



2021-2022

ANNUAL ACTION PLAN

Table of Contents

Table of Contents	2
Executive Summary.....	3
AP-15 Expected Resources – 91.220(c)(1,2).....	6
AP-20 Annual Goals and Objectives.....	9
AP-35 Projects – 91.220(d)	11
AP-38 Project Summary	12
AP-50 Geographic Distribution – 91.220(f).....	18
AP-55 Affordable Housing – 91.220(g)	20
AP-60 Public Housing – 91.220(h)	22
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	24
AP-75 Barriers to affordable housing – 91.220(j).....	26
AP-85 Other Actions – 91.220(k).....	27
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	30
 Tables:	
Table 60 – Expected Resources	7
Table 61 – Annual Goals.....	9
Table 62 - Goals Description.....	10
Table 63 - Project Summary	11
Table 64 – Project Information.....	12
Table 65 - Geographic Distribution	18
Table 66 - One Year Goals for Affordable Housing by Support Requirement.....	20
Table 67 - One Year Goals for Affordable Housing by Support Type.....	20
 Appendix:	
Appendix A – Home Sales Data.....	31
Appendix B – Citizen Participation.....	32
Appendix C – SF424 Forms and Certifications	33

Executive Summary

1. Introduction

As a condition for the City of Rosemead (City) to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds, the City must submit a five year Consolidated Plan (Con Plan) outlining the jurisdiction's housing and community development needs and priorities, and an Annual Action Plan identifying how the jurisdiction plans to allocate its US Department of Housing and Urban Development (HUD) funding allocations to address those priority needs. This report utilizes HUD's current standard template for producing the 2021–2022 Annual Action Plan directly within HUD's Integrated Disbursement and Information System (IDIS).

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

The strategies and projects outlined in the 2021-2022 Annual Action Plan are intended to benefit low- and moderate-income residents, improve distressed and blighted neighborhoods with high concentrations of low- and moderate-income residents, and positively impact the City as a whole. These Strategies will be coordinated with other federal and state grant programs and local initiatives in order to meet the objectives outlined in the plan. The Annual Action Plan will focus on goals established within the Five-Year 2020-2024 ConPlan-Strategic Plan.

During the development of the Con Plan, the City solicited input from residents to identify and prioritize the various community needs. Furthermore, the City consulted with local public and private service providers to assess the housing and community development needs of low- to moderate-income households and special needs households. The City consulted with the Los Angeles County Development Authority (formally the Los Angeles County Development Commission) and nonprofit organizations to determine funding needs for housing and services for homeless persons, low- to moderate-income persons, and low-income neighborhoods.

Priority areas of need as determined from public participation and research for the Con Plan include:

1. Preserve the City's existing affordable housing stock for low- and moderate-income households (LMI) in the 0 to 80 percent of Area Median Income (AMI) category;
2. Promote, increase, maintain homeownership for LMI households;
3. Provide safe, affordable, decent housing for LMI renters;
4. Assist with energy efficient improvements;
5. Provide supportive services for non-homeless persons with special needs; and
6. Promote fair housing among all income categories.

3. Evaluation of past performance

The City of Rosemead continually strives to improve the performance of its operations. The City prepares the Consolidated Annual Performance Evaluation and Report (CAPER) annually, which documents progress toward meeting needs and achieving strategies established in the Consolidated Plan and the Annual Action Plan. Through the monitoring of performance measures and sub-recipients, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in

the upcoming year. Overall, the City of Rosemead and its partners have been successful in implementing its fair housing program and housing projects established in the previous Annual Action Plan and the City foresees continued progress through the new Action Plan. For a more detailed summary of the City's evaluation of past performance, previous Consolidated Annual Performance and Evaluation Reports (CAPER's) can be requested through the Management Services Department.

4. Summary of citizen participation process and consultation process

The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the Five-Year Consolidated Plan. The City informed the public that it was in the process of creating the 2015-2019 Consolidated Plan and encouraged public participation by hosting public meetings in 2021. The City has undertaken diligent and good faith efforts to outreach to all segments of the community that may benefit from the CDBG, and HOME programs.

