

SPRING 2023



TAX SAVING MONTH ON YOUR PRIMARY HOME WITH NEW WRINKLE

By Jeff Prang
Los Angeles County Assessor

This month I want to take a moment of your time to visit about a property tax savings program my office offers that's just waiting to reduce your budget. Moreover, I am going to be advocating for an increase in this tax-savings program.

I'm speaking about the Homeowners' Exemption that has been available since 1974 that automatically reduces your tax burden by \$7,000, if the home is your primary residence as of Jan. 1. That translates to an actual reduction of \$70 to a homeowners' tax bill. It's not much and in dire need of an increase, but it is a savings and who doesn't want to save even a little amount of money.

Let's say hypothetically, the assessed value savings was to increase modestly to \$20,000. That translates to an actual savings of \$200. Since the whole point of the Homeowners' Exemption is to encourage home ownership in the state, it should at the very least keep up with the rising costs of homes. In 1972 the median home price in California was about \$34,500, where now home prices come in about \$790,000 statewide, according to the latest figures from the California Assn. of Realtors.

For now, to get the existing savings, all the homeowner has to do is fill out the application at assessor.lacounty.gov/exemptions/homeowners-exemption and they are good to go. The deadline is Feb. 15 to get the entire savings but if you miss the deadline, please file anyway and you will get it prorated this year and the full amount the following years. Homeowners need only apply once in order to receive these savings each year. The savings continue until a change (such as a sale) is recorded.

However, nearly one in three homeowners in Los Angeles County do not take advantage of this tax savings' program, leaving \$30 million unclaimed each year. Across the County, an additional 435,000 families can be saving on their tax bills.

The Homeowners' Exemption is even more important now than ever before because of Proposition 19. Prop. 19 changes the rules that apply to transfers between parents and children and grandparents to grandchildren. It mandates that any property not being used as the primary residence will



not be eligible for the transfer of the existing lower tax rate.

Furthermore, the parent/owner of the home that is going to be left to the children should have the Homeowners' Exemption at the time of the transfer. The child receiving the home does have one year from the date of transfer to acquire the Homeowners' Exemption. If the home does not have the Homeowners' Exemption, the children will not receive the tax benefit, and they could get stuck with a huge property tax increase.

"...Homeowners' Exemption is to encourage home ownership in the state..."

In any event, I encourage the state legislature to study the matter and increase the Homeowners' Exemption, even modestly. At the very least, it needs to have a clause that guarantees it keeps pace with inflation.

Our new and improved website will be continuously updated to provide general information on all important changes in the law as well as other vital data that may assist taxpayers. For more information on the Homeowners' Exemption or other tax savings programs, visit assessor.lacounty.gov or call 213/974-3211.

Los Angeles County Assessor Jeff Prang has been in office since 2014. Upon taking office, Prang implemented sweeping reforms to ensure that the strictest ethical guidelines rooted in fairness, accuracy and integrity would be adhered to in his office, which is the largest office of its kind in the nation with 1,300 employees and provides the foundation for a property tax system that generates \$17 billion annually.--

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NEWS & FEATURES

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EDUCATION SCHEDULE

- April 12, 2023**
9:00 am - 10:00 am
CRMLS Virtual Training: Matrix - Creating a CMA
- April 14, 2023**
9:30 am - 12:30 pm
45-Hour DRE License Renewal Continuing Education - Webinar
- April 17, 2023**
9:30 am - 12:30 pm
zipForm® Plus Training
- April 18, 2023**
9:30 am - 10:30 am
Fair Housing & Diversity Forum
- April 18, 2023**
11:00 am - 12:00 pm
Lunch & Learn: The Benefits of Working with Chris Haun and Guild Mortgage
- April 19, 2023**
10:00 am - 12:00 pm
Sexual Harassment Training
- April 24 - 28, 2023**
8:30 am - 5:30 pm
(CCIM) CI 101: Financial Analysis for Commercial Investment Real Estate

Visit www.wsgvar.com/events/education-schedule/ for the complete education class schedule.

