Tentative Subdivision Tract and Parcel Maps	\$1,385 + \$100/lot+\$270 (Engineering)	\$1,385 + \$100/lot+\$270 (Engineering)
General Plan Amendment	\$2,000 + \$50 each additional parcel	\$2,000 + \$50 each additional parcel
Conditional Use Permit	\$1,320	\$1,320
Zone Change	\$1,700 + \$50 each additional parcel	\$1,700 + \$50 each additional parcel
Zone Variance	\$975	\$1,375
Design Review	\$800	\$1,540
Building Permit Fee	\$2,770	\$2,770
Plan Check Fee	\$2,296.17	\$2,296.17
School District Fee	\$5,940	\$5,940
Traffic Impact Fee	City is currently in the process of establishing traffic impact fees.	
Sewer Connection Fee ^b	\$66.30	\$66.30
Park and Recreation Fee (per dwelling unit)	\$800	\$800
Total fees per unit	\$20,422.47	\$21,512.47

^aCalculations based on:

2,000 s.f. floor area, 400 s.f. garage;

Assessed valuation of \$204,744;

Garvey School District fee of \$2.97/s.f.;

Excludes trade permits (plumbing, electrical, mechanical permit fees are assessed by fixture units).

^bFor replacement housing, a credit will be given based on County-based formulae.

Source: City of Rosemead Planning Division.

At \$20,422 per unit, the fees for a typical single-family residential unit comprise about ten percent of the typical cost of constructing a single-family detached dwelling and about six percent of the typical sale price, per the estimate contained in previous Housing Element Table 40. Multi-family construction costs are typically 30 to 40 percent higher than for single-family; thus, the total \$21,512 fees for a multi-family unit likely account for a slightly smaller proportion of construction costs than single-family fees typically do. Since Rosemead’s fees and exactions contribute a relatively small amount to the total costs of housing development

compared to land and construction costs, they do not impose an undue constraint on housing production in the City.

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

The second change is the optional fee for expedited processing, set at \$6,500. Payment of this fee gains the undivided attention of a planner, building plan checker, and public works plan checker. So far, no applicants have taken advantage of this process due to the speed and efficiency of the City's usual review process. It is not anticipated that this fee will add significantly to development costs in the future; therefore, it is not considered to be a constraint on housing development.

On- and Off-site Improvements

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

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

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

The Department of Public Works has provided estimates for the costs of various street construction materials. These costs are given in Table 46.

**Table 46
ESTIMATED STREET CONSTRUCTION COSTS**

Material	Cost/unit
Asphalt construction	\$110/ton
Sidewalk (concrete)	\$6/sq. ft.
Curb/gutter (concrete)	\$50/linear ft.
Slurry seal	\$215/extra long ton

Source: Rosemead Public Works Department

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

The Circulation Element identifies intersections and street segments where additional travel lanes, turning lanes and other improvements are needed. These improvements may require dedications from the adjoining properties, some of which are zoned for residential use. The locations of streets and intersections possibly requiring land dedications from residential properties are given in Table 47 below.

**Table 47
INTERSECTION IMPROVEMENTS POTENTIALLY
REQUIRING RESIDENTIAL LAND DEDICATIONS**

Intersection/Roadway Segment	Improvement(s)
Rosemead Blvd. at Mission Dr.	NB & SB thru lane; EB additional left-turn lane
Walnut Grove Ave. at Marshall St.	EB & WB right turn lane; NB right turn lane
Rosemead Blvd. at Marshall St.	NB & SB thru lane
Rosemead Blvd. between Valley Blvd. and Marshall St.	Widening from current 4 thru lanes to 8

Source: Rosemead General Plan Circulation Element

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

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

The City’s on-site and off-site improvement requirements are typical for urban development in a highly urbanized community. While these improvements add incrementally to the cost of housing construction they are necessary to the viability and livability of a well-functioning city, and are consistent with similar requirements in nearby jurisdictions. Thus, the City’s improvement requirements do not place undue constraints on housing production.

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

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

Building Codes and Enforcement

The City’s building codes are based upon the State Uniform Building, Housing, Plumbing, Mechanical, and Electrical Codes with minor adjustments. These codes are considered to be the minimum necessary to protect the public health, safety, and welfare and do not add significantly to the cost of housing. Furthermore, the codes are enforced throughout the State, and therefore the City imposes no standards or requirements that are substantially different from or greater than those mandated in other communities throughout the State.

Local Processing and Permit Procedures

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

Average processing times for various permits that may be required prior to the final approval of a project are shown in Table 48. Project processing begins with the submittal of plans to the Planning Division. Applications for discretionary permits and environmental review may also be submitted to the Division concurrently. Most residential development in the City consists of single-family dwellings and subdivisions that do not require the preparation of an environmental impact report, thereby expediting processing time and costs.

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

**Table 48
RESIDENTIAL DEVELOPMENT REVIEW AND
PROCESSING TIME ESTIMATES**

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

Source: City of Rosemead.

By-Right Review

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

1. Applicant submits preliminary construction drawings (including site plans, floor plans, etc.) to the Planning Division.
2. Planning Staff conducts field review; notes, comments and corrections are transmitted to project applicant.
3. Applicant re-submits construction drawings, revised as directed by Planning Staff.
4. Planning Staff reviews revised construction drawings for accuracy and completeness. Once all corrections are completed, Planning Staff will approve the plans.
5. Applicant submits the approved construction drawings to Building Division for plan check (applicants may submit drawings to the Building Division and Planning Division for concurrent plan check review on ministerial projects only). Applicants

must submit two full sets of plans, with each set including structural calculations (if the proposed structure is large enough to require them) and energy calculations (pursuant to Title 24 of the Code of Regulations). An additional site plan must be submitted for review by the Department of Public Works.

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

Entitlement Review

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

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

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

1. Formal application submittal to the Planning Division
2. Staff reviews submitted application for completeness and level of review required under the California Environmental Quality Act (i.e., ND, MND or EIR)
3. Staff and applicant meeting; applicant modifies plans or resubmits as necessary
4. Staff prepares staff report with conditions of approval in advance of public hearing
5. Notice is posted 10 calendar days ahead of public hearing date on the project site and at various public locations within the City
6. Project is presented to the Planning Commission at public hearing
7. If project requires approval of a zone change, General Plan amendment, mixed-use design review, or appeal of a Planning Commission decision, project is presented to the City Council at a second public hearing

8. Within 10 calendar days, applicant submits notarized acceptance of conditions of approval, if any
9. Final construction plans submitted to the Building Division
10. Plans submitted to Building Division for applicable permits

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

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

Where authorized, staff or the Commission approves, disapproves or conditionally approves each application based on the following findings, from RMC Section 17.72.050:

- A. The plans indicate proper consideration for the relationship between the proposed building and site developments that exist or have been approved for the general neighborhood;
- B. The plan for the proposed building and site development indicates the manner in which the proposed development and surrounding properties are protected against noise, vibration, and other factors which may have an adverse effect on the environment, and the manner of screening mechanical equipment, trash, storage, and loading areas;
- C. The proposed building or site development is not, in its exterior design and appearance, so at variance with the appearance of other buildings or site developments in the neighborhood as to cause the nature of the local environment to materially depreciate in appearance and value;
- D. The proposed building or structure is in harmony with the proposed developments on land in the general area, especially in those instances where buildings are within or adjacent to land shown on the General Plan as being part of the Civic Center, or in public or educational use, or are within or immediately adjacent to land included within any precise plan which indicates building shape, size, or style;
- E. The proposed development is in conformity with the standards of this code and other applicable ordinances in so far as the location and appearance of the buildings and structures are involved; and
- F. The site plan and the design of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effect of the development from the view of public streets.

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

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

The timeline described above could be affected by any number of factors, from the level of environmental review required to the applicant’s promptitude in submitting necessary materials and information. For mixed-use projects that do not seek a zone change or plan amendment, it is anticipated that a full environmental impact report will not be necessary. To date, none of the eight mixed-use proposals reviewed by the City since 2007 have required the preparation of an EIR, as determined by Planning staff. Thus, the timeline laid out above assumes a Negative Declaration or Mitigated Negative Declaration will be prepared. Should the City determine that a future project requires an EIR, the overall time frame could be lengthened by approximately six months or more.

D. Constraints to Housing for Persons with Disabilities

Housing that accommodates individuals with disabilities can require the incorporation of special features, such as front door ramps, special bath facilities, grab bars, and lower cabinets and light switches. Generally speaking, the uncommon nature of these features makes them potentially expensive and difficult to implement, especially if they have to be retrofitted into an existing structure. Additionally, some disabled people may require residential care in a facility where they receive assistance in performing routine tasks. As stated previously in Section 2F, it is estimated that Rosemead has approximately 11,700 residents who are considered to have disabilities.

Rosemead has adopted and currently enforces the 2007 California Building Code, which is based on the 2006 edition of the International Building Code. The City has not added any standards or restrictions that substantially differ from those used throughout the State. Meaning that all regulations specified in Title 24 regarding the accessibility and adaptability of housing units for persons with disabilities currently are applied to all residential development in the City.

Persons with developmental disabilities have many of the same housing needs as persons with other types of disabilities. They are likely to have a heightened need for residential care, and often have difficulty living independently and may need assistance ranging from occasional help with budgeting, shopping, and paying bills, to 24-hour support for basic household tasks such as cleaning, dressing, and cooking. Some persons with developmental disabilities are

best served by staffed, supervised group or nursing homes, while others are adequately served by at-home and/or community support. In conventional housing units, developmental disabilities may manifest themselves as physical disabilities that require similar accessibility features to those described above.

Residential Care Facilities

Although residential care facilities are not mentioned explicitly in the zoning ordinance, the City administers its residential zoning in a manner that is consistent with State law. Meaning that residential care facilities serving six or fewer residents are permitted by right in all residential zones. Applications for such uses are processed in the same manner as an ordinary residential use. On one hand, the lack of specific standards means that there are no special siting or separation requirements for residential care facilities – they can be placed virtually anywhere conventional residential uses are permitted. On the other hand, it also means that such facilities must meet all minimum parking requirements, despite their residents' low rate of vehicle ownership. Additionally, the lack of zoning ordinance language means that care facilities with seven or more residents are not expressly permitted anywhere in Rosemead.

In July 2013, the City is scheduled to amend the zoning ordinance to explicitly permit residential care facilities for six or fewer residents in single-family zones by right, and to permit such facilities with seven or more residents in multi-family zones with a conditional use permit. The amendment will contain relaxed development standards, such as multi-family parking requirements, that are better suited to the unique needs of these facilities.

Requests for Reasonable Accommodation

Under the federal Fair Housing Act, the City is required to make reasonable accommodations in rules, policies, practices, and services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. Such accommodations may include the relaxation of parking standards and structural modifications such as those listed in Section 3D. The City currently lacks a reasonable accommodation application procedure.

In October 2013, the City is scheduled to adopt a notation for the off-street parking and nuisance abatement ordinances that clarifies that reasonable accommodations are available for persons with disabilities, and to develop a reasonable accommodation application procedure. Under this procedure all visitors to the planning counter at City Hall are informed that they are entitled to reasonable accommodation with respect to zoning, permit processing, and building code standards if they feel that they qualify for such accommodations under the Fair Housing Act, and that their requests will be reviewed by City staff. The requests would be approved once staff has made determinations as to the qualifying status of the individual, the necessity of the accommodation, the financial or administrative burden on the City, and whether the accommodation requires a fundamental alteration to the City's development regulations and policies.

Definition of Family

The City's definition of family states that no more than five unrelated individuals living together may be considered a family. This definition is overly restrictive and limits the housing choices of persons with disabilities, as it impedes residential care facilities from operating in some residential zones. To remove this constraint, the City will adopt the

Comprehensive Zoning Code update, which includes the redefining of “family” according to the definition in State law. It is scheduled for adoption in October 2013.

E. Regional Constraints

The Southern California Association of Governments (SCAG), in conjunction with the South Coast Air Quality Management District (SCAQMD), has incorporated the goal of “balance” in its plans. Balanced is defined to be reached when the ratio of jobs to housing units lies within the range of 1.22, whereby 1.22 jobs exist for each household. This balance is to be reached in Southern California by shifting 12 percent of the region’s job growth to “housing rich/jobs poor” areas such as the inland empire, and six percent of the region’s housing development to “housing poor/jobs rich” areas such as Orange County. The job/housing balance does not address affordability, location, and number of workers per household, and other factors.

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4. HOUSING RESOURCES

In accordance with Government Code Section 65583, the Housing Element is to provide “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Opportunities for residential development in the City fall into one of two categories: vacant land and sites where there is a potential to recycle or increase densities. The development potential of these sites is calculated based on assumptions regarding the realistic density of new housing, which in turn are based on the existing densities of each of the City’s General Plan Land Use designations. This process is described in more detail below.

A. Realistic Development Capacity

To determine the realistic development capacity of the City’s residential land, this analysis uses the typical, or expected, densities contained in the General Plan Land Use Element as shown in Table 49. These are the same densities used to project population growth under the General Plan’s land use policies. For each residential designation, these typical densities are derived from a survey of the existing housing.

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

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

For the mixed use designations, expected densities are based on: a) the maximum density allowed under Rosemead Municipal Code (RMC) Section 17.74.050(C)2; and b) the ratio of residential to commercial land use specified by the same section. This has resulted in an expected density of 48 units per acre and a 75 percent residential land use ratio being applied to high-density mixed-use sites (40-60 du/ac), and a density of 30 units per acre and a 67 percent land use ratio being applied to ordinary mixed-use sites (25-30 du/ac).

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

Table 49
EXPECTED DENSITIES OF RESIDENTIAL LAND

General Plan Designation	Maximum Density	Expected Density	Percent Residential	Percent of Potential
Low Density Residential	7 du/ac ¹	7 du/ac	100%	100%
Medium Density Residential	12 du/ac	8.5 du/ac	100%	71%
High Density Residential	30 du/ac	19.8 du/ac	100%	66%
Mixed Use-Residential/Commercial	25-30 du/ac (min/max)	30 du/ac	67%	67%
Mixed Use-High Residential/Commercial	40-60 du/ac (min/max)	48 du/ac	75%	75%

Notes: 1) du/ac: dwelling unit per net acre

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

Mixed-Use Development Experience Since 2008

Since the introduction of mixed-use designations in the City's 2008 General Plan update (revised 2010), developers have filed applications for a total of eight mixed-use projects within Rosemead. Of these proposed projects, detailed in Table 50, three have been approved, one is in the design review stage, two have completed preliminary review, one is pending General Plan/Zone Change and one has been cancelled. The average density of the eight proposed projects is approximately 38 units per acre. This average falls between the effective densities of 20 and 45 units per acre that would result, respectively, from the development of sites designated mixed-use and mixed-use high density in the General Plan at their maximum densities and required land use ratios. Thus, the realistic densities assumed for mixed-use sites are appropriate and reflect market trends.

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

Table 50
MIXED-USE PROJECT PROPOSALS

No.	Location	Lot Size (ac)	Units	Affordable Units	Res. Density	Status
1	7419-7459 Garvey	3.68	127	12 Low/Moderate	35 du/ac	Approved (Building Plan Check and Entitlements Expired)
2	3862 Rosemead and 9016 Guess	1.04	38	3 Moderate	37 du/ac	Approved (Building Plan Check and Entitlements Expired)
3	3212-3232 Del Mar	1.28	36	4 Moderate	28 du/ac	Approved (Building Plan Check and Entitlements Expired)
4	9400-9412 Valley	0.54	38		70 du/ac	Cancelled (Applicant Withdrew Application)
5	8479 Garvey	0.73	40		55 du/ac	Informal Preliminary Review Completed.
6	8408 Garvey	1.15	46		40 du/ac	Design Review Application Pending
7	9048 Garvey	2.52	68		27 du/ac	Informal Preliminary Review Completed.
8	7801-7825 Garvey	1.14	60	12 Low	53 du/ac	Zone Change/General Plan Amendment application pending -- requesting change to Mixed-Use High Density.
Average effective density of all projects: 38 du/ac						

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

Anticipated Affordability of Units on Inventoried Sites

All sites in exclusively single-family and multi-family residential zones are considered suitable for moderate-income and above moderate-income housing, as these sites are simply too small to support projects of 30 or more units that typically accommodate lower-income households. All lower-income units contained in the inventory are anticipated on sites zoned with an overlay for residential/commercial mixed-use development. The affordability of units on these sites has been calculated according to a ratio that assumes mixed-income development, as these sites are expected to attract market-rate as well as affordable housing developers. For ordinary mixed-use (25-30 du/ac) sites, 25 percent of units are assumed to be affordable to lower-income households. On high-density mixed-use (30-60 du/ac) sites, 50 percent of units are assumed to be suitable for lower-income households.

B. Active Development Projects

One site, at 7801-7825 Garvey Avenue (Site 8 in Table 50 and presented in detail in Table 51), is included in the inventory as an active development project. This 1.14 acre site is the subject of a mixed-use development proposal for a 60-unit project, including 12 lower-income units, as well as a one-story commercial component. The 12 lower-income units represent 20 percent of the total project and would allow the applicant to take advantage of a 35 percent density bonus allowance.

The site is currently occupied by a collection of low-value, low-intensity uses spread across six parcels as well as a public alley that would be vacated by the City. The project would replace four existing commercial buildings totaling 8,000 square feet and one existing, occupied single-family home totaling 1,080 square feet, for a net gain of 59 total units. The site is currently designated Commercial and Medium Density Residential on the General Plan; the corresponding zoning is C-3 (Medium Commercial) and R-2 (Light Multiple Residential).