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

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

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

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

5. Summary of public comments

The Annual Action Plan was made available for public review from March 26, 2021 through April 27, 2021. The City prepared a notice announcing the Draft Action Plan was available for public review on the City's website and may be available at the Rosemead City Hall, if City Hall reopens. The notice was

published in the local newspaper. The notice also indicated the date, time, and location of the City Council public hearing for adoption of the Annual Action Plan and included:

- The amount of CDBG/HOME assistance expected to be received during the plan duration;
- The range of activities that are proposed under the Action Plan using CDBG and HOME funds.

No written or oral comments were received.

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

No written comments or views were not accepted.

7. Summary

The City of Rosemead's 2021-2022 Annual Action Plan reflects a unified vision to meet the identified needs of the community and provide benefits to low- and moderate-income individuals and families over the next five years, financial assistance and the support of the community will be directed toward the following areas:

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

The above goals support the preservation of existing housing stock, creation of more affordable rental units, homelessness prevention activities, community facilities, safe and walkable streets, and enhance recreation opportunities—all the community needs resulting from the Con Plan survey. The City of Rosemead will continue to concentrate its resources for maximum impact and strive to address the needs, priorities, and goals identified in this 2020-2024 Consolidated Plan.

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

Introduction

The Action Plan focuses on activities to be funded with the two federal entitlement grants—CDBG and HOME—administered by the Department of Housing and Urban Development (HUD). Housing and community development needs in the City are extensive and require the effective and efficient use of limited funds. HUD allocates CDBG and HOME funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate.

CDBG Program

CDBG is an annual grant to cities to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-income.

There is a wide range of activities that are eligible under CDBG Programs. CDBG grantees are responsible for ensuring that each eligible activity meets one of three national objectives:

- Benefiting low–and moderate–income persons;
- Aid in the prevention or elimination of slums or blight; and
- Meet an urgent need that the grantee is unable to finance on its own.

The City is anticipating receiving approximately \$738,492 in PY 2021-2022 CDBG funds.

In addition, the City has received \$528,646 in CDBG-CV3 in PY 2020-2021 to assist residents impacted by the COVID-19 pandemic.

HOME Program

HOME funds are awarded annually as formula grants to participating jurisdictions (PJ's). The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, rental assistance or security deposits.

HOME is designed to create affordable housing to low-income households. The program was designed to reinforce several important values and principles of community development.

The City is anticipating receiving approximately \$337,512 in PY 2021-2022 HOME funds.

The City proposes to use its HOME funds for the Residential/Rental Rehabilitation Program, develop affordable housing through acquisition/rehabilitation, down payment assistance, and for the general administration of the HOME Program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Rehab Public Improvements Public Services	\$738,492	\$0	\$0	\$738,492	\$2,215,476	In Year 2, the City expects to receive \$738,492 in CDBG entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated capital improvements
HOME	Public-federal	Acquisition Homeowner rehab Multifamily rental new and rehab TBRA	\$337,512	\$0	\$0	\$337,512	\$1,012,536	In Year 2, the City expects to receive \$337,512 in HOME entitlement funds.

Table 60 – Expected Resources – Priority Table

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

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

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

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

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

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

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

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

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

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

Discussion

Not applicable.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Fair Housing choice and access	2021	2022	Public service	Community Wide	Fair Housing	CDBG:\$15,000	10: Families assisted 5: Tenant or landlord training workshops
2	Expand affordable housing opportunities	2021	2022	Affordable Housing Public Housing Non-Homeless Special Needs	Community Wide	Affordable Housing	HOME: \$253,134	1: Homebuyer
3	Maintain viable and efficient energy efficient housing and commercial areas	2021	2022	Affordable Housing Lead testing and abatement	Community Wide	Housing Economic Development	CDBG:\$131,492 HOME: \$50,627	5: Commercial facades rehabilitated 2: Handman grants 1: CHDO units assistance
4	Maintain Safe and Green Neighborhoods	2021	2022	Public facilities including recreation and infrastructure	Eligible Low and Moderate - Income Block Groups	Housing Accessibility Pedestrian facilities	CDBG:\$350,000	200: individuals benefit from park improvements 300: individuals benefit from new sidewalks and or safe routes to school 150: individuals benefit from infrastructure upgrades
5	Provide Vital Public Services	2021	2022	Non-Homeless Special Needs	Community Wide	Supportive Services	CDBG: \$110,000	13-20: Summer Youth Program 100: Senior Nutrition Program 10: Family Promise
6	Planning and Administration-	2021	2022	Rehabilitation Administration Community Development CHDO support	Community Wide	Housing	CDBG:\$147,000 HOME:\$33,751	Efficient and effective administration of planning and execution of community development and housing rehabilitation.