PRESIDENT'S SPRING 2023 MESSAGE

Dear Valued Members,

As your 2023 President, I would like to welcome us to 2023 – a new year that continues to open opportunities for West San Gabriel Valley REALTORS® (WSGVR)'s growth. With a strong membership of 3,200+ members, the continued development for the association helps each of us complete our mission of "WSGVR, Where Members Come First." As a volunteer-driven association, we have made a significant impact this past year. Thanks to the many volunteers who give their time and talent to WSGVR, such as our Board of Directors and Committee Chairs/Vice Chairs – we are gifted with exceptional leadership.

With WSGVR's 2023-25 Strategic Plan's theme being "ELMO – Elevate, Leadership, Money, and Outreach", positively impacting our organization in unique ways, we will continue to promote leadership and membership growth, fairness, dignity, diversity, equity, inclusion, belonging, and fair housing.

Last year WSGVR hosted very successful Centennial Celebration events. We appreciate our 2022 President, Brian Chen, for carrying out three amazing events to celebrate our 100 years in existence: Multi-Chamber Mixer on March 17, 2022, Centennial Celebration on June 15, 2022, and 100-Year Birthday Celebration on September 16, 2022.

This year, we started with our Lunar New Year Celebration on Thursday, February 2, 2023. In remembrance of the victims of the Monterey Park Shooting, our members celebrated the Lunar New Year event with a moment of silence. The City of Monterey Park also hosted vigils on Monday, January 23, 2023 and Tuesday, January 24, 2023 to remember the victims as well.

Since April 2022, our office has been opened for hybrid meetings and educational classes. We continue conducting hybrid meetings/events/educational classes to accommodate those members who want to meet in person as well as to accommodate those who want to attend meetings/events/educational classes via Zoom.

In the past three months, the association offered many courses to educate our members in real estate such as zipForm®, MLS, Small Business Administration (SBA) Loan, Stock/Real Estate update as well as Economic Forecasts and Updates, Real Estate Taxes, Feng Shui Tips, Mastering Distressed Property Listings, etc. Starting April 2023, the association will offer more classes to meet members' needs in Fair Housing, Diversity, Sexual Harassment, CCIM Designation courses, etc.

Thanks to C.A.R. Directors for attending the 2023 C.A.R. Winter Meetings in Indian Wells, CA, between February 6, 2023 and February 10, 2023. At the conclusion of these meetings, they briefed our members with their C.A.R. reports here on March 2, 2023.

All in all, the association has done very well with your continued support. I would be remiss if I did not thank our staff for their excellent member services. Our membership continues to be strong because of their great services.

We hope to see you at one or more of our live events (MLS Breakfast Meetings every Thursday and educational classes) during this busy Spring season! May 2023 be a prosperous year for all of you!

Sincerely,



Ling Chow
2023 President
West San Gabriel Valley REALTORS®



LING CHOW



CONNECTION NEWSLETTER

SPRING 2023

West San Gabriel Valley REALTORS®

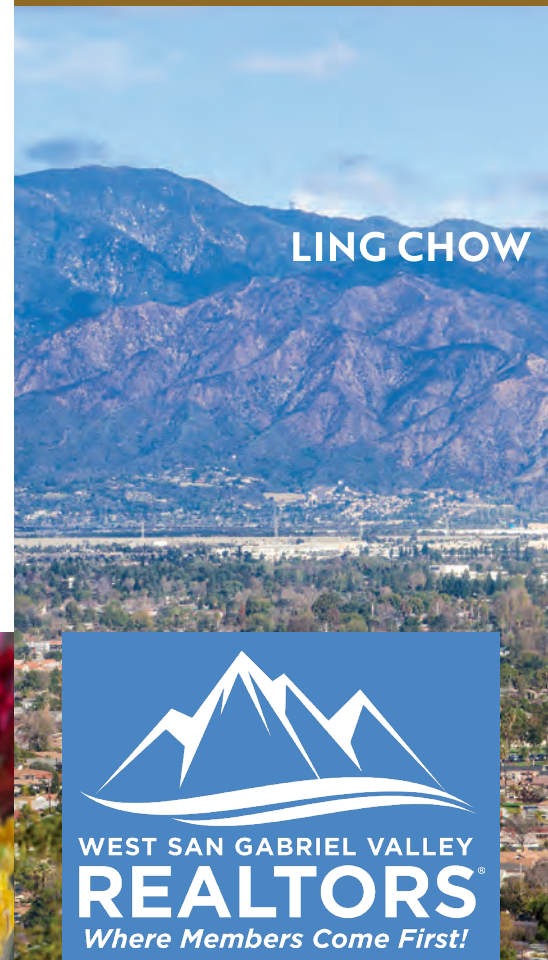
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For submissions contact Albert Tran
albert@wsgvar.com • 626-288-6212