The applicant is proposing a General Plan Amendment, a Zone Change, and a Tentative Tract Map. In addition, the project must pass through the City's Design Review process. The proposed actions would change the zoning and General Plan land use designation of the entire site to Mixed-Use High Density Residential/Commercial. All of the individual parcels comprising the site are owned by the applicant; the public alley is maintained by the City and would be vacated to permit contiguous development of the site. Details of the site's size, location, General Plan designation, zoning and existing uses may be found in Table 51 and a map of the project site is illustrated in Figure 7.

C. Vacant Land

As an older community, Rosemead is highly developed and the amount of vacant land is limited, consisting primarily of individual scattered lots. Large tracts of vacant residentially zoned land do not exist in the City.

A survey of existing land uses in residentially zoned areas of the City conducted in spring 2011 identified 12 vacant sites, consisting of 23 vacant parcels, totaling 11.1 acres. Of these, four sites consisting of 13 parcels (8.3 acres) are located in mixed-use zones that allow a high-density residential component as part of a comprehensive commercial development. Figures 8A and 8B illustrate the locations of vacant land in Rosemead suitable for residential development, and Table 52 describes each site in terms of location, size, potential affordability, and land use designations. Assuming the realistic residential densities shown in Table 52 above, a total of 405 units could potentially be developed on the eleven vacant sites.

An additional survey conducted in February 2013 confirmed that these sites remain vacant and that no development activity has occurred since the original survey in 2011. Thus, all vacant sites remain available to assist in meeting the City's 2014-2021 RHNA allocation.

**Table 51
PENDING DEVELOPMENT PROJECT DETAILS (GARVEY/DEL MAR)**

APN	Add. No.	Street	Existing Use/Opportunity	Existing Units	Gen Plan	Zone	Acres	Pot. Units	Net Units	Lower Income	Mod/above Income
5287-039-001	7801	GARVEY	Older retail commercial (60+ years; obsolete design/construction; functioning business; large vacant portion at corner of Garvey/Del Mar	0	Comm.	C-3	0.35				
5287-039-002	7815	GARVEY	Older commercial/industrial (60+years); use is marginal; serves as garage for bldg on adjoining lot	0	Comm.	C-3	0.11				
5287-039-003	7821	GARVEY	Older commercial/industrial (60+years); use is marginal; ground floor vacant	0	Comm.	C-3	0.11				
5287-039-004	7825	GARVEY	Operating automotive sales business; lot consists mostly of paved area; one small structure (~1,100 SF)	0	Comm.	C-3	0.13				
5287-039-005	3012	DEL MAR	Parking lot	0	MDR	R-2	0.16				
5287-039-011	3017	BRIGHTON	Blighted older single family (60+ years; deteriorated roof)	1	MDR	R-2	0.16				
Right of way	N/A	N/A	Alley running east-west between Del Mar and Brighton north of Garvey	0	N/A	N/A	0.12				
TOTAL				1			1.14	60	59	12	47

Source: City of Rosemead

Figure 7
GARVEY/ DEL MAR PROJECT

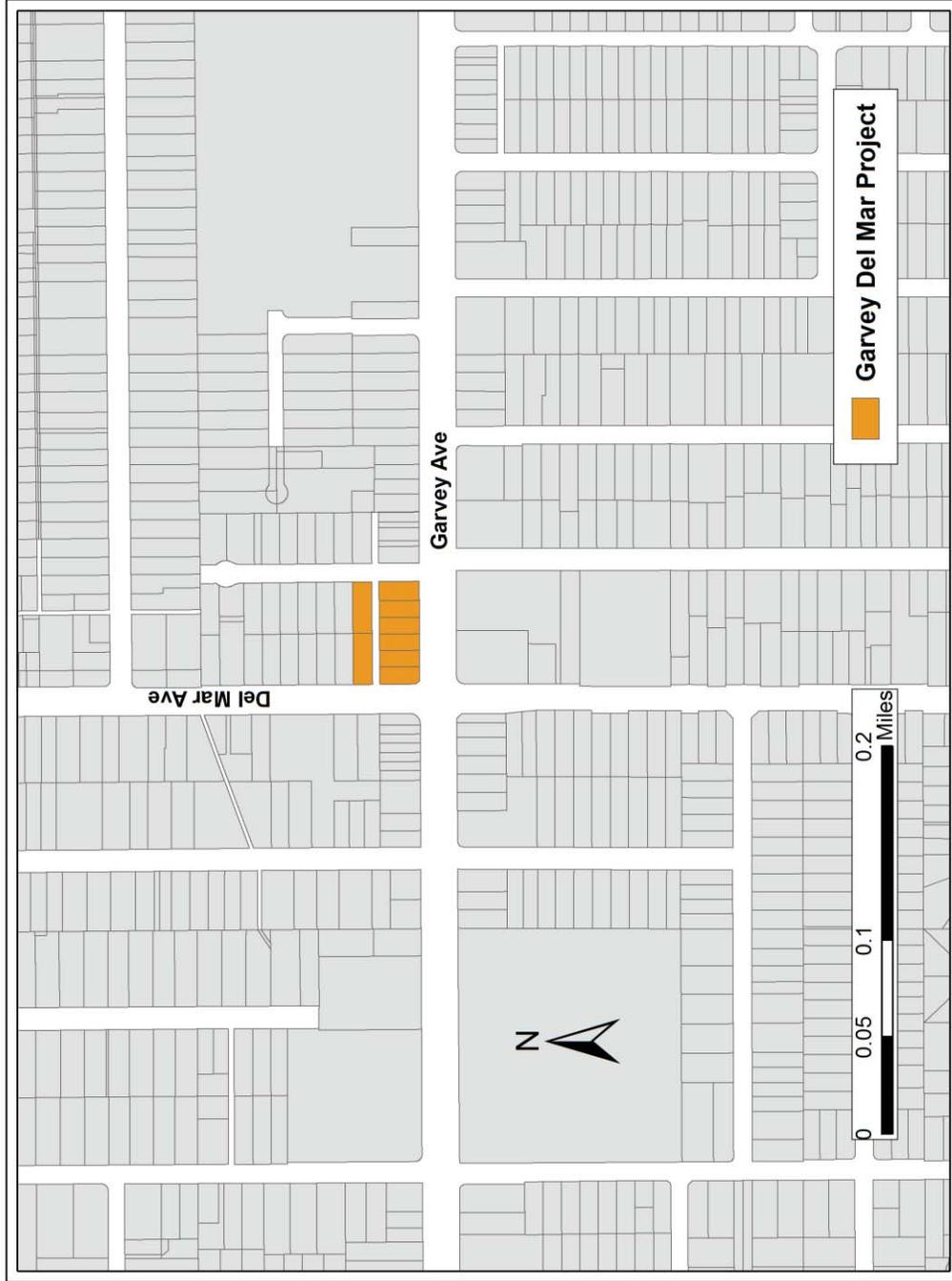
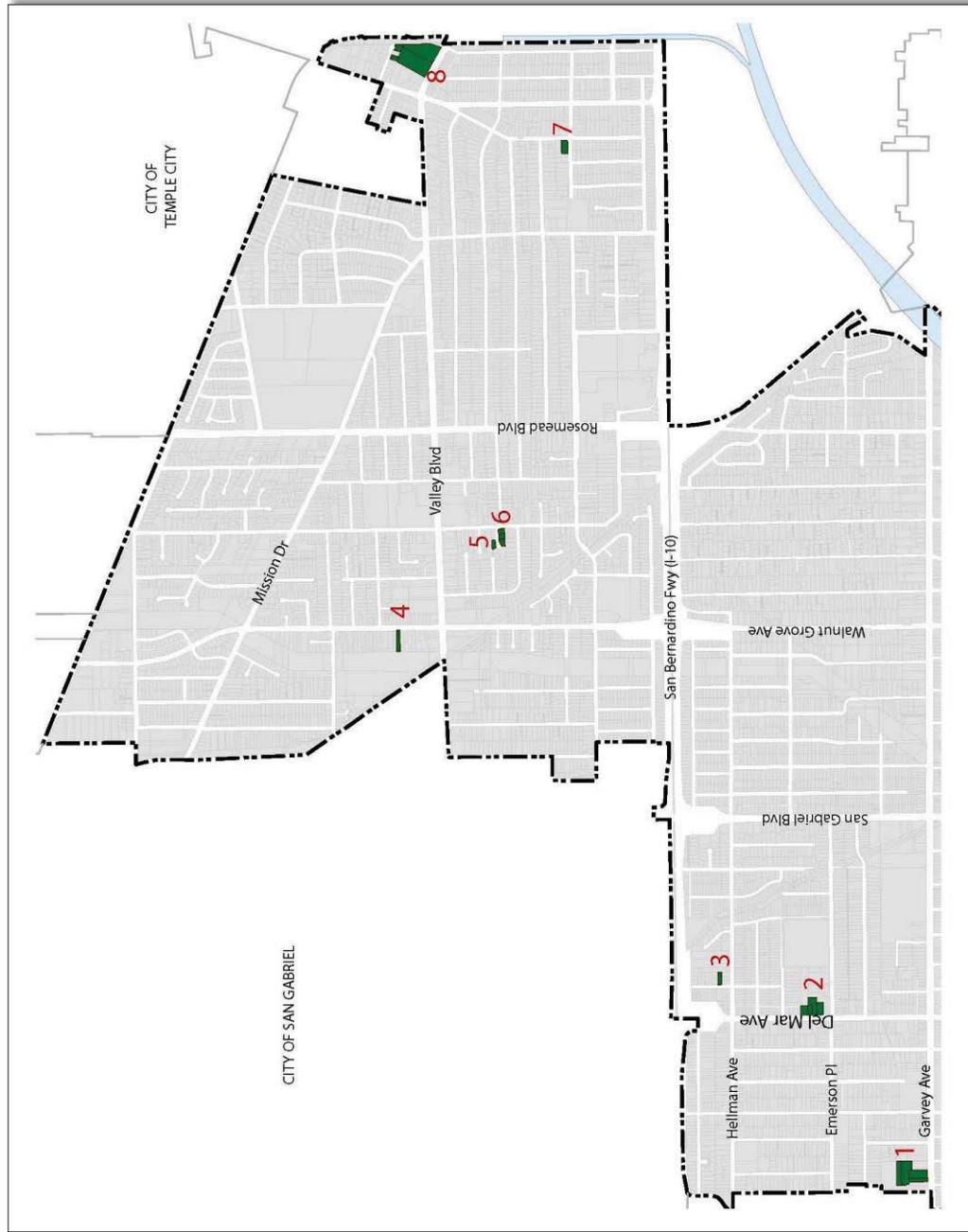


Table 52
VACANT DEVELOPABLE LAND

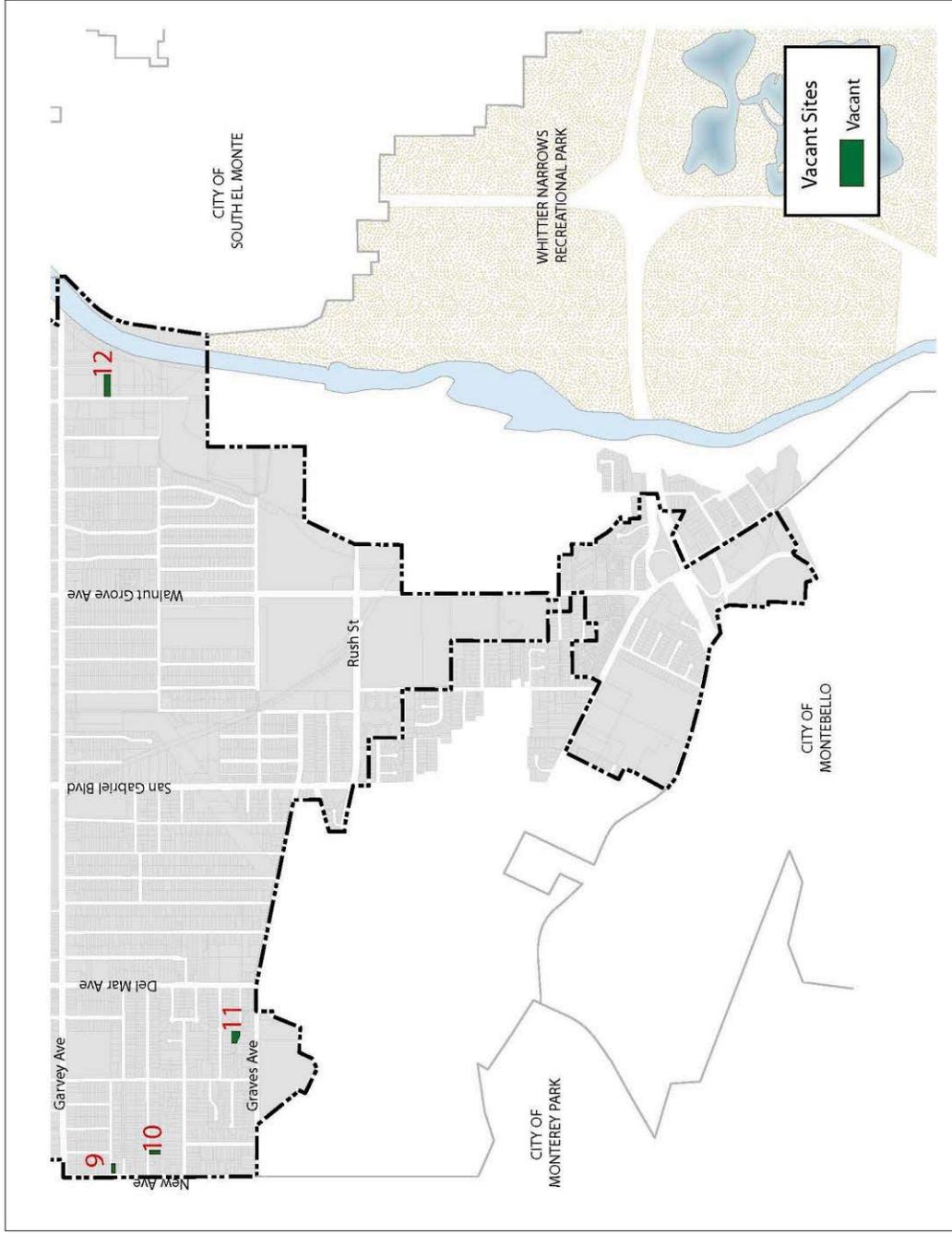
Site	APN	Location (Approximate)	Gen. Plan	Zone	Site Size (Acres)	Lower Income Units	Mod/above Income Units	Total New Units
	5286-020-002		MU2	P-D	0.66	15	15	30
	5286-020-003		MU2	P-D	0.29	9	9	18
1	5286-020-017	7400 Block, E. Garvey Ave.	MU2	P-D	0.45	10	10	20
	5286-020-018		MU2	P-D	0.86	20	19	39
	Site 1 Total		MU2	P-D	2.26	54	53	107
	5287-020-033		MU2	P-D	0.16	4	3	7
	5287-020-034		MU2	P-D	0.34	8	7	15
2	5287-020-036	3224 Del Mar Ave.	MU2	P-D	0.31	7	7	14
	5287-020-038		MU2	P-D	0.48	11	11	22
	Site 2 Total		MU2	P-D	1.29	30	28	58
3	5287-015-009	3500 Block, Brighton St.	MDR	R-2	0.22	0	2	2
4	5372-020-038	4000 Block, Walnut Grove Ave.	HDR	P-D	0.33	0	7	7
5	5390-009-046	8700 Block, Guess St.	LDR	R-1	0.14	0	1	1
	5390-009-040		LDR	R-1	0.14	0	1	1
	5390-009-041		LDR	R-1	0.14	0	1	1
6	5390-009-042	8700 Block, Guess St.	LDR	R-1	0.14	0	1	1
	Site 6 Total		LDR	R-1	0.42	0	3	3
7	8593-011-019	9500 Block, Marshall St.	LDR	R-1	0.35	0	3	3
	8577-009-025		MU2	C-3/MUDO/O-D	0.20	5	4	9
	8577-009-039		MU2	C-3/MUDO/O-D	2.19	50	49	99
8	8577-009-052	9700 Block, Valley Blvd.	MU2	C-3/MUDO/O-D	1.68	38	38	76
	8577-009-901		MU2	C-3/MUDO/O-D	0.14	3	3	6
	Site 8 Total		MU2.	C-3/MUDO/O-D	4.20	96	94	190
9	5285-005-913	2800 Block, S. New Ave.	HDR	R-3	0.15	0	3	3
10	5285-009-007	7400 Block, Fern Ave.	MDR	R-2	0.16	0	1	1
11	5285-025-022	7700 Block, Melrose Ave.	MDR	R-2	0.41	0	3	3
12	5282-026-026	River Ave. (South of Garvey)	MU2	C-3/MUDO/O-D	0.59	14	13	27
	Total				11.10	194	211	405

Figure 8A
VACANT LAND
(NORTH ROSEMEAD)



Source: GRC Associates, Inc.

**Figure 8B
VACANT LAND
(SOUTH ROSEMEAD)**



Source: GRC Associates, Inc.

D. Non-Vacant Sites

Besides vacant land, another major component of this land resources inventory consists of seven non-vacant sites. Each are zoned RC-MUDO with underlying C-3 (Medium Commercial) or CBD (Central Business District) zoning, and consist mainly of underdeveloped commercial and industrial properties with low-value or marginal uses, though some sites include older residential structures, as well. Appendix A, gives parcel numbers, zoning and General Plan designations, information on existing and potential uses, and includes maps of all identified sites.

These sites were originally identified and analyzed in a summer 2011 survey. A follow-up survey conducted in February 2013 confirmed that no substantial changes in use or condition of the property occurred during the intervening time. One of the parcels in Site No. 3 is currently identified by a different APN in the Los Angeles County Assessor's database from the APN used in the 2008-2014 Housing Element; Appendix C of this Element now reflects the correct APN. All of the parcels and sites identified in Appendix C remain available to assist in meeting the City's 2014-2021 RHNA allocation.