Table 61 – Annual Goals

Goal Descriptions

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

Table 62 – Goal Descriptions

AP-35 Projects – 91.220(d)

Introduction

The City has been notified by HUD that it will be receiving an estimated \$738,492 in CDBG funds for FY 2021–2022, and \$337,512 in HOME funds. In addition, the City has received \$528,646 in CDBG-CV3 funds.

Projects

#	Project Name	Budget
	CDBG	
1	Planning and Administration	\$147,000
2	Economic Development: Commercial Façade Improvement Program	\$100,000
3	Housing: Handyman Grants	\$31,492
4	Public Facilities: Rosemead Park Bathroom Improvements	\$350,000
5	Public Service: Summer Youth Program	\$30,000
6	Public Service: Senior Nutrition Program	\$60,000
7	Public Service: Family Promise	\$5,000
8	Public Service: Fair Housing Services	\$15,000
	HOME	
9	Planning and Administration	\$33,751
10	CHDO Assistance	\$50,627
11	Down Payment Assistance	\$253,134
	CDBG-CV3	
12	Planning and Administration: CDBG-CV3	\$105,000
13	Economic Development: Small Business Assistance Program	\$323,646
14	Public Services: Food Bank/Distribution	\$85,000
15	Public Services: Family Promise	\$15,000

Table 63 – Project Information

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$147,000
	Description	The City will continue to provide planning and administration services required to manage and operate the City's CDBG programs. Such funds will assist in managing community development, housing, and economic development programs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	CDBG Program Administration is located at City Hall
	Planned Activities	Program administrative costs for CDBG operations.
2	Project Name	Commercial Façade Improvement Program
	Target Area	Citywide
	Goals Supported	Maintain viable and energy efficient housing and commercial areas
	Needs Addressed	Housing and commercial rehabilitation
	Funding	CDBG: \$100,000
	Description	Provide low interest loans to business owners
	Target Date	6/30/2022
	Estimate the number and type of businesses that will benefit from the proposed activities	5-business owners
	Location Description	To be determined
	Planned Activities	Provide low interest loans/grants to viable businesses to enhance exterior facades.
3	Project Name	Housing Rehabilitation – Handyman Grants
	Target Area	Citywide
	Goals Supported	Expand affordable housing opportunities
	Needs Addressed	Affordable housing
	Funding	CDBG: \$31,492
	Description	Conduct housing rehabilitation projects to existing homes
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	2 units rehabilitated
	Location Description	To be determined
	Planned Activities	Undertake several housing rehabilitation projects.
4	Project Name	Rosemead Park Bathroom Improvements Project
	Target Area	Citywide
	Goals Supported	Maintain safe and green neighborhoods
	Needs Addressed	Improve the quality of life for residents
	Funding	\$350,000
	Description	Bathroom improvements at Rosemead Park
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	200 Families
	Location Description	Rosemead CA 91770
	Planned Activities	Rosemead Park Bathroom Improvements
5	Project Name	Summer Youth Employment Program
	Target Area	Citywide
	Goals Supported	Provide vital public services.
	Needs Addressed	Homeless prevention and public services
	Funding	\$30,000
	Description	The Summer Youth Employment Program provides employment opportunities for high school aged youth.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	15 Youth Assisted
	Location Description	Citywide
	Planned Activities	The program provides summer employment for high school aged youth.
6	Project Name	Senior Nutrition Program
	Target Area	Citywide
	Goals Supported	Provide vital public services.
	Needs Addressed	Homeless prevention and public services
	Funding	\$60,000
	Description	Provide seniors with nutritious meals
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	50 seniors each week.
	Location Description	Garvey Community Center, Rosemead