In all, seven sites have been identified, covering approximately 16 acres and having capacity for an estimated 424 units. Of these, 156 units are considered affordable to lower-income households, while the remaining 268 units are considered suitable for moderate-income and above-moderate-income housing. A precise breakdown of the number and affordability of potential units on each site and individual parcels may be found in Appendix A. These numbers have been derived by applying a ratio of 50 percent lower-income-to-moderate/above-income units to each Mixed-Use High Density Residential Commercial site, and 25 percent lower-income to each Mixed-Use Residential Commercial site. This reflects the fact that all sites meet the metropolitan jurisdiction "default" density for lower-income housing suitability as defined by Government Code Section 65583.2(c)(3)(B)(iv), but can be expected to attract market-rate development, as well.

The sites selected for inclusion in the inventory have been chosen because they represent the best opportunities to add significant numbers of units to the City's housing stock. Parcels were generally selected if they were developed with aging structures and/or occupied by marginal, low-value or low-intensity uses. Additionally, parcels were considered for inclusion based on whether they can be consolidated with adjacent properties to form large, contiguous development sites. Many (though not all) properties were chosen because they exhibit one or more signs of physical blight under State Community Redevelopment Law. While redevelopment funds are no longer available to assist in site assembly and environmental remediation, the presence of blight may qualify these properties for financial assistance under other State and Federal programs such as CDBG, HOME and Brownfields.

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

- Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violation, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities;
- Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or

obsolete design or construction given the present general plan, zoning, or other development standards.

- Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project areas.
- The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

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

Sites 1-5 are anticipated to pose the greatest environmental obstacles to development, as they are currently occupied at least partially by industrial and/or automotive uses that present the greatest potential for soil contamination. In particular, two of the three parcels comprising Site 5 are occupied by a school bus operations facility and will require environmental assessments and likely remediation before development can proceed. The City is prepared to employ a variety of resources, including the pursuit of federal and state funding sources, as well as Redevelopment Agency funds and remediation authority, to facilitate the resolution of any environmental issues that may arise on these sites.

Although all sites identified in Appendix C are at least one acre in size, they are all composed of smaller parcels with different owners. Challenges posed by smaller parcels are discussed below.

Small Sites and Lot Consolidation

All but one of the non-vacant sites contains two or more parcels under common ownership, a fact that should ease the process of assembling sites for development. All of these sites however, consist of multiple smaller parcels with different owners, and their development within the planning period will depend on whether they can be consolidated. Because of the lack of a sufficient number of large residential parcels under single ownership elsewhere in Rosemead, these sites represent the best development opportunities to accommodate the City's RHNA fair-share allocation within the planning period. Thus, the City is prepared to take significant steps to ensure lot consolidation takes place as part of its larger efforts to monitor the adequate sites inventory and facilitate the buildout of the identified sites.

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

- **Opportunity sites marketing and outreach:** The City will make a listing of prime opportunity mixed-use sites through the City's website. The listing will include information on parcel size, zoning and existing uses, as well as highlighting opportunities for lot consolidation.
- **Technical assistance:** The City will provide technical assistance to expedite the site acquisition, plan review and entitlement process, in addition to facilitating negotiations between the property owner and interested buyers.
- **Expedited processing:** As part of the opportunity sites program, the City will establish expedited permitting procedures for lot consolidation.

- **Outreach to real estate community:** Finally, the City will establish an outreach program to local real estate brokers and the West San Gabriel Valley Association of Realtors in order to increase awareness of lot consolidation opportunities. More information about the Opportunity Sites program is available in Section V.C of the Housing Element (Housing Programs).

The City's actions to promote lot consolidation are described in more detail in the new Adequate Sites Monitoring Program and Opportunity Sites Program, contained in Section 7(C).

E. Alternate Development Sites

In addition to the vacant sites identified in Table 54 and the potential redevelopment sites contained in Appendix C, this inventory also includes three alternate development sites that could afford opportunities for residential development. Detailed information on these sites, as well as accompanying maps, may be found in Appendix D (maps presented in Appendix C). Because the adequate sites inventory relies exclusively on Mixed-Use Development Overlay sites to meet the lower-income RHNA, the possibility exists that some of these sites could be developed with non-MUDO projects under the underlying commercial or industrial zoning. This possibility could hinder the City's efforts to meet its RHNA lower-income obligation during the planning period. Thus, the alternate sites have been identified as an additional source of development capacity in the event that residential development fails to occur on the primary sites.

These alternate sites were identified in a fall 2011 survey. A follow-up survey conducted in February 2013 confirmed that no substantial changes in use or condition of the property occurred during the intervening time. All of the sites identified below remain available to assist in meeting the City's 2014-2021 RHNA allocation.

These three sites are located a short distance from planned mixed-use nodes along Valley Boulevard and Garvey Avenue. They sit on a total of just under 19 acres and are conservatively assumed to have capacity for at least 378 units altogether, under the assumptions specified below.

It is assumed that, if these sites are employed to replace lost capacity from the sites in Table 54 and Appendix A, they will be developed as lower-density (maximum 30 du/ac) Residential-Commercial Mixed Use sites, either under the Mixed Use Development Overlay zone or as part of a Specific Plan or Planned Development. While the City is prepared to entertain proposals for higher-density (30-60 du/ac) mixed-use development, the 30 du/ac maximum density and required 0.67 residential-commercial land use split are used for the purpose of this analysis, as in Table 54 and Appendix A.

Alternate Site 1 is a former lumber yard sitting on approximately 3.4 acres at the southeast corner of Valley and Walnut Grove Avenue. The site contains three parcels under single ownership. The parcels are designated for High Intensity Commercial development under the General Plan and zoned C-4 Regional Commercial with a Design Overlay. The northernmost parcel includes several older unoccupied retail buildings along Valley, as well as storage sheds for the lumber yard. In addition, three occupied residential units sit near the southern end of the property along Walnut Grove. These units are older single-family homes built in the 1930s and 1940s, and are in fair condition.

Alternate Site 2 is a single parcel on about 13.4 acres in the 8000 block of Garvey. This parcel also carries a High Intensity Commercial designation and is zoned C-4, with no overlay. The

entire property was used until recently for an automobile auction business, a use that has been discontinued. Most of the lot is occupied by a vast paved area, with five unoccupied structures totaling approximately 25,000 square feet along Garvey. These structures were formerly used as a showroom, offices and service facilities for the auto auction business; they currently sit unoccupied.

Alternate Site 3 sits a short distance to the east of Site 2, in the 8000 and 8100 blocks of Garvey. The site consists of three vacant parcels on approximately 2.1 acres, under single ownership. It is designated for Commercial development in the General Plan and is zoned C-3 Medium Commercial. The site was formerly occupied by a restaurant and a mobile home park, and contains concrete pads and deteriorated asphalt paving associated with these uses.

F. Zoning for a Variety of Housing Types

Multi-family Housing

Multi-family housing is defined in the Rosemead Municipal Code as a building with three or more units. Multi-family housing is permitted by right in the R-2 and R-3 zones, and in the new RC-MUDO (Residential-Commercial Mixed Use Development Overlay) zone that will implement the mixed-use designations in the recently adopted General Plan. The R-2 zone only allows single-detached and duplex units at a maximum of two units. The R-2 zone allows two units per lot, while the R-3 zone allows densities of up to 30 units per acre. The RC-MUDO zone allows maximum densities of 30 to 60 units per acre, depending on the precise General Plan designation of the property in question.

Mobile Homes and Manufactured Housing

Pursuant to the authority granted under Government Code Section 65852.3(a), mobile homes and manufactured housing in Rosemead are permitted by right in the R-2 zone, and are regulated in the same manner as conventional housing. Also in accordance with the City's authority under State law, mobile homes must undergo design review before being installed. The review is limited to roof overhang, roof material and design, and the mobile home's exterior finish. Mobile homes may also be installed on R-1 zoned lots, as long as applicants obtain a determination from the Planning Commission and the City Council that the mobile home use is compatible with surrounding uses, will not be detrimental to surrounding properties, and is in harmony with the elements and objectives of the General Plan.

Mobile home parks are defined as any area, lot or tract occupied by two or more mobile homes used for sleeping purposes, and are required in all cases to acquire a conditional use permit in order to be established. In order to obtain a permit, the park must incorporate a number of improvements to ensure the well-being of its residents. These improvements include provision of utilities such as water and electricity, clearly designated vehicle parking, adequate circulation space, lighting, landscaping, garbage disposal, and laundry facilities. Each mobile home must be allotted a space of at least 3,000 square feet, and the park must dedicate at least 100 square feet per unit to recreation space.

The requirement for mandatory Planning Commission and City Council review of mobile homes on R-1 lots is inconsistent with Government Code Section 65852.3, which states that manufactured housing, including mobile homes, must be regulated in the same manner as a conventional or stick-built single-family dwelling on the same lot. The Municipal Code will

be amended to state that mobile homes and other types of manufactured housing are to be considered a normal single-family residential use. The amendment will also include procedures to address the compatibility of mobile homes and manufactured housing within the City's normal design review process.

Emergency Shelters

The City's 2010-2015 Consolidated Plan identifies the unmet need for emergency shelter among persons who are homeless or at risk of becoming homeless. This need assessment is based on data from the Los Angeles Homeless Services Authority and is broken down by regions within Los Angeles County. Service Planning Area 3, in which Rosemead sits, covers the entire San Gabriel Valley and has an unmet need for 202 shelter beds. If Rosemead's share of its need is assumed to follow the same proportions as its share of the Valley's population, then a need exists for seven (7) shelter beds in Rosemead.

Under SB 2, passed by the State Legislature in 2007, the City is required to identify at least one zone where emergency shelters will be permitted without a conditional use permit or any other type of discretionary approval, and to identify sufficient capacity to accommodate the need for emergency shelters, including at least one year-round facility. Rosemead currently has no zoning for emergency shelters, which means that a zone must be identified in order to comply with SB 2. The City is not required to actually construct any shelters -- simply to permit them to operate in at least one zone with adequate sites to accommodate the unmet need for seven beds as identified above.

The City has determined that the M-1 Light Manufacturing zone is appropriate to accommodate emergency shelters. This zone, being located primarily along or in close proximity to arterial streets such as Garvey Avenue and San Gabriel Boulevard, offers the benefits of enhanced access to public transit, grocery stores and other life-sustaining resources, while minimizing any incompatibility with existing neighborhoods.

While the M-1 zone possesses no vacant sites, there are numerous non-vacant sites with marginal or low-value existing uses that could be feasibly adapted to accommodate one or more emergency shelters to satisfy Rosemead's unmet need, which Chapter 2 (Background Information) determined to be seven (7) beds. These sites generally are all located on or in close proximity to the Garvey Avenue commercial/industrial corridor between Walnut Grove Avenue and the eastern City limit. This area offers all of the resources described above, and also lies within walking distance of the Garvey Avenue Community Center, where residents can obtain assistance and referrals for social services, at 9108 Garvey. The area is served by several bus lines, including regional service provided by the Los Angeles County Metropolitan Transportation Authority's Lines 70, 287, and 770; and the Rosemead Explorer, a local circulator operated by the City.

The non-vacant potential shelter sites are mainly occupied by automotive businesses in small structures, with a significant portion of each lot used for vehicle storage. In some cases there is evidence to suggest that business activities on the property may have been discontinued. These are considered to be low-value and/or marginal uses that could be relocated with a minimum of difficulty. A total of 10 parcels have been identified as potentially suitable shelter sites, sitting on a total of approximately 3.7 acres. Assuming a modest ratio of 20 shelter beds per acre of land, the identified sites could conceivably accommodate a total of 74 shelter beds, far exceeding the City's unmet need. New Figure 8 shows the location of the portion of the M-1 zone considered most appropriate for shelter development, as well as the locations of the potential shelter sites.

The 2008-2014 Housing Element contained an Emergency Shelter program to amend the Municipal Code to permit emergency shelters by right (i.e., without a conditional use permit or any other type of discretionary review) in the M-1 zone. This amendment will be included in the City's Comprehensive Zoning Code update, which is scheduled for adoption in October 2013.

Transitional and Supportive Housing

The Consolidated Plan identifies a need for 312 transitional housing beds for the San Gabriel Valley. Rosemead's proportional share of this need is 11 beds. For permanent supportive housing the Consolidated Plan identifies a need for 981 beds in the San Gabriel Valley. Rosemead's proportional share of this need is 35 beds. The City currently does not provide for transitional and permanent supportive housing by right in its Zoning Ordinance; however, the previous Housing Element included a program to amend the ordinance to permit transitional and supportive housing as a normal residential use with no added restrictions. This amendment is included in the City's Comprehensive Zoning Code update, which is scheduled for adoption in October 2013.

Second Units

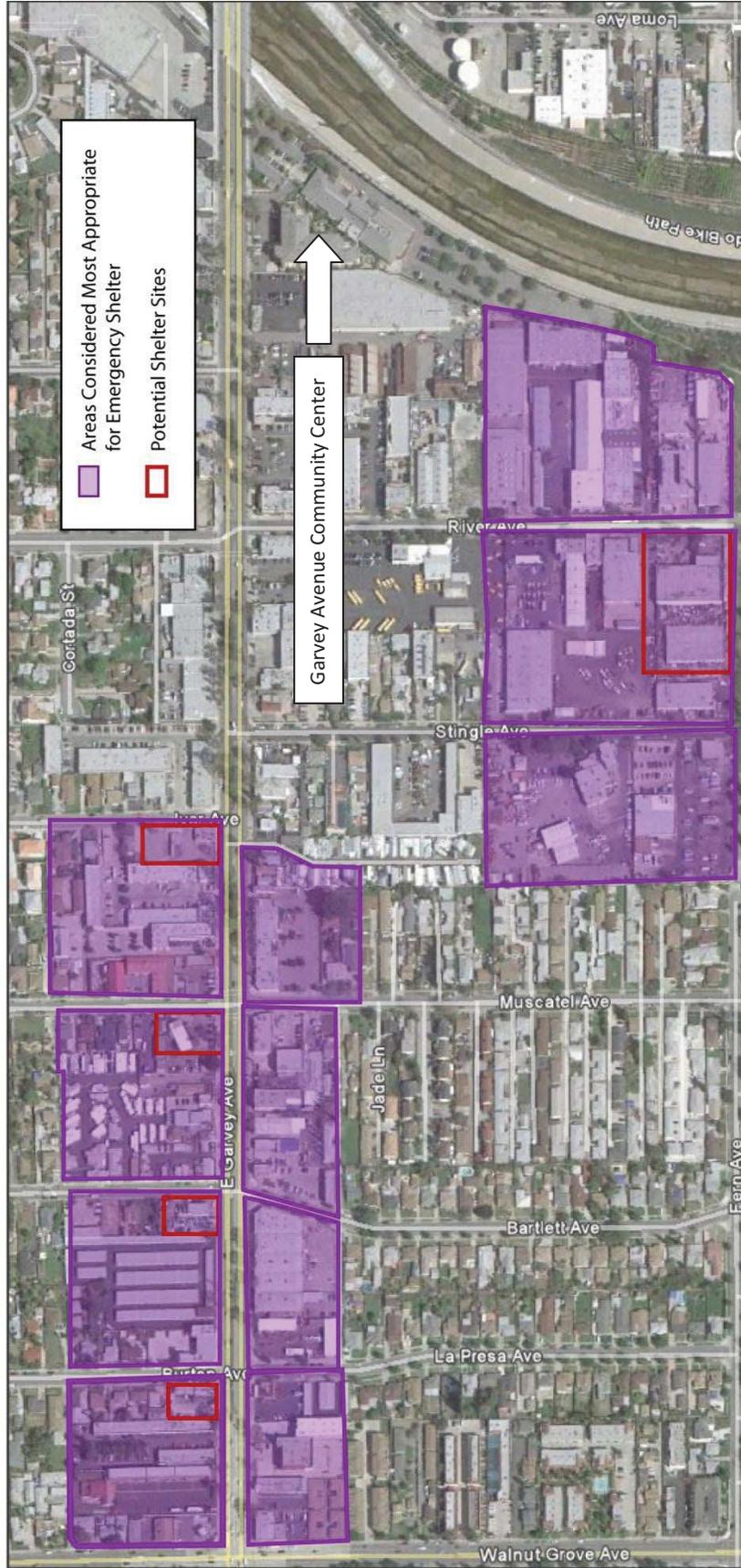
A second unit, according to the Rosemead Municipal Code, is "a detached or attached dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels upon which the primary single-family residence is situated" (Sec. 17.30.020). The City recognizes the importance of this option for housing extended family members, students and elderly residents, and considers its zoning adequate to accommodate the development of second units.

Rosemead maintains an ordinance that contains standards and requirements for the construction of second units on land occupied by single-family residences. The ordinance, in compliance with State law, establishes a ministerial process for the approval of second unit applications, with development standards that are designed to ensure that second units remain compatible with the surrounding neighborhood. The following key standards are included:

- Minimum lot size of 6,000 square feet (5,000 on R-3 lots with existing single family homes);
- Maximum of two bedrooms;
- Minimum size of 400 square feet;
- Maximum size of 800 square feet or 30 percent of main dwelling unit;
- Either the second unit or the main unit must be owner-occupied;
- Minimum distance between main dwelling and second unit of ten feet (if detached), and 15 feet between second unit and buildings on adjacent property;
- One additional off-street parking space per bedroom.

Second units must also meet architectural and massing standards so that they do not change the single-family character of Rosemead neighborhoods. In addition, only ground-floor second units are permitted by right; second-story or two-story second units must obtain a conditional use permit, and are subject to further standards that ensure compatibility.

Figure 9
SUITABLE SITES FOR EMERGENCY SHELTERS IN M-1 ZONE



Single Room Occupancy (SRO)

Single-room occupancy units, or SROs, provide housing for one or two people with minimal space and amenities. The units typically share bathrooms and/or cooking facilities, and are frequently housed in former hotels or motels, whose small guest rooms lend themselves naturally to SRO conversions. Many SRO buildings are run as hotels and do not require large cash deposits, thus providing an important first step on the housing ladder for homeless and extremely low-income individuals who need basic shelter and privacy.

The zoning ordinance makes no specific mention of single-room occupancy hotels. It does, however, include hotels and motels as a conditionally permitted use in the C-3, CBD, and M-1 zones, and provides for hotel owners to negotiate for some rooms to allow extended stays (i.e., beyond 30 consecutive days) as part of the conditional use permit. To take advantage of this provision, owners must agree to remit an in-lieu payment to the City for transient occupancy tax (TOT) revenue that is lost due to the extended stay.

The City has determined that single room occupancy housing is not considered a “hotel” under the definition contained in the Rosemead Municipal Code and subsequent ordinances, and thus is not subject to the TOT. Due to the fact that the definition of “hotel” clearly states that a hotel guest room is not used as the “legal residence or principal dwelling place of the occupants,” SRO housing does not fall under the City’s official definition of “hotel”, and thus is not subject to the TOT (Ordinance 902). It will be the administrative policy of the City, if and when any SRO establishments begin operating in Rosemead, to consider such units to be residences rather than hotels, and to not apply the TOT. Similarly, because SROs form a completely separate class of dwelling from extended-stay hotel/motel rooms, operators of SRO establishments are not liable for the TOT in-lieu payment.

In order to clarify the separate nature of SRO establishments from hotels or motels, the previous Housing Element included a program to conditionally permit SROs in all zones where hotels and motels are currently permitted. A Municipal Code amendment to this effect is included in the larger code update being prepared by the City and is scheduled for adoption in October 2013. This Municipal Code amendment will provide greater certainty for property owners who wish to convert older hotels and motels to SRO use, and remove any ambiguity about whether the TOT applies to SRO housing. It will clearly distinguish between hotels/motels and SRO by defining SRO, in part, as multi-family housing that serves as the occupants’ primary place of residence. See Section 7(C) for official program language.

G. Zoning Appropriate to Accommodate the Development of Housing Affordable to Lower-income Households

Rosemead’s Mixed-Use Residential/Commercial designation included in the General Plan permits a minimum residential density of 25 units per acre and a maximum of 30 units per acres. The Mixed-Use High-Density Residential/Commercial permits a minimum of 36 units per acre and a maximum of 60 units per acre. This means that the City meets the default density required to show affordability under Housing Element law. In total, vacant sites and potentially recyclable sites in these land use designations account for a potential net gain of 367 affordable units, which exceeds the City’s RHNA allocation of 241 extremely low, very low, and low-income units.

H. Inventory of Units at Risk of Losing Use Restrictions

In accordance with Government Code Section 65583 et seq., local governments are required to identify and analyze those units that are at risk of losing their low-income status during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expirations of use restrictions.

According to the California Housing Partnership Corporation (CHPC), a private nonprofit organization that helps government and nonprofit housing agencies preserve and expand the supply of affordable housing for lower income households, there are no at-risk units in the City of Rosemead.⁵

I. Potential Housing Growth

As previously discussed, the City of Rosemead is a highly urbanized community that is virtually built-out. As such, most of the opportunities for affordable housing growth lie in the recycling of poorly maintained existing units and/or the recycling of currently underutilized properties at higher densities.

As shown in Table 53, the total potential net increase in housing units in the City is 888, which includes 405 new units on currently vacant land, and an increase of 483 units resulting from redevelopment and lot consolidation. This total would exceed the RHNA allocation of 602 units for the City during the planning period for this Housing Element.

**Table 53
POTENTIAL HOUSING GROWTH**

Zone	Vacant		Non-Vacant		All Sources		
	Lower Inc. Units	Mod/above Inc. Units	Lower Inc. Units	Mod/above Inc. Units	Lower Inc. Units	Mod/above Inc. Units	All Inc. Levels Units
R-1	0	6	0	0	0	6	6
R-2	0	7	0	0	0	7	7
R-3	0	3	0	0	0	3	3
PD	84	88	16	16	100	104	204
MUDO*	110	107	152	299	262	406	668
Total	194	211	168	315	362	526	888

To facilitate this construction potential, the City has initiated the following measures in an attempt to maximize the production of new units on the sites that are available:

Exclusive Residential Zoning: The City’s zoning ordinance encourages the efficient reuse of land. The only permitted uses in the R-3 zone are multiple-family dwellings, apartment houses (defined as three or more units), boarding houses, and accessory structures (however, the 2010-11 zoning ordinance update will allow the construction of

⁵ AB987 Affordable Housing Database, City of Rosemead, January 2013.

single units on lots that can only feasibly accommodate one unit under the R-3 development standards). In addition, nonconforming structures must be removed or modified so as to be incorporated as an integral part of one harmonious and coordinated multi-family development.

Minimum Density: The City's mixed-use and high-density mixed use designations carry minimum densities of 25 and 30 units per acre, respectively. This will encourage developers to realize the full development potential of their sites and add substantial numbers of units to the City's affordable housing stock.

Plan Approval: The development of multiple dwellings in the R-2 and R-3 zones is permitted "by right." Developers are required to submit and obtain Planning Division approval of plot plans and development plans showing conformity with the code, but no Conditional Use Permits are required.

Planned Development Zone: Multi-family dwellings are permitted in the PD overlay zone. Projects developed in the PD zone are designed to be approved under a precise plan, which may permit lot and yard areas that are smaller than would otherwise be allowed. In order to increase housing opportunities provided by this designation, the City has amended the zoning ordinance to reduce the minimum site size requirement from two acres to one acre.

Development Incentives: The City will immediately notify owners of identified underutilized parcels of incentives that are available to encourage recycling. These include State Density Bonus law and below market rate financing available through multi-family mortgage revenue bond programs.

Anti-Mansionization Ordinance: Any residence in the R-1 or R-2 zones that exceeds 2,500 square feet of developed living area requires design review to control the development of overly large dwellings.

Lower-Income Housing Construction: The Rosemead Housing Development Corporation obtained Article 34 approval and constructed 200 units of senior housing on two sites within the City. The Angelus Senior Housing project was developed in 1995 and includes 51 senior units. The 72-unit Garvey Senior Housing complex constructed in 2002.

In-Fill Development: A recent trend in residential construction has been the development of small "flag lot" subdivisions on deep and narrow lots. The zoning ordinance contains provisions, such as reduced lot size requirements for interior lots, to facilitate this type of development. The City expects this trend to continue.

J. Financial Resources

There are a variety of potential funding sources available for housing activities in general. However, due to both the high costs of developing and preserving housing, and limitations on both the amount and uses of funds, additional funding sources may also be required. Table 54 below, identifies the potential funding sources that are available for housing activities in the City. The funding sources are identified in one of four categories: federal, state, local, and private. Federal resources are further identified between those administered through the Housing Authority of the County of Los Angeles (HACoLA) and those administered by the Housing and Urban Development Department of the federal government.

**Table 54
SUMMARY OF PUBLIC AND PRIVATE FUNDING RESOURCES FOR
HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES**

Program	Description	Eligible Activities
1a. FEDERAL PROGRAMS (Administered by Housing Authority of the County of Los Angeles)		
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants.	<ul style="list-style-type: none"> ▪ Rental assistance
1b. FEDERAL PROGRAMS (Administered by Department of Housing and Urban Development)		
Community Development Block Grant	Grant program for housing and community development activities available through HUD's annual grant to Rosemead.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ Home buyer assistance ▪ Economic development ▪ Homeless assistance
HOME	Flexible grant program for housing activities available to Rosemead as a participating jurisdiction in the HUD program.	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition ▪ Rehabilitation ▪ Home buyer assistance ▪ Public services
Emergency Shelter Grant	Grant to improve quality of existing shelters and transitional housing; increase shelters and transitional housing facilities for the homeless.	<ul style="list-style-type: none"> ▪ Homeless assistance (acquisition, new construction, rehabilitation, conversion, support services)
Section 202	Grant to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New construction

Table 54
SUMMARY OF PUBLIC AND PRIVATE FUNDING RESOURCES FOR
HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES

Program	Description	Eligible Activities
Section 811	Grant to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New construction ▪ Rental assistance
Low Income Housing Tax Credit	Tax credit available to individuals and corporations that invest in low-income rental housing. Usually, the tax credit is sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing.	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition ▪ Rehabilitation
Shelter Plus Care Program	<p>Grant for rental assistance that is offered with support services to homeless with disabilities.</p> <p>Rental assistance may include:</p> <ul style="list-style-type: none"> ▪ Section 8 Moderate Rehabilitation: Project based rental assistance administered by the local public housing authority with state or local government application. ▪ Sponsor-Based Rental Assistance: Provides rental assistance through an applicant to a private non-profit sponsor who owns or leases dwelling units in which participating residents resides. ▪ Tenant-Based Rental Assistance: Grants for rental assistance. ▪ Project-Based Rental Assistance: Grants to provide rental assistance through contracts between grant recipients and owners of existing structures. 	<ul style="list-style-type: none"> ▪ Rental assistance ▪ Homeless assistance ▪ Support services
2. STATE PROGRAMS		
California Housing Finance Agency Multiple Rental Housing Program	Below-market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage monies.	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition of properties from 20 to 150 units ▪ Rehabilitation
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below-market loans to first time homebuyers. Program operates through participating lenders who originate loans for HFA purchase.	<ul style="list-style-type: none"> ▪ New construction

Table 54
SUMMARY OF PUBLIC AND PRIVATE FUNDING RESOURCES FOR
HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES

Program	Description	Eligible Activities
California Housing Rehabilitation Program – Owner Component	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	<ul style="list-style-type: none"> ▪ Rehabilitation ▪ Repair of code violations, accessibility improvements, room additions, general property improvements
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	<ul style="list-style-type: none"> ▪ Support services
3. LOCAL PROGRAMS		
Redevelopment Housing Fund/Recognized-Obligation Payments Schedule	These funds have been unavailable since 2012 due to the dissolution of redevelopment agencies under AB X1 26. The lone exception is the Operating and Assistance Agreement for the Angelus and Garvey senior apartment complexes, which has been permitted to continue under the City’s Recognized Obligation Payments Schedule.	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition ▪ Rehabilitation
Tax Exempt Housing Revenue Bond	The City can support low-income housing developers in their effort to obtain bonds in order to construct affordable housing. The City can issue housing revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families and maintain rents at a specified below-market rate.	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition ▪ Rehabilitation
Industry Redevelopment Set-Aside Program	The Industry Fund Allocation and Distribution Plan enables the County Community Development Commission to spend funds from the City of Industry Set-Aside Fund within fifteen miles of the City of Industry. This money is used for the provision of housing for persons with low and moderate income, including special needs groups.	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition ▪ Rehabilitation
4. PRIVATE RESOURCES / FINANCING PROGRAMS		
Federal National Mortgage Association (Fannie Mae)	<p>Loan applicants apply to participating lenders for the following programs:</p> <ul style="list-style-type: none"> ▪ Fixed rate mortgages issued by private mortgage insurers. ▪ Mortgages that fund the purchase and rehabilitation of a home. 	<ul style="list-style-type: none"> ▪ Rehabilitation ▪ Home buyer assistance

Table 54
SUMMARY OF PUBLIC AND PRIVATE FUNDING RESOURCES FOR HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES

Program	Description	Eligible Activities
	<ul style="list-style-type: none"> ▪ Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority community. 	
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> ▪ New construction of single-family and multiple-family rentals, cooperatives, self help housing, homeless shelters, and group homes for the disabled
California Community Reinvestment Corporation	Non-profit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Non-profit and for profit developers contact member banks.	<ul style="list-style-type: none"> ▪ New construction ▪ Acquisition ▪ Rehabilitation
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> ▪ New construction
Freddie Mac	Home Works: Provides 1 st and 2 nd mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80 percent MFI qualify.	<ul style="list-style-type: none"> ▪ Home buyer assistance combined with rehabilitation

The following describes in greater detail the primary funding sources currently used in Rosemead: CDBG, HOME, and HACoLA’s Rental Assistance Program, and the former Redevelopment Agency’s Housing Set-Aside funds. These funding sources can potentially be used to assist in the preservation, improvement and development of affordable housing in Rosemead.

CDBG Funds: Through the Community Development Block Grant (CDBG) Program, HUD provides funds to local governments for funding a wide range of community development activities. The City receives approximately \$600,000 annually in CDBG funds from HUD, which it utilizes to fund code enforcement, residential and commercial rehabilitation, economic development, infrastructure improvements, and social service programs.

Home Funds: The City is a participating jurisdiction in the Home Investment Partnerships (HOME) Program administered by HUD. Presently, the City annually receives approximately \$200,000 in HOME funds from HUD. These funds can be used for a range of affordable housing activities including acquisition, rehabilitation, first-time homebuyer assistance and rental assistance. To date the City has allocated its HOME funds to assist with the

construction of new housing for low-income residents, the rehabilitation of homes owned by low- and moderate-income households, down payment assistance for first-time homebuyers, and the acquisition of homes through Community Housing Development Organizations (CHDOs).

Housing Authority Section 8 Program: The Housing Authority of the County of Los Angeles (HACoLA) serves the City of Rosemead and provides Section 8 Rental Assistance Vouchers to residents. The program increases housing choices for very-low income households by enabling families to afford privately owned rental housing. The County Housing Authority generally pays the landlord the difference between 30 percent of a household's income and the fair market rent for a unit. Currently, according to HACoLA, there are 281 households receiving tenant-based rental assistance in Rosemead.

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

K. Energy Conservation

Affordable energy is an essential component to affordable housing. Energy cost to the consumer has increased dramatically to more than 100 percent since the 1970s. Due to California's energy conservation standards, houses constructed after 1975 use about one-half as much energy as homes built previously. More recent standards and amendments are even stricter in mandating energy-efficient building materials. For new housing, State conservation standards, implemented as part of the Uniform Building Code, substantially reduce the cost of energy for homeowners. New housing must meet or exceed certain minimum conservation levels. Though Rosemead is predominantly developed, there is opportunity for energy savings in existing housing. Most residential structures can be retrofitted with conservation measures that nearly provide the energy savings achieved with new construction. Many can also be retrofitted with passive design measures, such as the addition of solar units and south facing windows.

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

To facilitate energy conservation in existing housing, the City currently participates in the Los Angeles County Energy Program (LACEP), approved by the County Board of Supervisors in 2009. This countywide program provides financing to mitigate the up-front, out-of-pocket expenses associated with energy efficiency and solar improvements to residential properties. Homeowners receive loans that they pay back through an assessment on their semi-annual

property tax bill. In addition, the City currently waives plan check and building permit fees for the installation of solar panels on residential properties, eliminating an additional expense that would otherwise be an obstacle to residents taking advantage of the County program.

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

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

In addition, the Gas Company which supplies natural gas to Rosemead households, offers incentives for the testing and sealing of single-family residential air duct systems, and/or for the testing and tune up of air conditioning/heat pumps. The Gas Company also provides rebate programs for residential energy efficient home improvements and upgrading to qualified, high-efficiency appliances. More information on these and other incentive programs is available from the Gas Company.

Southern California Edison, which supplies electricity to Rosemead households, offers incentives to replace or upgrade appliances, as well as incentive programs for pool efficiency and home efficiency. The Residential Contractor Program offers incentives to homeowners and contractors that install energy efficient home air conditioning systems. More information on these and other incentive programs is available from Southern California Edison.

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5. REVIEW OF THE ROSEMEAD 2008-2014 HOUSING ELEMENT

State Housing Element law requires that cities review their housing elements and evaluate the progress and achievements of their adopted housing programs. The City's 2008-2014 Housing Element was adopted in 2012, and set forth programs in the areas of new housing, including provision of adequate affordable housing; improvements and conservation of the existing housing stock; and, meeting the financial assistance needs of the City's residents.

This review and evaluation includes housing programs that are identified in the 2008-2014 Housing Element.

A. 2008-2014 Housing Element Goals and Objectives

The City's 2008-2014 Housing Element provides guidelines for the future development and rehabilitation of Rosemead's housing stock. Goals and policies previously adopted in the City's 2008-2014 Housing Element continues to be applicable, and were thus carried forward as part of the this 2014-2021 Housing Element update. These goals are as follows:

- Protect existing stable, single-family neighborhoods throughout the City.
- Encourage the development of a range of housing types in a range of prices affordable to all Rosemead residents.
- Encourage the maintenance and upgrading of existing housing stock to ensure a decent, safe and sanitary home for all Rosemead residents.
- Support federal and state laws that prohibit discrimination in housing on the basis of age, sex, or race.

When preparing the 2008-2014 Housing Element, the City used SCAG's 2007 total housing need estimate as the basis for its quantified objectives for new housing construction. The City's overall objective for new construction was the development of 780 additional housing units for the period from 2008 to 2014. The breakdown of these units by household income category was as follows: 95 extremely low-income units; 95 very low-income units; 119 low-income units; 131 moderate-income units; and 340 above moderate-income units. In addition, the 2008-2014 Housing Element anticipated the rehabilitation of 76 housing units during the planning period.

B. Progress in Achieving the 2008-2014 Housing Element Goals and Objectives

According to DOF housing estimates, a total of 135 net housing units were added to the City's housing stock between January 1, 2008 and January 1, 2012, for an average of 34 units per year. This trend reflects the overall depressed state of the U.S. residential real estate market during the foreclosure crisis of the late 2000s and early 2010s. During this same

period, a total of 66 units were rehabilitated between 2008 and 2012. All of these rehabilitations occurred through the City's Owner Occupied Residential Rehabilitation Program and benefitted lower-income and moderate-income households. City records indicate that no significant development occurred during the course of calendar year 2012, meaning that the City was on track to fall well short of its quantified housing unit objectives in the fourth Housing Element cycle.