	Planned Activities	Provide Rosemead seniors with high quality, cost efficient and nutritious meals at the Garvey Community Center.
7	Project Name	Family Promise
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Homeless prevention and public services.
	Funding	\$5,000 (CDBG)
	Description	Provide families with shelter and food while helping residents find work, housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	50 families and or individuals
	Location Description	1005 E. Las Tunas Blvd, San Gabriel, CA
	Planned Activities	Family Promise is a congregation network shelter program that addresses family homelessness. Families are sheltered at different locations week to week until they can find permanent housing. Daycare is also provided onsite.
8	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Expand fair housing choice and access
	Needs Addressed	Fair housing education
	Funding	CDBG: \$15,000
	Description	Provide funding to handle fair housing cases and education
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimate of 10 households assisted 5 tenant or landlord training workshops
	Location Description	Households within the City
	Planned Activities	The City will provide legal services, training, and mediation over discrimination cases and Fair Housing Act education.
9	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$33,751
	Description	The City will continue to provide planning and administration services required to manage and operate the City's HOME programs. Such funds will assist in managing community development, and housing programs.

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	HOME Program Administration is located at City Hall
	Planned Activities	Program administrative costs for HOME operations.
10	Project Name	CHDO Set-Aside
	Target Area	Citywide
	Goals Supported	Expand affordable housing opportunities
	Needs Addressed	Affordable housing
	Funding	HOME: \$50,627
	Description	Assistance to selected CHDO to provide affordable housing and residential rehabilitation.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	To be determined
	Planned Activities	Provide assistance to a CHDO to provide affordable housing. The City may defer use of these funds to future years in order to add future HOME funds to complete a more substantial project.
11	Project Name	Down Payment Assistance Program
	Target Area	Citywide
	Goals Supported	Maintain viable and energy efficient housing and commercial areas
	Needs Addressed	Housing and commercial rehabilitation
	Funding	HOME: \$253,134
	Description	Provide low interest loans to low- to-moderate income homeowners of single-family homes and condominiums to purchase property.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1 homeowner
	Location Description	Location to be determined
	Planned Activities	Provide loans to homeowners of single-family homes and condominiums for low-to-moderate income residents to purchase property.
12	Project Name	Program Administration
	Target Area	Citywide

	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG-CV: \$105,000
	Description	The City will continue to provide planning and administration services required to manage and operate the City's CDBG-CV3 programs. Such funds will assist in managing community development, housing, and economic development programs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	CDBG-CV3 Program Administration is located at City Hall
	Planned Activities	Program administrative costs for CDBG-CV3 operations.
13	Project Name	Small Business Assistance Program
	Target Area	Citywide
	Goals Supported	Maintain viable commercial areas
	Needs Addressed	Economic Development
	Funding	CDBG-CV: \$323,646
	Description	Provide grants to businesses effected by COVID-19.
	Target Date	6/30/2022
	Estimate the number and type of businesses that will benefit from the proposed activities	30-business owners
	Location Description	To be determined
	Planned Activities	Provide grants to businesses
14	Project Name	Food Bank Program
	Target Area	Citywide
	Goals Supported	Provide vital public services.
	Needs Addressed	Homeless prevention and public services
	Funding	\$85,000
	Description	Provide residents impacted by COVID-19 pandemic with nutritious food.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	50 residents each week.
	Location Description	Rosemead
	Planned Activities	Provide Rosemead residents with high quality, cost efficient and nutritious food.

15	Project Name	Family Promise
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Homeless prevention and public services.
	Funding	\$15,000 (CDBG-CV3)
	Description	Provide families with shelter and food while helping residents find work, housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	50 families and or individuals
	Location Description	1005 E. Las Tunas Blvd, San Gabriel, CA
	Planned Activities	Family Promise is a congregation network shelter program that addresses family homelessness. Families are sheltered at different locations week to week until they can find permanent housing. Daycare is also provided onsite.