In general, the City did not successfully meet the objectives related to the conservation, rehabilitation, and improvement of the existing housing stock. A summary of the progress made in carrying out each of the programs contained in the 2008-2014 Housing Element is presented in Table 55.

The total number of new housing units constructed in the City over the prior planning period was less than the number of units in the City's stated objectives; however, the number of units rehabilitated -- on an average, per-year basis -- was consistent with the rate of rehabilitation contemplated in the Housing Element. The very low amount of new housing construction was due to a variety of reasons, including a general downturn in the regional economy, investment decisions made in the private marketplace, and the large excess inventory of housing units both regionally and nationwide in the years following the housing market crash of the late 2000s.

Table 55
EVALUATION OF THE 2008-2014 HOUSING ELEMENT PROGRAMS

Housing Program	Program Objective	Accomplishment
Preservation and Enhancement of Existing Housing Stock		
<p>1. Owner Occupied Rehabilitation Program</p> <p><i>a) Deferred Loans</i></p> <p><i>b) Grants</i></p> <p><i>c) Emergency Grants</i></p> <p><i>d) Rebate Program</i></p>	<p>Preserve the City's existing affordable housing stock for low and moderate incomes for combined total of 66 units (average 13 per year) and five from Housing Set-Aside</p>	<p>Progress: Deferred Loans: average 4/year; Grants: average 6/year; Emergency Grants: average 3/year; Rebate Program: average 1/year. Total: average 14/year. Housing Set-Aside: no longer available.</p> <p>Effectiveness: City has largely met its OORP objectives, with the exception of assisting five units from Housing Set-Aside funds, which are no longer available.</p> <p>Appropriateness: Program implementation remains appropriate for the Housing Element update, with the exception of additional units to be assisted through Set-Aside Funds.</p>
<p>2. Down Payment Assistance Program</p>	<p>Provide 10 new homebuyers with loans for down payment of homes (2 per year)</p>	<p>Progress: average 2 homebuyers assisted per year</p> <p>Effectiveness: City is on track to meet its 5-year objective.</p> <p>Appropriateness: Program implementation remains appropriate for the Housing Element update.</p>
<p>3. Design Assistance</p>	<p>To provide assistance in efforts to maintain and preserve existing housing stock</p>	<p>Progress: Design assistance provided at public counter during normal operating hours; no information is available on precise number of applicants assisted. All applicants generally receive accurate and complete information regarding City design requirements, development standards and review procedures.</p> <p>Effectiveness: While difficult to measure, design assistance is generally a useful service that helps applicants to understand the City's regulations and approval process.</p> <p>Appropriateness: Program implementation remains appropriate for the Housing Element update.</p>
<p>4. Code Enforcement</p>	<p>Preserve health and safety through code enforcement standards up to 2,500 cases in planning period (500 per year).</p>	<p>Progress: Several thousand residential cases investigated during planning period; 558 residential cases in calendar year 2012.</p> <p>Effectiveness: The City has met its target for number of cases.</p> <p>Appropriateness: Program implementation remains appropriate for the Housing Element update.</p>

Table 55
EVALUATION OF THE 2008-2014 HOUSING ELEMENT PROGRAMS

Housing Program	Program Objective	Accomplishment
<p>5. Los Angeles County Energy Program (AB 811 Program or LACEP)</p>	<p>Finance energy efficiency and renewable energy projects on private property</p>	<p>Progress: The City continues to participate in LACEP, administered by the County of Los Angeles.</p> <p>Effectiveness: The Los Angeles County Energy Program has now been folded into a larger energy efficiency program known as Energy Upgrade California -- Los Angeles County. Funded by a combination of state government, local government and publicly- and investor-owned utility programs, this program offers up to \$4,500 in rebates and incentives for homeowners and small multi-family building owners who undertake “whole-house” energy-efficiency upgrade packages. Incentives are realized through reductions in the homeowner’s utility bills. Currently, the residential property-assessed clean energy (PACE) program operated under AB 811 is dormant, as its ARRA grant has expired and activities have shifted to other areas. Los Angeles County is working on a reconstituted version of this residential PACE component as part of the larger EUCA -- Los Angeles County program, but this option is not currently available to homeowners as of March 2013.</p> <p>Appropriateness: The program is no longer appropriate for inclusion in the Housing Element, as no further action is required on the City’s part.</p>
<p>6. Flood Hazard and Flood Management Information (Compliance with AB 162)</p>	<p>Internal consistency with other General Plan Elements</p>	<p>Progress: Elements not yet updated to reflect most recent flood hazard info</p> <p>Effectiveness: Information on flood hazards is important in shaping future land use planning to protect future residents from risks to life and property. The relatively short time frame between 2008-2014 Housing Element adoption and the current update effort has not left adequate time to prepare updates to the other elements.</p> <p>Appropriateness: Program implementation remains appropriate for the Housing Element update; the work of updating the other Elements to comply with AB 162 should proceed as soon as possible after Housing Element adoption.</p>

Table 55
EVALUATION OF THE 2008-2014 HOUSING ELEMENT PROGRAMS

Housing Program	Program Objective	Accomplishment
Production of Affordable Housing		
<p>7. Infill Housing Development</p>	<p>Increase housing stock and encouraging development on underutilized sites</p>	<p>Progress: In February 2013, the City surveyed the sites identified in the Housing Element identified as vacant land, non-vacant, and alternate sites. No new residential units have been developed on underutilized sites since Housing Element adoption.</p> <p>Effectiveness: No development has occurred and housing stock has not increased on underutilized sites, mainly due to the short timeframe since adoption and the continued depressed state of the housing market.</p> <p>Appropriateness: Infill development remains a critical component of the City's strategy to meet the RHNA, as the City is built-out; thus, the program remains appropriate for the Housing Element update. The City should provide appropriate guidance and assistance and facilitate the review and approval process to ensure that obstacles to development are minimized.</p>
<p>8. New Residential Construction Program</p>	<p>Encourage the development of a range of housing types in a range of prices affordable to all Rosemead residents</p>	<p>Progress: 2 units constructed since 2008. A total of 8 units were rehabilitated in 2012; 4 extremely low-income, 1 very low-income and 3 low-income.</p> <p>Effectiveness: Objective of 780 total units not met for planning period; 778 units remain.</p> <p>Appropriateness: Program implementation remains appropriate for the Housing Element update.</p>
<p>9. Land Assemblage and Write-Down</p>	<ul style="list-style-type: none"> ■ Provide funding for developments with at least 20 percent of the units for low and moderate income households ■ Prepare an Opportunity Sites list that includes available funding sources and make them available for public review at the Planning counter and on the City's website 	<p>Progress: Opportunity Sites list circulated in print and online; no low/mod units constructed since 2008.</p> <p>Effectiveness: Financial resources for land assemblage and write-down have been severely curtailed as a result of redevelopment dissolution. No significant site assemblage has occurred, and Housing Set-Aside funds have not been available to assist in these activities.</p> <p>Appropriateness: Program implementation remains appropriate for the Housing Element update, but in reduced form compared to the 2008-2014 Housing Element. Funding sources should include a broader range of loans and grants from a variety of sources to compensate for the loss of Housing Set-Aside funds.</p>

Table 55
EVALUATION OF THE 2008-2014 HOUSING ELEMENT PROGRAMS

Housing Program	Program Objective	Accomplishment
<p>10. Density Bonus</p>	<p>Adopt Density Bonus Ordinance to comply with State law</p>	<p>Progress: Comprehensive Zoning Code update is scheduled for adoption in October 2013. Effectiveness: The objective is anticipated to be achieved once the code update has been adopted. Appropriateness: Since the objective is a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>
<p>11. Community Housing Development Organization (CHDO) Construction Program</p>	<p>Increase housing stock and provide at least three affordable housing units</p>	<p>Progress: 2 units constructed since 2008. Effectiveness: The program has fallen slightly short of its objective. Appropriateness: Program implementation remains appropriate for the Housing Element update. Funding sources should include a broader range of loans and grants from a variety of sources to compensate for the loss of Housing Set-Aside funds.</p>
<p>12. Elimination of Mobile Home Compatibility Determination</p>	<p>Amend the Municipal Code to eliminate the compatibility determination for mobile homes and other types of manufactured housing on lots zoned for single-family use and to permit mobile homes and other manufactured housing on any lot with single-family zoning</p>	<p>Progress: Comprehensive Zoning Code update is scheduled for adoption in October 2013. Effectiveness: The objective is anticipated to be achieved once the code update has been adopted. Appropriateness: Since the objective is a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>

Table 55
EVALUATION OF THE 2008-2014 HOUSING ELEMENT PROGRAMS

Housing Program	Program Objective	Accomplishment
<p>13. Adequate Sites Monitoring</p>	<ul style="list-style-type: none"> ▪ Maintain an up-to-date inventory of adequate housing sites for each income category ▪ Develop and implement a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary ▪ Perform an annual evaluation on the status and progress in implementing Housing Element programs as part of the Annual Progress Report (APR) submitted to HCD, pursuant to Government Code Section 65400. The APR will evaluate whether or not the housing programs have been adopted and implemented, and determine their effectiveness in the development of the sites identified in Appendix A of the Housing Element (non-vacant redevelopment sites and lot consolidation sites). If the housing programs and incentives are not successful, the City will implement programs at alternative sites identified in Appendix B of the Housing Element or expand existing incentives or propose new incentives, such as providing for priority development processing, streamlining the process for lot consolidation or parking standards, or reducing development fees for projects involving affordable housing within six months of the APR. 	<p>Progress: In February 2013, the City surveyed the sites identified in the Housing Element identified as vacant land, non-vacant, and alternate sites. The Community Development Department will refer to the survey as needed and add to it as additional underutilized sites are identified in the future. A memorandum was prepared that described the procedure for continuing evaluation of affordable housing opportunities. The memorandum for Housing Program 13 is on file with the City's Community Development Department.</p> <p>Effectiveness: The City has developed a formal monitoring procedure, but the APR has not been prepared for planning period 2012</p> <p>Appropriateness: The City will continue to maintain in updated adequate sites inventory. APR remains appropriate for the Housing Element update.</p>

Table 55
EVALUATION OF THE 2008-2014 HOUSING ELEMENT PROGRAMS

Housing Program	Program Objective	Accomplishment
<p>14. Opportunity Sites Marketing and Outreach</p>	<ul style="list-style-type: none"> ▪ Continue maintaining an updated listing of opportunity sites, using GIS to visually catalogue and display information about each site and the surrounding properties. ▪ Establish expedited permitting procedures for mixed-use projects, including a streamlined process for lot consolidation. ▪ Initiate contact with the West San Gabriel Valley Association of Realtors regarding residential development opportunities involving lot consolidation. 	<p>Progress: The City's inventory of development sites was updated in February 2013 as part of the Housing Element update. The survey determined that all sites were unchanged. All sites have already been identified in GIS files as part of the previous Housing Element. An optional expedited permit procedure was established whereby applicants can gain the undivided attention of a planner, building plan checker and public works plan checker by paying an additional one-time fee of \$6500. This process is available to mixed-use projects, but not limited to them. So far, no applicants have taken advantage of the process due to the efficiency and timeliness of the City's usual procedures. No contact has been made with the West SGV Realtors.</p> <p>Effectiveness: Opportunity sites inventory updated; sites identified in GIS files; expedited procedure established; no contact yet with West SGV Realtors.</p> <p>Appropriateness: Program implementation is appropriate for the Housing Element update; the City will continue on an annual basis the inventory of opportunity sites and will specifically contact the West SGV Realtors.</p>
<p>Special Housing Needs</p>		
<p>15. Transitional and Supportive Housing</p>	<p>Revise the zoning ordinance to comply with State law and allow transitional and supportive housing with the same development standards as any permitted residential use in that zone.</p>	<p>Progress: Comprehensive Zoning Code update is scheduled for adoption in October 2013.</p> <p>Effectiveness: The objective is anticipated to be achieved once the code update has been adopted.</p> <p>Appropriateness: Since the objective is a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>
<p>16. Second Units</p>	<p>Provide information on developing second units on the City's website and material available at the planning counter.</p>	<p>Progress: Information on development of second units needs to be posted on the City's web site; staff can provide information at the public counter on request.</p> <p>Effectiveness: Website portion of the objective needs to be implemented; would be more effective if information were provided in written form at the counter.</p> <p>Appropriateness: Program implementation remains appropriate for the Housing Element update; the City should commit to providing information in written form at the counter as well as answering inquiries from interested property owners.</p>

Table 55
EVALUATION OF THE 2008-2014 HOUSING ELEMENT PROGRAMS

Housing Program	Program Objective	Accomplishment
<p>17. Single Room Occupancy</p>	<p>Revise the current C-3, CBD and M-1 zone to specifically permit SROs with a CUP</p>	<p>Progress: Comprehensive Zoning Code update is scheduled for adoption in October 2013. Effectiveness: The objective is anticipated to be achieved once the code update has been adopted. Appropriateness: Since the objective is a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>
<p>18. Reasonable Accommodation Program</p>	<p>Amend the Zoning Ordinance to relax parking standards and provide for reasonable accommodation according to State law.</p>	<p>Progress: Comprehensive Zoning Code update is scheduled for adoption in October 2013. Effectiveness: The objective is anticipated to be achieved once the code update has been adopted. Appropriateness: Since the objective is a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>
<p>19. Residential Care Facilities</p>	<p>Amend the Zoning Ordinance to permit residential care facilities for six or fewer residents in single-family zone by right and to permit such facilities with seven or more residents in multi-family zones with a conditional use permit.</p>	<p>Progress: Comprehensive Zoning Code update is scheduled for adoption in October 2013. Effectiveness: The objective is anticipated to be achieved once the code update has been adopted. Appropriateness: Since the objective is a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>
<p>20. Emergency Homeless Shelter</p>	<p>Revise the Zoning Ordinance to allow emergency shelters by right in the M-1 zone.</p>	<p>Progress: Comprehensive Zoning Code update is scheduled for adoption in October 2013. Effectiveness: The objective is anticipated to be achieved once the code update has been adopted. Appropriateness: Since the objective is a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element update.</p>

Table 55
EVALUATION OF THE 2008-2014 HOUSING ELEMENT PROGRAMS

Housing Program	Program Objective	Accomplishment
<p>21. Redevelopment Set-Aside Funds</p>	<ul style="list-style-type: none"> ▪ Target Housing Set-Aside Funds toward assisting ELI housing development when available ▪ Implement priority processing procedures for ELI development 	<p>Progress: No ELI development has been assisted using Set-Aside Funds. The City's redevelopment agency was dissolved under AB X1 26. No ELI units have been developed. An optional priority processing procedure has been established for all development for a \$6500 fee, but no applicants have taken advantage of the process due to the efficiency and timeliness of the City's usual procedures.</p> <p>Effectiveness: The loss of Housing Set-Aside Funds as a financial resource has prevented the City from assisting ELI development under this program. While the priority processing option remains available to applicants seeking to provide new-construction ELI units, the low utilization of this option by builders of market-rate projects indicates that affordable developers are unlikely to take advantage of it.</p> <p>Appropriateness: Due to the continued need for ELI housing in the City, the component of the program concerning financial assistance remains appropriate for the Housing Element update; however, alternative funding sources will need to be identified. Due to the current speed and efficiency with which the City processes applications, a priority processing program aimed specifically at ELI development is unnecessary for the foreseeable future. It is recommended that processing times for affordable projects in general be monitored as time goes on to ensure that they are not being excessively delayed; if processing time does become excessive, the need for priority processing for affordable projects should be reevaluated.</p>
Rental Assistance		
<p>22. Section 8 Rental Assistance Payments/Housing Vouchers</p>	<p>Continue participating in the HACoLA Section 8 program</p>	<p>Progress: The City continues to refer interested individuals to the County Section 8 program administered by HACoLA.</p> <p>Effectiveness: The County's Section 8 program continues to be available to renters in Rosemead.</p> <p>Appropriateness: The program remains appropriate for the Housing Element update.</p>

Table 55
EVALUATION OF THE 2008-2014 HOUSING ELEMENT PROGRAMS

Housing Program	Program Objective	Accomplishment
<p>23. Mobile Home Park Program</p>	<p>Provide Mobile Home Park Ordinance to park owners</p>	<p>Progress: No Mobile Home Parks have closed since Housing Element adoption. Effectiveness: The ordinance has not come into effect due to the fact that no MHP owners have sought to close their parks. Appropriateness: The MHP Ordinance continues to be appropriate for the Housing Element update.</p>
<p>24. Mobile Home Park Resident Ownership Program (MPROP)</p>	<p>Provide loans to low-income mobile home park residents to assist in converting to resident ownership.</p>	<p>Progress: HCD funds and administers this program; no Rosemead parks have been assisted during the planning period. Effectiveness: No Rosemead parks have been assisted under this program. Appropriateness: The program remains appropriate for the Housing Element update.</p>
<p>25. Single Family Mortgage Revenue Bonds</p>	<p>Market the availability of these funds to low- and moderate-income single family residents by posting the information on the City's website</p>	<p>Progress: The information is not posted on the City's web site. Effectiveness: The information has not been posted. Appropriateness: The program remains appropriate for the Housing Element update.</p>
Equal Opportunity Housing		
<p>26. Fair Housing Program</p>	<p>Support and promote equal housing opportunity services for 900 people throughout the planning period. Provide seminars annually</p>	<p>Progress: Two seminars are conducted annually on behalf of the City by the Southern California Housing Rights Center (HRC); each seminar is attended by approximately 8-10 people. Effectiveness: The seminars are conducted, but attendance is anticipated to fall far short of the 900 individuals throughout the planning period. Appropriateness: The program remains appropriate for the Housing Element update, but with a more realistic objective, given that attendance is voluntary. Over an eight-year planning period, it is recommended that an objective of 100 people be set for provision of equal housing opportunity services.</p>
<p>27. Amend Definition of "Family"</p>	<p>Amend the City's current definition of family to the State's definition of family</p>	<p>Progress: Comprehensive Zoning Code update is schedule for adoption in October 2013. Effectiveness: The objective is anticipated to be achieved once the code update has been adopted. Appropriateness: Since the objective is a one-time change to the Municipal Code, it will not be necessary to continue the program as part of the Housing Element.</p>

C. Summary of Quantified Objectives

Pursuant to Government Code Section 65583(b), this sub-section of this Housing Element establishes quantified objectives for the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame. The objective for units to be conserved should include a subtotal for the number of at-risk units developed pursuant to Government Code Section 65583(a)(8)(A).

Table 56 presents this Housing Element’s quantified housing objectives for the 2014-2021 planning period.

**Table 56
QUANTIFIED OBJECTIVES
(2014 to 2021)**

Category	Extremely Low Income ¹	Very Low Income ¹	Low Income	Moderate Income	Upper Income	Total Objective
SCAG RHNA New Construction	76	77	88	99	262	602
Potential New Units – Vacant, Recycle, and Pending Development	114	116	132	144	382	888
Rehabilitation	18	18	39	0	0	76
Units at Risk	0	0	0	0	0	0

Source: Southern California Association of Governments.
¹Assumes 50% Extremely Low and 50% Very Low Income.

D. Implications of New Housing Element

In preparing this updated Housing Element, the City reexamined the goals and policies that gave direction to the City’s housing programs, as well as the progress that has been made toward their attainment. The housing goals that were adopted by the City Council in 2012 are responsive to the State housing goals and continue to reflect the desires and aspirations of the community. Hence, through the adoption of this updated Housing Element, the City of Rosemead has reaffirmed its commitment to these goals, while augmenting the supporting policies.

The 2014-2021 Housing Element will be the first Housing Element to be prepared under SB 375, which requires regional Councils of Governments to include in their Regional Transportation Plans a land use strategy that is targeted toward reducing the need for vehicular travel and helping the state to achieve its greenhouse gas emissions reduction goals. The land use strategy, known as the SCS, is used to prepare the RHNA allocation plan for the corresponding Housing Element cycle.

While the RHNA allocation already reflects the principles of sustainable communities planning and SB 375, the particular sites selected for inclusion in the land resources inventory go even further toward implementing the State's planning objectives. All sites are located on infill parcels on or adjoining major commercial corridors, where distance to neighborhood services and high-frequency transit is shortest and the use of transportation alternatives – such as public transit, bicycling, walking, and neighborhood electric vehicles – is most viable. Concentrating future housing growth on these corridors will help ensure that new residents have a maximum range of options for accessing jobs and shopping and are less likely to start up an internal combustion-powered engine to take care of their daily needs.

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

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6. HOUSING PLAN

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

A. Goals and Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Goal 4: Support Federal and State Laws that prohibit discrimination in housing on the basis of age, sex, or race.

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

Policy: The City of Rosemead will continue to support and assist in enforcing the provisions of the Federal Fair Housing Act.

B. Housing Programs

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

1. Preservation and Enhancement of Existing Housing Stock
2. Production of Affordable Housing
3. Rental Assistance
4. Increased Homeownership Opportunities
5. Equal Housing Opportunity

Housing Programs in the Process of Implementation

The 2008-2014 Housing Element contained a number of programs designed to facilitate affordable housing production, remove constraints on housing production, and ensure equal housing opportunities. Several of these programs called for amendments to the Municipal Code to create zoning for certain housing types or to remove obsolete or restrictive provisions. These proposed amendments have been assembled into a Comprehensive Zoning Code update that will accomplish all of the actions required under the 2008-2014 Housing Element.

The actions from the 2008-2014 Housing Element included in the Comprehensive Zoning Code update are as follows:

- **Density Bonus:** Establish conditions and procedures for multi-family residential development projects to be granted a density bonus of 35 percent more units than permitted by code, in compliance with State law.
- **Mobile and Manufactured Homes:** Eliminate the requirement that mobile and manufactured homes in single-family-zones obtain a determination of compatibility from the Planning Commission and City Council, and state that these housing types are to be considered normal single-family residential uses.
- **Transitional and Supportive Housing:** Revise the zoning ordinance to comply with State law and allow transitional and supportive housing with the same development standards as any permitted residential use in that zone.
- **Emergency Shelters:** Revise the Zoning Ordinance to permit emergency shelters by right in the M-1 zone.

- **Single-Room Occupancy(SRO):** Revise the current C-3, CBD, and M-1 zones to specifically permit SROs with a Conditional Use Permit, state that SROs are not subject to the Transient Occupancy Tax (TOT), and state that SROs are exempt from the extended-stay TOT in-lieu fee.
- **Reasonable Accommodation Program:** Relax parking standards for units housing persons with disabilities and provide for reasonable accommodations according to State and Federal law, including procedures for notifying applicants of their right to request accommodations and for accommodating requests in a fair and timely manner.
- **Residential Care Facilities:** Permit residential care facilities for six or fewer residents in single-family zones by right and permit such facilities with seven or more residents in multi-family zones with a conditional use permit.
- **Definition of ‘Family’:** Remove all distinctions between related and unrelated individuals from the City’s current definition of ‘family’ and update the Code to adhere to the State’s definition of ‘family.’

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

Program Strategy: Preservation and Enhancement of Existing Housing Stock

1. Owner Occupied Rehabilitation Program

To aid in the maintenance and preservation of the City’s exiting affordable housing stock and to promote, increase, and maintain homeownership for low- and moderate-income households, the City provides an Owner-Occupied Rehabilitation Program which includes four housing programs.

- **Deferred Loans:** The City provides low interest (zero to three percent) deferred payment loans to low and moderate income homeowners who own and occupy their homes and need financial assistance to make repairs and improvements. The loan is paid back through the sale, transfer of ownership, or refinancing of the home
- **Grants:** Grants are available to senior citizens 62 years or older and disabled citizens for up to \$10,000, at no cost to the homeowner, for repairs related to interior and exterior code deficiencies and general home improvements. Qualified seniors and disabled residents are eligible for this program once every five years and with a maximum of three (3) grants.
- **Emergency Grants:** Emergency grants are available to all eligible income qualified applicants. The maximum emergency grant is \$2,000 for corrections to emergency code deficiencies that constitute an immediate health-safety issues
- **Rebate Program:** Rebates are available to income-eligible homeowners for correction of code deficiencies and general home improvements to the exterior of the house. 50 percent rebates up to \$15,000 may be obtained from the City after satisfactory completion of the work and evidence of payment to the contractor has been received by the City.

- Objective:** Preserve the City's existing affordable housing stock by providing a combined total of 80 qualified households between 2014-2021.
- Agency:** City of Rosemead
- Financing:** CDBG, HOME
- Time Frame:** Annually 2014-2021

2. Down Payment Assistance Program

The City has funds available to assist low-income residents with the purchase of their first home. The assistance is in the form of a silent second loan and is available to low income families who have not owned a home within the previous three years. The amount of the loan will vary depending on the value of the house to be purchased to assist the homebuyer in achieving a 25 percent down payment. The maximum allowable loan is currently \$70,000.

- Objective:** Provide 16 new homebuyers with loans for down payment of homes.
- Agency:** City
- Financing:** HOME
- Time Frame:** Annually 2014-2021

3. Design Assistance

Staff planners and plan checkers are available during the regular business hours to assist homeowners with property improvement questions.

- Objective:** To provide assistance in efforts to maintain and preserve the existing housing stock
- Agency:** City, RHDC
- Financing:** General Fund
- Time Frame:** Annually 2014-2021

4. Code Enforcement

Code enforcement is used to help bring substandard housing units into compliance with City codes. Potential violations are identified primarily through citizen complaints; however, substandard conditions are also noted with exterior windshield surveys.

- Objective:** Preserve health and safety through code enforcement standards up to 2,500 cases in the planning period
- Agency:** City
- Financing:** General Fund, CDBG
- Time Frame:** Annually 2014-2021

5. Flood Hazard and Flood Management Information (Compliance with AB 162)

The City shall review and amend, if necessary, the Safety and Conservation Elements of the Rosemead General Plan based on current flooding hazard and flood management information. The Housing Element shall be reviewed for internal consistency with any amendments to the Safety, Conservation and Land Use Elements on an annual basis.

Objective:	Internal consistency with other General Plan Elements
Agency:	City
Financing:	General Fund
Time Frame:	Within one year of Housing Element adoption and annual review

Program Strategy: Production of Affordable Housing

6. *Infill Housing Development*

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

Objective:	Increase housing stock and encouraging development on underutilized sites
Agency:	City
Financing:	CDBG, HOME
Time Frame:	Annually 2014-2021

7. *New Residential Construction Programs*

This program would allow the development of mixed ownership/rental affordable housing as well as mixed ownership/rental market-rate housing.

Objective:	Encourage the development of a range of housing types in a range of prices affordable to all Rosemead residents
Agency:	City, RHDC
Financing:	CDBG, HOME
Time Frame:	Annually 2014-2021

8. *Land Assemblage and Write-Down*

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

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

- Objective:** a) Provide funding for developments with at least 20 percent of the units for low- and moderate-income households
b) Prepare an Opportunity Sites list that includes available funding sources and make them available for public review at the Planning counter and on the City's website
- Agency:** City
- Financing:** CDBG, HOME, project-specific state and federal loans and grants as appropriate
- Time Frame:** a) Funding provided annually 2014-2021, as available
b) Annual updates of the Opportunity Sites list and funding information

9. Community Housing Development Organization (CHDO) Construction Program

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

- Objective:** Increase housing stock and provide at least three (3) affordable housing units
- Agency:** City, RHDC
- Financing:** CDBG, HOME, project-specific state and federal loans and grants as appropriate
- Time Frame:** Annually 2014-2021

10. Adequate Sites Monitoring

To ensure that the net future housing capacity is maintained to accommodate the City's RHNA figures, the City will maintain an inventory of adequate housing sites for each income category. This inventory will detail the amount, type, size and location of vacant land, recyclable properties and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the City will continuously and at least annually monitor the sites inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining regional housing need by income level, the City will identify alternative sites so that there is "no net loss" of residential capacity pursuant to Government Code Section 65863.

To facilitate annual evaluation, the City will develop and implement a formal ongoing project-by-project procedure pursuant to Government Code Section 65863 which will evaluate identified capacity in the sites inventory relative to projects or other actions potentially reducing density and identify additional sites as necessary. This procedure and annual evaluation will address non-residential or mixed-use zoned land to determine whether these sites are being developed for uses other than residential. The monitoring program will also

monitor for and specifically evaluate development proposals in the MUDO zone to ensure current processing procedures encourage and facilitate mixed use residential development for lower-income households in the overlay zone. If the City finds uses other than residential occurring on mixed use or non-residentially zoned sites, the City will identify and establish additional sites and/or incentives within six (6) months following the annual evaluation to promote residential development, particularly on sites zoned higher density.

Further, as part of the annual evaluation, the City will monitor and evaluate the effectiveness of programs and incentives to encourage lot consolidation and residential development on non-vacant sites sufficient to accommodate the regional housing need. The evaluation will consider criteria such as interest in development, project proposals and approvals, lot consolidations, proposed and approved densities, impacts on development costs and the development of housing affordable to lower income households. If these programs are not effective in encouraging and facilitating the redevelopment of identified sites to provide sufficient opportunities to accommodate the City's share of the regional housing need, the alternative strategies and sites will be identified and established as detailed in Appendix B of the Housing Element within six months following the annual evaluation.

- Objectives:**
- a) Maintain an up-to-date inventory of adequate housing sites for each income category
 - b) Evaluate identified capacity and identify additional sites as necessary
 - c) Perform an annual evaluation on the status and progress in implementing Housing Element programs as part of the Annual Progress Report (APR) submitted to HCD, pursuant to Government Code Section 65400. The APR will evaluate whether or not the housing programs have been adopted and implemented, and determine their effectiveness in the development of the sites identified in Appendix C of the Housing Element (non-vacant redevelopment sites and lot consolidation sites). If the housing programs and incentives are not successful, the City will implement programs at alternative sites identified in Appendix D of the Housing Element or expand existing incentives or propose new incentives, such as providing for priority development processing, streamlining the process for lot consolidation or parking standards, or reducing development fees for projects involving affordable housing within six months of the APR.

Agency: City Manager, Community Development Department

Financing: General Fund

Time Frame: Annually 2014-2021

11. Opportunity Sites Marketing and Outreach

The City's Community Development Department will maintain a list of economic development opportunity sites within the City. This list, which will be made available for viewing on the City's economic development web site, will identify opportunity sites within the City. It will display information for each site including the address, parcel number, description of the existing use, zoning and lot size. While some of the sites are zoned for commercial development, others are zoned for residential or mixed-use.

In an effort to promote lot consolidation and housing development, the City will highlight those sites on the opportunities list where two or more adjoining properties are available for sale and consolidation. The City will provide technical assistance to interested buyers/developers of those opportunity sites zoned for residential uses, as well as for mixed-use. Assistance will include the City facilitating a negotiation meeting between the property owners and potential developer and providing counseling to expedite the lot consolidation, plan review and entitlement process. Written information on the lot consolidation process, its benefits and the City's role in expediting the process, will be available at the Community Development Department counter and on the City's website within one year from the adoption of the Housing Element. The City will establish a program that expedites the permitting process for mixed-use development projects and property acquisition process for lot consolidation. The City will continue to update the opportunity sites list as needed.

Additionally, the City will establish an outreach program to the various real estate brokers who do business in Rosemead, as well as the West San Gabriel Valley Association of Realtors, in order to encourage them to contact property owners concerning possible housing development opportunities that involve lot consolidation. As part of this program, the City is in the process of developing a GIS database of available properties that are suitable for development. The database will include more detailed and location-specific information on each parcel and the surrounding market area, and be accessible in a visually interactive format. This will assist further in making property owners aware of opportunities to sell their property for the purpose of a larger development.

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

Agency: City Manager, Community Development Department

Financing: General Fund

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

C. Special Housing Needs

12. Second Units

Second units provide an important source of affordable housing in a community. AB 1866 was approved and became law (Second-Unit law -- Government Code, Section 65852.2 et seq) in 2003. The Second-Unit law requires that applications for second-units be considered ministerially without discretionary review by local governments. Currently, Rosemead maintains a second unit ordinance that contains standards and requirements for the construction of second units on land occupied by single-family residences. The ordinance, in compliance with State law, establishes a ministerial process for the approval of second unit applications, with development standards that are designed to ensure that second units remain compatible with the surrounding neighborhood.

- Objectives:** Provide information on developing second units on the City’s website and through material available at the planning counter.
- Agency:** City
- Financing:** General Fund
- Time Frame:** Within one year from adoption of Housing Element and updated annually

13. *Development of Housing for Extremely Low-Income Households*

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

The City will also provide regulatory incentives, such as implementing the density bonus program and providing for the development of single-room occupancy housing.

With the dissolution of all redevelopment agencies in the State, Housing Set-Aside funds will no longer be available for ELI housing development. The City will work with the appropriate agencies to ensure a dedicated source of funding for housing for ELI households in Rosemead. Funding possibilities include: 1) dedicating a portion of the City’s CDBG allocation and HOME funds for ELI housing development; and 2) pursuing HUD Section 202 funds, and other state and federal loans and grants, according to the specific nature of the project.

- Objectives:** a) Target funds from CDBG, HOME and other sources to assist in the development of ELI units as necessary
b) Implement priority processing procedure for ELI housing development projects
- Agency:** City
- Financing:** CDBG, HOME, project-specific state and federal loans and grants, as necessary and appropriate
- Time Frame:** Within one year from adoption of the Housing Element

14. *Outreach for Persons with Developmental Disabilities*

Work with the East Los Angeles Regional Center to develop and implement an outreach program that informs families within the City of housing and services available for persons with developmental disabilities. The program could include the development of a brochure, information on the City’s website, and workshops incorporating training for both individuals and families.

- Objective:** Develop an outreach program providing information on housing options for persons with developmental disabilities through a variety of traditional and electronic media, as well as through face-to-face interaction.
- Agency:** Community Development Department

Financing: General Fund

Time Frame: Within one year from adoption of the Housing Element

D. Rental Assistance

15. Section 8 Rental Assistance Payments/Housing Vouchers

This program, administered by the Housing Authority of the County of Los Angeles (HACoLA), extends rental subsidies to low-income families and elderly persons who spend more than 30 percent of their income on rent. The assistance represents the difference between the excess for 30 percent of the monthly income and the actual rent.

Objectives: Continue participating in the HACoLA Section 8 program

Agency: City, HUD

Financing: Section 8

Time Frame: Annually 2014-2021

16. Mobile Home Park Program

On December 8, 2009, the City Council approved a Mobile Home Park Ordinance. The Ordinance establishes the requirements to close or convert an existing mobile home park, including the submittal of a Conversion Impact Report and Relocation Plan. In addition, a public hearing would be required on the Conversion Impact Report at least 90 days prior to any evictions allowing the City Council ample time to review and comment on the document.

Objectives: Provide Mobile Home Park Ordinance to park owners.