Table 64 – Project Information

AP-50 Geographic Distribution – 91.220(f)

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

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

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

The low- and moderate-income (LMI) area benefit national objective applies if the activities benefit all persons in a residential area where at least 51 percent of persons will benefit from the activities. Housing conditions survey data report that many of these tracts (mostly multi-family residential) consist of a majority of structures and properties within the block require major repair of building systems. The LMI residential areas in the City cover the very most northern part and the Garvey district in the southern half of the City, below Highway 10. The Garvey district is comprised primarily of residential land uses. Neighborhoods west of Walnut Grove Avenue on Garvey consist mostly of medium density residential with three smaller zones of low density residential. All residential east of Walnut Grove Avenue is low density residential. The City is nearly completely built out and consists primarily of residential development. Most of the housing stock was built prior to 1989 and the rate of development of new units has tapered substantially.

A new map has been developed with Low- and Moderate-Income Summary Data (LMISD), resulting from the 2010 Census, became effective. The LMISD is the data that the City uses for the official determinations of activity compliance with the low- and moderate-income area benefit national objective, in accordance with the Housing and Community Development Act of 1974, as amended, and the CDBG regulations.

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

Geographic Distribution

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

Table 65 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

To accommodate future residential development, improvements are necessary in infrastructure and public services related to man-made facilities such as sewer, water, and electrical services. Portions of the City are also constrained by various environmental hazards and resources that may affect the development of lower priced residential units. Although these constraints are primarily physical, and hazard related, they are also associated with the conservation of the City's natural resources.

Discussion

See above.

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 66 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance-Section 8 vouchers	0
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	0

Table 67 - One Year Goals for Affordable Housing by Support Type

Discussion

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

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

The City of Rosemead believes the 203(b) limits provided by HUD, for Los Angeles County, understate housing prices in Rosemead. Therefore, staff performed its own analysis to determine the 95 percent of median purchase price limits.

To conduct a local market survey, the City must collect and present sales data by type of housing (for example, one- to- four-unit, condos, coops and manufactured housing) on all or nearly all of the one-family house sales in the entire City. The data must be presented in ascending order of sales price, and include the address of the listed properties and their locations within the City.

The length of the reporting period varies with the volume of monthly home sales. If there are 500 or more housing sales per month within the City, a one-month reporting period must be used. If there are 250-499 sales per month, a two-month reporting must be used. If there are fewer than 250 sales per month, a three-month reporting period must be used. If the total number of sales reported is an odd

number, the median is established by the price of the middle sale. If the total number of sales is an even number, the higher of the two middle numbers is considered the median.

Based on a comparison of local housing market listing prices and sales information, it was determined that the FHA limits do not accurately reflect current actual home purchase prices for the area. Therefore, a local market survey was conducted for the City home sales for a three-month period using HDL data. This survey shows a median price of \$670,000 in the City of Rosemead and a 95 percent median value price of \$636,500 for Single Family homes and \$561,450 for Condominium sales (*see Home Sales data in Attachment A*).

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Angelus Senior Apartments

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

Garvey Senior Apartments

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

Two (2) 3- Bedroom Single Family Homes

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

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

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

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

There is no action needed by the City.

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

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

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

This is not applicable to the City.

Discussion

See above discussion.

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

Introduction

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

Every year, LAHSA conducts a census of the homeless population through the Greater Los Angeles Homeless Count. To understand the level of homelessness in the City, in January 2020, volunteers participated in the homeless count for Rosemead. The count reported 80 unsheltered persons. Out of which 42 were living on the street, 7 were living in cars, 8 were living in vans, 12 were living in campers or recreational vehicles (RVs), 2 were living in tents, and 9 were living in makeshift shelters. The number of homeless in 2019 has increased from the total count in 2018. The homeless count for the City of Rosemead in 2019 revealed 91 unsheltered and zero sheltered persons. City departments are familiar with available resources for homeless and to continue to look for opportunities to assist the homeless.