Agency: City

Financing: General Fund

Time Frame: As required by ordinance, or as requested

17. Mobile Home Park Assistance Program (MPAP)

This program is offered by the State Department of Housing and Community Development. It provides financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership. Loans are made to low-income mobile home park residents, or to organizations formed by the park residents, to own and/or operate their mobile home parks. Then the residents control their own housing costs. Loans are limited to 50-percent of the purchase price plus the conversion costs. They are awarded by the State on a competitive basis. Depending on the funding by the State and if the program is available, the City has the option to serve as co-applicant for any resident organizations applying to the State for funding.

Objectives: Provide loans to low-income mobile home park residents.

Agency: City, HCD

Financing: State Funds

Time Frame: Within one year from adoption of the Housing Element

18. *Single Family Mortgage Revenue Bonds*

Mortgage revenue bonds are issued by the County to support the development of single-family housing for low- and moderate-income households. Single-family mortgage revenue bonds are used to finance the purchase of owner-occupied homes. Proceeds from the bond sales are used to make mortgage loans to qualified low- and moderate-income buyers. The bonds are serviced and repaid from the mortgage payments made by the property owners.

Objectives: Market the availability of these funds to low- and moderate-income single family residents by posting the information on the City's website.

Agency: City

Financing: General Fund

Time Frame: Annually 2010-2014

E. *Equal Opportunity Housing*

19. *Fair Housing Program*

The City of Rosemead contributes funds from the CDBG program for, and cooperates with, the San Gabriel Fair Housing Council. Their services include enforcing fair housing laws, discrimination response, landlord-tenant relations, housing information and counseling, and community education programs. An activity of this program is the City and the Southern California Housing Rights Center regularly co-host a Housing Rights Seminars. These seminars are designed to benefit landlords/managers and tenants. The free seminar will provide comprehensive information about housing rights and responsibilities, including 30-day notices and evictions, security deposits and rent increases, repairs and maintenance, right to privacy, rules for children, and state and federal housing laws. Rosemead will continue to support and promote the Fair Housing Council to assure unrestricted access to housing in the community.

Objectives: Support and promote equal housing opportunity services for Rosemead residents throughout the planning period. Conduct seminars at least once annually.

Agency: City

Financing: CDBG

Time Frame: Annually 2014-2021

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APPENDIX A

HCD Housing Element
Completeness Checklist

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Housing Needs Assessment (Section 65583(a)(1 and 2))

Public Participation (Section 65583(c)(8)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_publicparticipation.php)		
	Page(s)	Comments
Description of diligent effort to include all economic segments of the community and/or their representatives in the development and update of the housing element (e.g., types of outreach, meetings, appropriate languages, list of invitees and general comments and how they were incorporated)	5; Appendix B	

Review and Revise (Section 65588) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php)		
	Page(s)	Comments
Progress in implementation – A description of the actual results or outcomes of the prior element’s goals (i.e., what happened), objectives, policies, and programs. Include quantification of results where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints)	105-115	
Effectiveness of the element – For each program, include an analysis comparing significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated	105-115	
Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element	105-115	



(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php)

	Page(s)	Data Source (if not identified in the housing element)	Comments
Quantification and analysis * of existing and projected housing needs	7-55		
Populations and employment trends, including documentation of projections	10-19		
Housing and Household characteristics, including: <ul style="list-style-type: none"> • Level of payment compared with ability to pay (overpaying households) • Housing stock conditions • Overcrowded households 	20-25; 32-35; 42-49		
Existing and projected needs for all income levels, including: <ul style="list-style-type: none"> • Regional Housing Need Allocation (RHNA) • Existing housing need for extremely low income households • Projected housing need for extremely low income households based on RHNA or Census (see Section 65583(a)(1)) 	25; 54-55		

* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs



Persons with Special Needs (Section 65583(a)(7))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/JHN_SHN_home.php)

Identification and analysis of any special housing needs including:*	Page(s)	Data Source (if not identified in the element)	Comments
<ul style="list-style-type: none"> Elderly 	26-28		
<ul style="list-style-type: none"> Persons with disabilities, including developmental disabilities (See Memo at http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf) 	28-31		
<ul style="list-style-type: none"> Large households 	32-35		
<ul style="list-style-type: none"> Farmworkers (seasonal and permanent) 	35-36		
<ul style="list-style-type: none"> Female headed households 	31-32		
<ul style="list-style-type: none"> Homeless (annual and seasonal) ** 	36-39		
<ul style="list-style-type: none"> Other 			

* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs
** See Section 65583(a)(7) for additional information regarding this requirement

At-risk Units (Section 65583(a)(9))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php)

	Page(s)	Comments
Inventory of at-risk units (10 years from the housing element due date) (Section 65583(a)(9)(A))	51	No units at risk of conversion in next 10 years.
Estimate of replacement versus preservation costs (Section 65583(a)(9)(B))	N/A	
Identification of qualified entities Section 65583(a)(9)(C))	N/A	
Identification of potential funding Section 65583(a)(9)(D))	N/A	

Note: Section 65583(a)(9) has many detailed requirements. Agencies with at-risk units should review the specific statutory requirements to ensure a complete analysis.



Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 and 6))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)

	Page(s)	Comments
<p><u>Potential Governmental Constraints</u></p> <p>Include an analysis of actual and potential governmental constraints for each of the following:</p>		
Land use controls (e.g., parking, lot coverage, heights, unit sizes, open space requirements, floor area ratios, growth controls (e.g., caps on units or population or voter approval requirements))	63	
Building codes and their enforcement (e.g., current CBC, any local amendments and local code enforcement programs)	71	
Site improvement requirements (e.g., street widths, etc.)	69-71	
Fees and other exactions (e.g., analyze all planning and impact fees and impact on total development costs)	68-69	
Local processing and permit procedures (e.g., typical processing times, permit types by housing type, decision-making criteria and bodies)	71-75	
Housing for persons with disabilities (e.g., definition of family, concentration requirements, reasonable accommodation procedures)	77	
Potential and actual constraints on the development of a variety of housing types for all income levels, including multifamily rental housing, factory-built housing, mobiles homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing	91-95	



	Page(s)	Comments
Local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need	N/A	
Local efforts to remove governmental constraints that hinder meeting the need for housing for persons with disabilities, supportive housing, transitional housing and emergency shelters	76-77; 91-95	
Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone	93	
<u>Potential Non-governmental Constraints</u> Include an analysis of actual and potential non-governmental constraints for each of the following:		
Availability of financing	61-62	
Price of land	60	
Cost of construction	59-60	



Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)

	Page(s)	Comments
<p>Listing of properties by parcel number or other unique, reference showing for each parcel (Section 65583.2(b)(1) – (3):</p> <ul style="list-style-type: none"> • Size • General plan designation • Zoning category • For non-vacant sites, description of existing uses • Number of units that can be accommodated on each site 	83; Appendices C-D	
<p>* Sites available for Above Moderate income households and not served by public sewer need not be identified on a site specific basis (Section 65583.2(b)(6))</p>		
<p>General description of environmental constraints to the development of housing (Section 65583.2(b)(4)</p>	58-59	
<p>General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities (Section 65583.2(b)(5)</p>	57-58	
<p>In determining the number of units on each site, indicate how the number of units was determined.</p> <ul style="list-style-type: none"> • If development is required at minimum density, indicate the number of units at the minimum density. No further analysis is required. • If development is not required at minimum density, demonstrate how the number of units were determined and adjust, if necessary, for local land use controls. 	79-81	



	Page(s)	Comments
<p>For Non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential considering factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions and regulatory or other incentives to encourage additional residential development (Section 65583.2(b)(7))</p>	<p>88-91; Appendices C-D</p>	
<p>Demonstration of zoning to accommodate the housing need for lower income households (Section 65583.2(c)(3)) and (d) – (f))</p>		
<ul style="list-style-type: none"> • Indicate those sites that can accommodate lower income households • Indicate those sites where the density allowed is at the “deemed appropriate” [default] density (65583.2(c)(3)(B)) • For sites that can accommodate lower income households, but with allowed densities less than the “deemed appropriate” density, provide analysis demonstrating how the adopted densities accommodate the need for lower income housing. The analysis must include: <ul style="list-style-type: none"> ○ Market demand ○ Financial feasibility ○ Project experience within a zone providing housing for lower income households (65583.2(c)(3)(A)) 	<p>81; 83; 85; Appendices C-D</p>	
<p>Map of Sites included in the inventory (Section 65583.2(b)(7))</p>	<p>84; 86-87; Appendices C-D</p>	
<p>Number of units built between the start of the projection period and the deadline for adoption of the housing element (Government Code Section 65583.1(d))</p>		
<p>Number of units proposed using alternative provisions such as rehabilitation, conversion, preservation or second units (Section 65583.1). See checklist at http://www.hcd.ca.gov/hpd/housing_element2/examples/655831Checklist.pdf</p>		



	Page(s)	Comments
Identification of zoning for a variety of types:		
Multifamily rental housing	91	
Factory-built housing	91-92	
Mobilehomes	91-92	
Housing for agricultural employees	N/A	No need identified.
Emergency shelters (See Section 65583(a)(4) and the Department's memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	92-93	
Transitional and supportive housing (See Section 65583(a)(5) and the Department's memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	93	
Carryover obligation (AB 1233: Section 65584.09 – See memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf)	N/A	



Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php)		Page(s)	Comments
Provide statement of quantified objectives (Section 65583(b)):			
Maximum number of units, by income group, including extremely low-income of:	116		
<ul style="list-style-type: none"> • new construction; • rehabilitation; and • conservation. 			
Include programs (Section 65583(c) and (c)(7)) with:			
<ul style="list-style-type: none"> • Schedule of specific actions; • Timeline for implementation with a beneficial impact in the planning period; and • Identification of agencies and officials responsible for implementing each program. 	120-129		
Program(s) providing adequate sites (Section 65583(c)(1)):			
Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09	N/A		
Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable.	N/A		
If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing	120-121		Programs from 2008-2014 Housing Element in process of implementation.



	Page(s)	Comments
Programs to assist in the development of housing for extremely low, very low, low and moderate income households (Section 65583(c)(2))	123-127	
Program(s) to address governmental constraints (Section 65583(c)(3)):		
Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing	120-121	
Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities	121	
Program(s) to conserve and improve the condition of the existing affordable housing stock (Section 65583(c)(4))	121-123	
Program(s) to promote housing opportunities for all persons (Section 65583(c)(5))	129	
Program(s) to preserve at-risk units (Section 65583(c)(6))	N/A	



Other Requirements (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php) and http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php)		
	Page(s)	Comments
Description of general plan consistency (Section 65583(c)(7))	4	
Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone (Section 65588)	N/A	
Description of opportunities for energy conservation in residential development (Section 65583(a)(8))	53-54	
Water and Sewer Priority (Section 65589.7) See the HCD Memo at http://www.hcd.ca.gov/hpd/memo_sb1087.pdf . *		
SB 5 and AB 162 (Flood Hazard Land Management) See the HCD Memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf *		
SB 244 (Disadvantaged Communities) See Governor's Office of Planning and Research for technical assistance at http://opr.ca.gov/ *		
* These are not required for a complete housing element and are not required to be part of the housing element and have been include as an information item to assist local governments in meeting requirements triggered by the housing element update schedule.		

APPENDIX B
Community Meetings

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THE CITY OF ROSEMEAD *invites you to a*
COMMUNITY MEETING *to discuss the*
2014-2021 HOUSING ELEMENT

The City of Rosemead is updating the Housing Element of its General Plan for the 2014-2021 planning cycle. As it begins this update process, the City encourages Rosemead residents and representatives of housing-focused organizations to participate in the first of three community meetings to learn more about the Housing Element and its process, and to discuss their concerns and housing needs.

Participants will be asked for their ideas for providing adequate affordable housing, as well as for preserving and improving Rosemead's existing high-quality housing for all residents regardless of income, age, gender, race, or ethnic background.

The first meeting will be held at the following time and place:

Thursday, January 24, 2013

6:00 - 8:00 p.m.

Garvey Community Center

9108 Garvey Avenue, Rosemead

Reasonable Accommodation Requests

The City of Rosemead strives to provide reasonable accommodation for all disabilities. If you will require any assistance in order to participate in the meeting, please make your request by calling the number listed below. Please call at least three (3) working days in advance of the meeting to ensure that your request can be accommodated.

For More Information

If you have questions about the community meetings or the proposed Housing Element, please call the Community Development Manager at **(626) 569-2158**.



THE CITY OF ROSEMEAD *invites you to a*
COMMUNITY MEETING *to discuss the*
2014-2021 HOUSING ELEMENT

The City of Rosemead is updating the Housing Element of its General Plan for the 2014-2021 planning cycle. As it begins this update process, the City encourages Rosemead residents and representatives of housing-focused organizations to participate in the second of three community meetings to learn more about the Housing Element and its process, and to discuss their concerns and housing needs.

Participants will be asked for their ideas for providing adequate affordable housing, as well as for preserving and improving Rosemead's existing high-quality housing for all residents regardless of income, age, gender, race, or ethnic background.

The first meeting will be held at the following time and place:

Thursday, March 28, 2013

6:00 - 8:00 p.m.

***Rosemead City Hall Council Chambers
8838 East Valley Boulevard, Rosemead***

Reasonable Accommodation Requests

The City of Rosemead strives to provide reasonable accommodation for all disabilities. If you will require any assistance in order to participate in the meeting, please make your request by calling the number listed below. Please call at least three (3) working days in advance of the meeting to ensure that your request can be accommodated.

For More Information

If you have questions about the community meetings or the proposed Housing Element, please call the Community Development Manager at **(626) 569-2158**.

APPENDIX C

Opportunity Sites for
Redevelopment/Lot Consolidation
and Site Maps

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**APPENDIX C
OPPORTUNITY SITES FOR REDEVELOPMENT AND LOT CONSOLIDATION**

APN	Add. No.	Street	Existing Use/Opportunity	Owner	Con- dition	Units	Gen Plan	Zone	Acres	Density	Pct. Resid.	Pot. Units	Net Units	Lower Income	Mod/ Above Income
Site 1: 4000 Block Temple City Blvd															
8577-009-029	4022	TEMPLE CITY	Parking for adjacent commercial use	A	3	0	MU2	C-3 MUJO O-D	0.15	60	0.75	6.9	7		
8577-009-030	4030	TEMPLE CITY	Blighted older commercial (50+ years; roof needs replacement; faulty bldg materials); functioning business	A	3	0	MU2	C-3 MUJO O-D	0.82	60	0.75	36.8	37		
8577-009-031	4040	TEMPLE CITY	Blighted multifamily residential (roof needs replacement, dry rot, possible structural deficiency, deferred maintenance)		3	5	MU2	C-3 MUJO O-D	0.64	60	0.75	28.8	24		
8577-009-051	4050	TEMPLE CITY	Older commercial (60+ years); structurally sound, but obsolete design/construction; functioning business		3	0	MU2	C-3 MUJO O-D	0.14	60	0.75	6.2	6		
8577-009-902	4016	TEMPLE CITY	Vacant land; recently demolished commercial/industrial use; redevelopment agency-owned	City	N/A	0	MU2	C-3 MUJO O-D	0.18	60	0.75	8.2	8		
8577-009-019	4046	TEMPLE CITY	Older commercial (60+ years); structurally sound, but obsolete design/construction (residential converted to small office); functioning business	B	2	0	MU2	C-3 MUJO O-D	0.14	60	0.75	6.5	6		
8577-009-020	9714	ABILENE	Older single-family (60+years); structurally sound; back yard used as parking for adjacent commercial property	B	1	1	MU2	C-3 MUJO O-D	0.14	60	0.75	6.4	5		
TOTAL						6			2.21	60	0.75	99.7	94	47	47

Site 1: No changes since 2008-2014 Housing Element.

APN	Add. No.	Street	Existing Use/Opportunity	Owner	Con- dition	Units	Gen Plan	Zone	Acres	Density	Pct. Resid.	Pot. Units	Net Units	Lower Income	Mod/ Above Income
Site 2: NE Corner Valley/Temple City															
8592-007-029	9637	VALLEY	Blighted older single-family and accessory structures (60+ years, roofs need replacement, long-term inoperative vehicle storage)	C	3	1	MU2	C-3 MUJDO O-D	0.46	60	0.75	20.7	20		
8592-007-030	9639	VALLEY	Older commercial (60+ years); functioning business; no blight observed	C	1	0	MU2	C-3 MUJDO O-D	0.21	60	0.75	9.5	9		
8592-007-031	9651	VALLEY	Older auto service (50+ years); large undeveloped rear portion; no blight observed		1	0	MU2	C-3 MUJDO O-D	0.51	60	0.75	23.0	23		
8592-007-034	4013	TEMPLE CITY	Commercial/industrial; 30-40 years old; no blight observed	C	1	0	MU2	C-3 MUJDO O-D	0.16	60	0.75	7.2	7		
8592-007-061	9655	VALLEY	Auto service; 20-30 years old; no blight observed	C	1	0	MU2	C-3 MUJDO O-D	0.23	60	0.75	10.4	10		
TOTAL						1			1.57	60	0.75	70.7	70	35	35
Site 2: No changes since 2008-2014 Housing Element.															