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

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

While it is difficult to pinpoint the exact number of homeless persons, results of the annual PIT survey conducted for 2020 were 80 homeless individuals. The PIT survey also indicated that none of the homeless persons accounted for were sheltered. Within the City, indicators such as increasing housing costs, rising unemployment rates, and low wages coalesce to keep homelessness a problem in the San Gabriel Valley. The 2019 PIT survey indicates that the homeless population is primarily male adults (25–54 years old) of Hispanic ethnicity with a smaller percentage of White individuals. While the population of males is the highest, a significant number (35.2 percent) of those counted are female. There is no data regarding the number of veterans and their families.

In year one, the City intends to fund two public services organization including a fair housing provider and Family Promise of San Gabriel Valley. The fair housing provider will continue to provide the City with fair housing services as well as handle future housing discrimination cases. Family Promise located San Gabriel Boulevard, Rosemead provides food, shelter, and support services for homeless families. Counseling and

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

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

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

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

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

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

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

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

Introduction:

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

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

In February 2020, the City adopted the 2020 Analysis of Impediments to Fair Housing Choice (AI). Through data analysis and community engagement activities the following barriers to fair housing were identified:

- Low number of affordable housing units.
- High housing land, construction and labor costs.
- Lack of rent control/stabilization policies particularly for single parent households, persons with disabilities and seniors.
- Salaries are stagnant compared to the rising cost of housing.
- Lack of time or finances for increased education.
- Safe crosswalks and guards on routes to school.
- Access to the internet for school-age children.
- Limited amount of recreation and open play areas and public spaces.
- Lack of funding and knowledge about existing housing placement services, rental assistance, and rent deposit services/programs.
- Lack of individual and local resources to maintain housing stock.
- Lack of wrap-around services for families purchasing homes for the first time.
- Expand local housing agencies' capacity for family placement services and to create more housing opportunities in the City.
- Lack of implementation of local housing policies for affordable housing development.

The final chapter of the AI discusses the ways and means the City can begin to remediate or reduce the barriers to affordable housing. The following goals were adopted:

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

Goal 2: Increase affordable housing opportunities.

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

Goal 4: Increase homeownership.

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

Goal 6: Increase job training and employment opportunities.

Discussion:

See above discussion.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

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

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

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

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

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

Actions planned to reduce the number of poverty-level families

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

Housing and Community Development

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

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

Economic Development

The City provides supported activities that promote economic development including the Business Attraction/Retention Program. Through this program, the City attracts new businesses as well as retaining the current businesses within the City. The City has also rolled out a Commercial Façade Improvement Program that will provide low interest loans for exterior building improvements. Creating attractive and energy efficient storefronts is a priority need in the City. The City is also assisting businesses that have been impacted by the COVID-10 pandemic.

Low Income Housing Tax Credit Coordination (LIHTC)

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

Actions planned to develop institutional structure

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

assistance available to residents is an ongoing and time-consuming task that requires a large number of City staff. Creating an institutional structure that has the ability to develop and share data on the progress and status of beneficiaries through the development of integrated information systems such as the Coordinated Entry System and CoC. These outside institutions play a major role in the delivery of community development programs.

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

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

The City will carry out the 2021–2022 AAP through its various organizations including Family Promise, Senior Nutrition Provider, and the fair housing provider. In addition, City departments must work together to achieve the goals set in the AAP.

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

Discussion:

See above discussion.

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

Other forms of investment are local and federal funds.

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

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

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

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

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

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



2021-2022 ANNUAL ACTION PLAN

JULY 1, 2021 THROUGH JUNE 30, 2022

APPENDIX A

Home Sales Data

Single-Family Sales

(January 20, 2021 through April 20, 2021)