APN	Add. No.	Street	Existing Use/Opportunity	Owner	Con- dition	Units	Gen Plan	Zone	Acres	Density	Pct. Resid.	Pot. Units	Net Units	Lower Income	Mod/ Above Income
Site 3: S side Garvey Ave between Delta and Earle															
5283-005-028	8404	GARVEY	Blighted older unoccupied commercial (70+ years; roof needs replacement, dry rot, deferred maintenance, boarded windows, possible structural deterioration); 5 older residential units (70+ years) with deferred maintenance; parking lot; residential backyards used for vehicle storage; marginal uses on site		3	5	MU1	C-3 MUJDO O-D	1.15	30	0.67	23.1	18		
5283-005-004	8424	GARVEY	Older auto sales/service (50+years); functioning business; deferred maintenance; faulty bldg materials		2	0	MU1	C-3 MUJDO O-D	0.32	30	0.67	6.4	6		
5283-005-027	8438	GARVEY	Auto service; no blight observed		1	0	MU1	C-3 MUJDO O-D	0.32	30	0.67	6.4	6		
5283-005-007	8440	GARVEY	Older commercial office (50+ years); unoccupied building; no blight observed		1	0	MU1	C-3 MUJDO O-D	0.17	30	0.67	3.4	3		
5283-005-800	NO	ADDRESS	2700 block of Earle Ave; utilities maintenance; publicly owned; 2 small sheds on site	SoCal Water Co.	1	0	MU1	C-3 MUJDO O-D	0.22	30	0.67	4.4	4		
TOTAL						5			2.18	30	0.67	43.8	39	10	29
Site 3: No changes since 2008-2014 Housing Element with the exception of a revised APN															

APN	Add. No.	Street	Existing Use/Opportunity	Owner	Con- dition	Units	Gen Plan	Zone	Acres	Density	Pct. Resid.	Pot. Units	Net Units	Lower Income	Mod/ Above Income
Site 4: SW Corner Garvey/Willard															
5283-003-002			Low-intensity commercial/industrial (fence/patio business)	D	2	0	MU1	C-3 MUDO O-D	0.16	30	0.67	3.2	3		
5283-003-003			Low-intensity commercial/industrial (fence/patio business)	D	2	0	MU1	C-3 MUDO O-D	0.16	30	0.67	3.2	3		
5283-003-004			Low-intensity commercial/industrial (fence/patio business)	D	2	0	MU1	C-3 MUDO O-D	0.16	30	0.67	3.2	3		
5283-003-005			Low-intensity commercial/industrial (fence/patio business)	D	2	0	MU1	C-3 MUDO O-D	0.16	30	0.67	3.2	3		
5283-003-006			Older commercial (60+ years); functioning business; structurally sound, but obsolete design/construction	E	2	0	MU1	C-3 MUDO O-D	0.16	30	0.67	3.2	3		
5283-003-007			Older commercial (70+ years); functioning business; structurally sound, but obsolete design/construction	E	2	0	MU1	C-3 MUDO O-D	0.17	30	0.67	3.4	3		
5283-003-018			Low-intensity commercial/industrial (fence/patio business)	D	2	0	MU1	C-3 MUDO O-D	0.22	30	0.67	4.4	4		
5283-003-019			Low-intensity commercial/industrial (fence/patio business)	D	2	0	MU1	C-3 MUDO O-D	0.22	30	0.67	4.4	4		
TOTAL						0			1.41	30	0.67	28.3	28	7	21

Site 4: No changes since 2008-2014 Housing Element.

APN	Add. No.	Street	Existing Use/Opportunity	Owner	Con- dition	Units	Gen Plan	Zone	Acres	Density	Pct. Resid.	Pot. Units	Net Units	Lower Income	Mod/ Above Income
Site 5: SW corner Garvey/River															
5282-010-030			Small shopping center; approx. 25 years old; approx. 10 operating businesses; some deferred maintenance		2	0	MU1	C-3 MUDO O-D	0.97	30	0.67	19.5	19		
5282-010-033			School bus operations facility; Older structure (50+ years) with deferred maintenance)	F	2	0	MU1	C-3 MUDO O-D	0.92	30	0.67	18.5	18		
5282-010-034			School bus operations facility; several older structures (50+ years) with deferred maintenance)	F	2	0	MU1	C-3 MUDO O-D	1.61	30	0.67	32.4	32		
TOTAL						0			3.50	30	0.67	70.4	70	18	52

Site 5: No changes since 2008-2014 Housing Element.

Site 6: SW corner Rosemead/Guess (spot-zoned MU devt)															
8594-009-001			Older multi-family (60+ years); blighted with faulty/inadequate bldg mat'l's, roof deterioration	G	2	12	MU2	P-D	0.52	60	0.75	23.4	11		
8594-009-002			Older multi-family (70+ years); blighted with faulty/inadequate bldg mat'l's, deferred maintenance	G	2	3	MU2	P-D	0.32	60	0.75	14.4	11		
8594-009-004			Yard/driveway for adjacent multifamily on parcel no. 8594-009-002; no structures	G	N/A	0	MU2	P-D	0.20	60	0.75	9.0	9		
TOTAL						15			1.04	60	0.75	46.8	32	16	16

Site 6: No changes since 2008-2014 Housing Element.

APN	Add. No.	Street	Existing Use/Opportunity	Owner	Con- dition	Units	Gen Plan	Zone	Acres	Density	Pct. Resid.	Pot. Units	Net Units	Lower Income	Mod/ Above Income
Site 7: NE corner Valley/Muscatal															
5391-009-001	8815	VALLEY	Older retail commercial (40+ years); obsolete design/construction	H	2	0	MU2	C-3 MUJO O-D	4.06	30	0.67	81.6	82		
5391-009-003	8845	VALLEY	Older retail commercial (40+ years); used as Post Office	H	2	0	MU2	C-3 MUJO O-D	0.50	30	0.67	10.1	10		
TOTAL						0			4.56	30	0.67	91.7	92	23	69

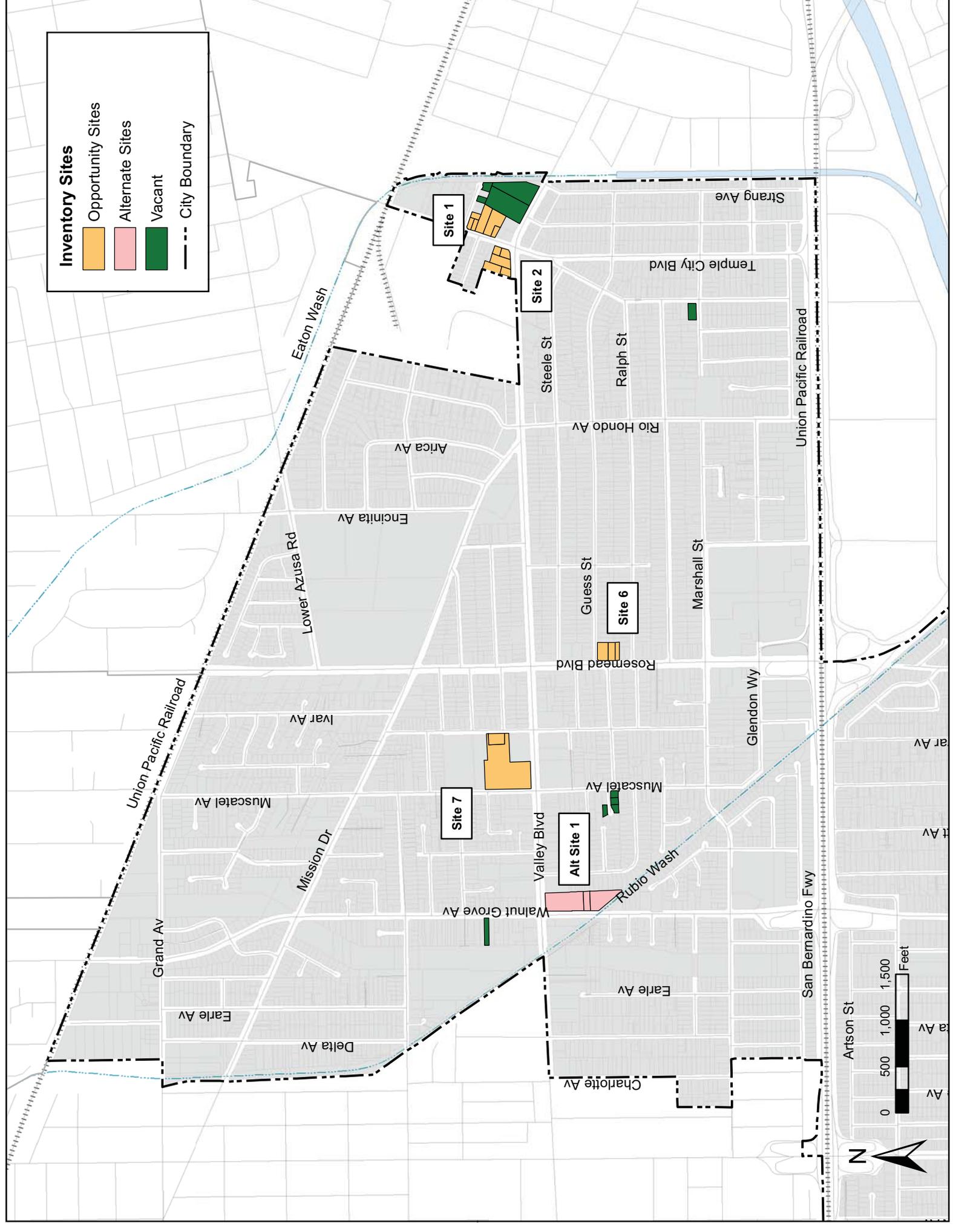
Site 7: No changes since 2008-2014 Housing Element.

Site 8: NE corner Garvey/Del Mar															
5287-039-001	7801	GARVEY	Older retail commercial (60+ years); obsolete design/construction; functioning business; large vacant portion at corner of Garvey/Del Mar	J	2	0	Comm.	C-3	0.35						
5287-039-002	7815	GARVEY	Older commercial/industrial (60+years); use is marginal; serves as garage for bldg on adjoining lot	J	1	0	Comm.	C-3	0.11						
5287-039-003	7821	GARVEY	Older commercial/industrial (60+years); use is marginal; ground floor vacant	J	1	0	Comm.	C-3	0.11						
5287-039-004	7825	GARVEY	Operating automotive sales business; lot consists mostly of paved area; one small structure (~1,100 SF)	J	1	0	Comm.	C-3	0.13						
5287-039-005	3012	DEL MAR	Parking lot	J	N/A	0	MDR	R-2	0.16						
5287-039-011	3017	BRIGHTON	Blighted older single family (60+ years; deteriorated roof)	J	2	1	MDR	R-2	0.16						
Right of way	N/A	N/A	Alley running east-west between Del Mar and Brighton north of Garvey	Public	N/A	0	N/A	N/A	0.12						
TOTAL						1			1.14			60	59	12	47

TOTAL FROM ALL SITES: ALL INCOME LEVELS: 483
 LOWER INCOME UNITS: 168
 MOD/ABOVE INCOME UNITS: 315
 ACRES: 17.61

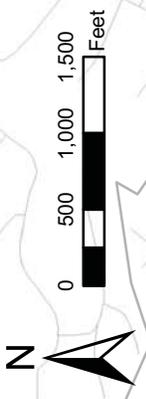
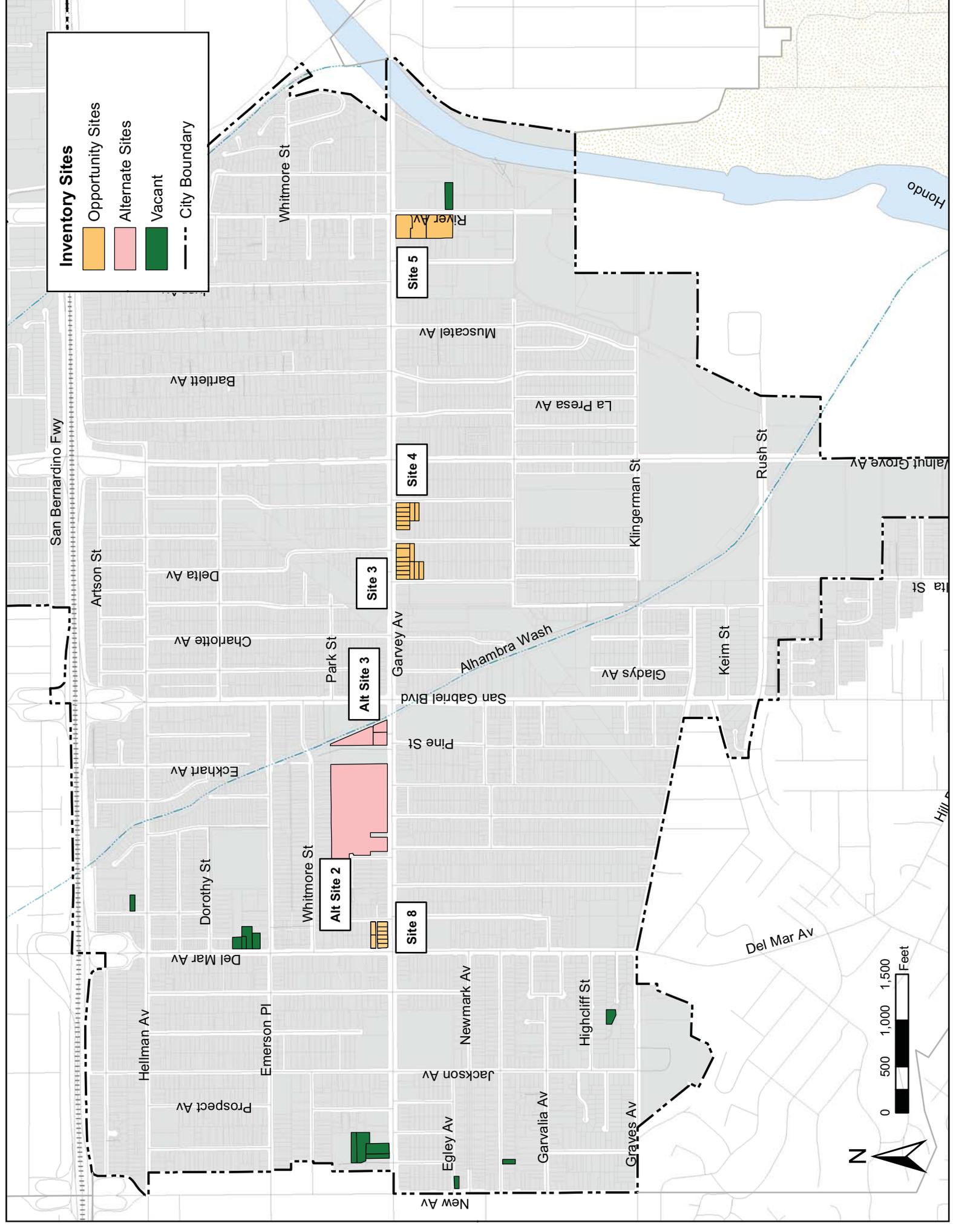
Inventory Sites

-  Opportunity Sites
-  Alternate Sites
-  Vacant
-  City Boundary



Inventory Sites

- Opportunity Sites
- Alternate Sites
- Vacant
- City Boundary



APPENDIX D

**Alternative Sites for
Redevelopment and Lot
Consolidation**

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**APPENDIX D
ALTERNATE SITES FOR REDEVELOPMENT AND LOT CONSOLIDATION**

APN	Add. No.	Street	Existing Use/Opportunity	Owner	Con- dition	Units	Gen Plan	Zone	Acres	Density	Pct. Resid.	Pot. Units	Net Units	Lower Income	Mod/ Above Income																									
Site 1: SE Corner Valley/Walnut Grove (Lumber Yard Site)																																								
5390-001-052	3900	Walnut Grove	Two occupied single-family homes in fair condition, built 1947; large paved area in rear	A	2	2	HIC	C-4D	1.11	30	0.67	22	20																											
5390-001-053	3910	Walnut Grove	Occupied single-family home in fair condition, built 1936; large paved area in rear	A	2	1	HIC	C-4D	0.34	30	0.67	7	6																											
5390-001-057	8614	Valley	Unoccupied older commercial built 1941-1991; large paved area	A	2	0	HIC	C-4D	1.92	30	0.67	39	39																											
TOTAL						3			3.37	30	0.67	68	65	33	32																									
Site 2: 8001 Garvey Ave (Auto Auction Site)																																								
5287-036-006	8001	Garvey	Built between 1951-1984		1	0	HIC	C-4	13.45	30	0.67	270	270	135	135																									
Site 3: 8077-8117 Garvey Ave																																								
5287-035-012	8077	Garvey	Vacant land	B	N/A	0	C	C-3	0.48	30	0.67	10	10																											
5287-035-017	8105	Garvey	Vacant land	B	N/A	0	C	C-3	1.32	30	0.67	27	27																											
5287-035-021	8117	Garvey	Vacant land	B	N/A	0	C	C-3	0.32	30	0.67	6	6																											
TOTAL						0			2.12	30	0.67	43	43	22	21																									
<table border="0" style="width:100%; border:none;"> <tr> <td style="width:60%;">TOTAL FROM ALL SITES:</td> <td style="width:10%;">378</td> <td style="width:10%;">190</td> <td style="width:10%;">188</td> <td style="width:10%;">18.94</td> </tr> <tr> <td>ALL INCOME LEVELS:</td> <td>378</td> <td>190</td> <td>188</td> <td>18.94</td> </tr> <tr> <td>LOWER INCOME UNITS:</td> <td>190</td> <td>188</td> <td>188</td> <td>18.94</td> </tr> <tr> <td>MOD/ABOVE INCOME UNITS:</td> <td>188</td> <td>188</td> <td>188</td> <td>18.94</td> </tr> <tr> <td>ACRES:</td> <td>18.94</td> <td>18.94</td> <td>18.94</td> <td>18.94</td> </tr> </table>																TOTAL FROM ALL SITES:	378	190	188	18.94	ALL INCOME LEVELS:	378	190	188	18.94	LOWER INCOME UNITS:	190	188	188	18.94	MOD/ABOVE INCOME UNITS:	188	188	188	18.94	ACRES:	18.94	18.94	18.94	18.94
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ACRES:	18.94	18.94	18.94	18.94																																				
<i>Note on "Owner" column: Each letter represents a different owner. Parcels with the same letter appearing in this column are under common ownership.</i>																																								