	PropertyAddress	City	State	Sales Price	LastSaleDate	LandUse
1	8862 Barrette Ave	Rosemead	CA	300000	2/26/2021	SFR
2	8253 Keim St	Rosemead	CA	440000	2/2/2021	SFR
3	3436 Chariette Ave	Rosemead	CA	450000	12/14/2020	SFR
4	4204 Rio Hondo Ave	Rosemead	CA	490000	4/8/2021	SFR
5	2229 Charlotte Ave	Rosemead	CA	500000	12/18/2020	SFR
6	8543 Guess St	Rosemead	CA	500000	3/24/2021	SFR
7	8676 Ramona Blvd	Rosemead	CA	535000	3/17/2021	SFR
8	3326 Rosemead Pl	Rosemead	CA	545000	4/8/2021	SFR
9	2423 Denton Ave	Rosemead	CA	550000	12/22/2020	SFR
10	7731 Wasola St	Rosemead	CA	550000	1/19/2021	SFR
11	7938 Graves Ave	Rosemead	CA	555000	2/23/2021	SFR
12	7429 Toll Dr	Rosemead	CA	569000	12/10/2020	SFR
13	4132 Rio Hondo Ave	Rosemead	CA	570000	2/23/2021	SFR
14	2035 Del Mar Ave	Rosemead	CA	589000	12/11/2020	SFR
15	1051 Walnut Grove Ave	Rosemead	CA	595000	12/8/2020	PUD
16	8575 Village Ln	Rosemead	CA	595000	3/4/2021	PUD
17	9018 De Adalena St	Rosemead	CA	600000	1/28/2021	SFR
18	1611 San Gabriel Blvd	Rosemead	CA	605000	4/6/2021	SFR
19	4306 Ivar Ave	Rosemead	CA	615000	1/14/2021	SFR
20	3230 Falling Leaf Ave	Rosemead	CA	625000	3/12/2021	SFR
21	7752 Dellrose Ave	Rosemead	CA	627500	1/26/2021	SFR
22	8129 Whitmore St	Rosemead	CA	628500	2/4/2021	SFR
23	7923 Arroyo Dr	Rosemead	CA	630000	12/15/2020	SFR
24	3312 Walnut Grove Ave	Rosemead	CA	636000	4/6/2021	SFR
25	8767 Olney St	Rosemead	CA	640000	12/9/2020	SFR
26	2525 Angelus Ave	Rosemead	CA	643000	12/31/2020	SFR
27	2718 Muscatel Ave	Rosemead	CA	650000	12/8/2020	SFR
28	7726 Newmark Ave	Rosemead	CA	650000	12/22/2020	SFR
29	7511 Columbia St	Rosemead	CA	650000	3/17/2021	SFR
30	3833 Walnut Grove Ave	Rosemead	CA	668000	3/10/2021	SFR
31	2423 Gladys Ave	Rosemead	CA	670000	4/12/2021	SFR
32	3610 Dubonnet Ave	Rosemead	CA	686000	4/8/2021	SFR
33	2103 Cathryn Dr	Rosemead	CA	690000	2/17/2021	SFR
34	2616 Brighton Ave	Rosemead	CA	695000	12/2/2020	SFR
35	2512 La Presa Ave	Rosemead	CA	695000	1/20/2021	SFR
36	3402 Rockhold Ave	Rosemead	CA	700000	1/14/2021	SFR
37	1230 Astra Dr	Rosemead	CA	705000	1/8/2021	SFR
38	9610 Steele St	Rosemead	CA	710000	12/16/2020	SFR
39	3146 Rosemead Pl	Rosemead	CA	730000	1/7/2021	SFR
40	8038 Nannestad St	Rosemead	CA	752000	4/7/2021	SFR
41	1516 Delta Ave	Rosemead	CA	755000	12/2/2020	SFR
42	1107 Muscatel Ave	Rosemead	CA	760000	1/28/2021	SFR
43	3127 Rosemead Pl	Rosemead	CA	760000	2/1/2021	SFR
44	4747 Fendyke Ave	Rosemead	CA	760000	2/25/2021	SFR
45	3738 Bartlett Ave	Rosemead	CA	775000	3/17/2021	SFR
46	8814 Boydton St	Rosemead	CA	785000	3/5/2021	SFR
47	9254 De Adalena St	Rosemead	CA	870000	12/3/2020	SFR
48	7728 Rosedale Ct	Rosemead	CA	928000	12/21/2020	SFR
49	2208 Cathryn Dr	Rosemead	CA	930000	3/9/2021	SFR
50	2640 Bartlett Ave	Rosemead	CA	938000	2/5/2021	SFR
51	2433 La Presa Ave	Rosemead	CA	940000	4/2/2021	SFR
52	7716 Highcliff St	Rosemead	CA	960000	12/23/2020	SFR
53	2510 Falling Leaf Ave	Rosemead	CA	972500	3/24/2021	SFR
54	9265 Guess St	Rosemead	CA	1103000	1/29/2021	SFR
55	7656 Fern Ave	Rosemead	CA	1150000	3/16/2021	SFR
56	8817 Lawrence Ave	Rosemead	CA	1275000	3/4/2021	SFR
57	3141 Willard Ave	Rosemead	CA	2705000	1/29/2021	SFR
58	3133 Willard Ave	Rosemead	CA	2705000	1/29/2021	SFR
59	7545 Garvey Ave	Rosemead	CA	4500000	2/4/2021	SFR

Sales -59

\$ 670,000 95.00% \$ 636,500.00

Condominium Sales

(January 20, 2021 through April 20, 2021)

	PropertyAddress	City	State	Unit	Sales Price	LastSaleDate	LandUse
1	4205 Walnut Grove Av	Rosemead	CA	B	591000	3/3/2021	Condominium Unit
2							
3							
4							
5							
6							

1 Sale

\$ 591,000

95.00%

\$ 561,450



2021-2022 ANNUAL ACTION PLAN

JULY 1, 2021 THROUGH JUNE 30, 2022

APPENDIX B

Citizen Participation

**CITY OF ROSEMEAD
COMBINED NOTICE OF PUBLIC HEARING
AND 30-DAY COMMENT PERIOD
FOR THE 2021-2022 DRAFT ANNUAL ACTION
PLAN**

NOTICE IS HEREBY GIVEN that the City of Rosemead has prepared its 2021-2022 draft Annual Action Plan for the upcoming fiscal year beginning July 1, 2021 and ending June 30, 2022. The Action Plan is a grant application to the U.S. Department of Housing and Urban Development (HUD) for the second of five fiscal years covered by the City's current 2020-2025 Consolidated Plan. The Action Plan will appropriate approximately \$738,492 of Community Development Block Grant (CDBG) and \$337,512 in HOME Investment Partnerships funds, to specific activities for the 2021-2022 fiscal year to address Strategic Plan goals included in the Five-Year Consolidated Plan.

Review and Comment Period

NOTICE IS HEREBY FURTHER GIVEN that the publication of this notice commences a minimum 30-day public review period as required under Federal Regulation 24 CFR 91.105(b)(2) and the City's Citizen Participation Plan. This public review and comment period begins March 26, 2021 and runs through April 27, 2021. Copies of the 2021-2022 Draft Action Plan will be available for public review on the City's website at www.cityofrosemead.org/cd. If, and when, city facilities reopen due to reduced COVID-19 cases, the 2021-2022 draft Action Plan will also be available at City Hall, 8838 E. Valley Blvd., Rosemead, CA 91770.

The public is invited to submit written comments on the draft document to Priscila Davila, CDBG/HOME Consultant, at 8838 E. Valley Blvd., Rosemead CA 91770, by email to prisciladh@yahoo.com, or by telephone at (562) 673-3388. You may also contact Angelica Frausto-Lupo, Director of Community Development, at afrausto-lupo@cityofrosemead.org or by telephone at (626) 569-2261 with any questions concerning this notice.

Public Hearing

NOTICE IS HEREBY FURTHER GIVEN that the City Council will hold a virtual public hearing during the council meeting on Tuesday, April 27, 2021 at 7:00 pm. At that time, citizens and other interested parties will be invited to provide comments on the draft 2021-2022 Annual Action Plan.

Ericka Hernandez
City Clerk
City of Rosemead

**Publish: March 25, 2021
ROSEMEAD READER**

1 x Run = \$303

Total Cost \$303.00

101 lines



2021-2022 ANNUAL ACTION PLAN

JULY 1, 2021 THROUGH JUNE 30, 2022

APPENDIX C

SF 424 Forms and Certifications

To be Inserted in Final Draft