All articles are informational and are not intended to be a substitute for professional assistances. Consult a professional as needed.



LING CHOW

WEST SAN GABRIEL VALLEY
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Where Members Come First!

CONGRATULATIONS VICE MAYOR JOHN WU

ALHAMBRA * MONTEREY PARK *
ROSEMEAD * SAN GABRIEL * TEMPLE CITY



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March 29, 2023

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President

San Gabriel City Hall

CECELIA RUDAR
President-Elect

425 S Mission Drive

San Gabriel, CA 91775

SHUN ZHANG
Vice President

RE: Congratulatory Letter to Vice Mayor John Wu

NANETTE ONG
Treasurer

HUEI CHIEN HUANG
Secretary

Dear Vice Mayor Wu,

ALBERT TRAN
Executive Officer

On behalf of the West San Gabriel Valley REALTORS[®] (WSGVR), we ask you to accept our warmest congratulations for being elected as the Vice Mayor of San Gabriel. We wish you the best as you embark on the responsibilities of your office.

DIRECTORS

YIN BIHR

MARIAN CAVATAIO

LORRAINE CLARK

PAULINE LAM

MAO TSENG

WILLIAM WEI

TOMAS WONG

With San Gabriel being one of the five cities that our members serve, we are delighted that voters elected one of our members to the office of Vice-Mayor. Should there be an opportunity for the city of San Gabriel and WSGVR to work together please do not hesitate to reach out.

The West San Gabriel Valley REALTORS[®] mission is to safeguard private property rights by promoting an adherence to the REALTOR[®] Code of Ethics and professional competency of our members.

BRIAN CHEN
Immediate
Past President

Sincerely,

Ling Chow
2023 President

name changer **GAME CHANGER**

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New member
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.realtor™ **.realestate**



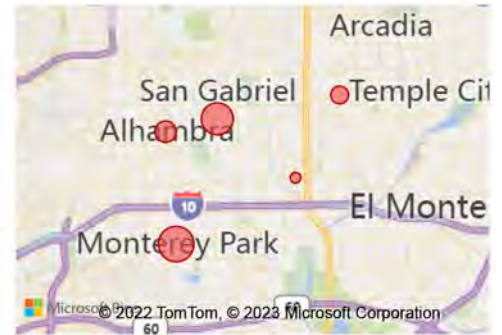
N
A
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CALIFORNIA
ASSOCIATION
OF REALTORS®



WEST SAN GABRIEL VALLEY
REALTORS
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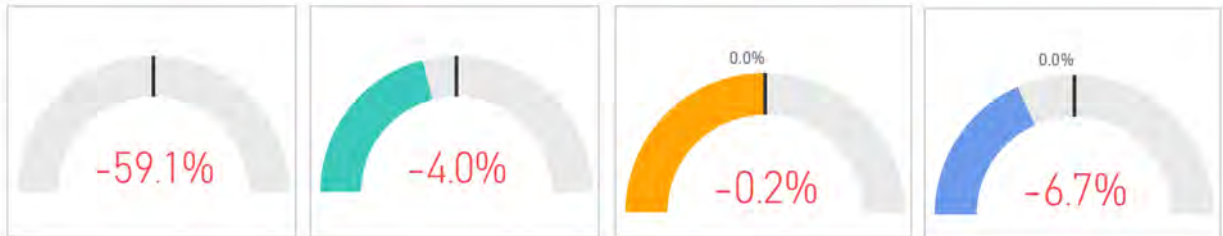
December 2022 ✓



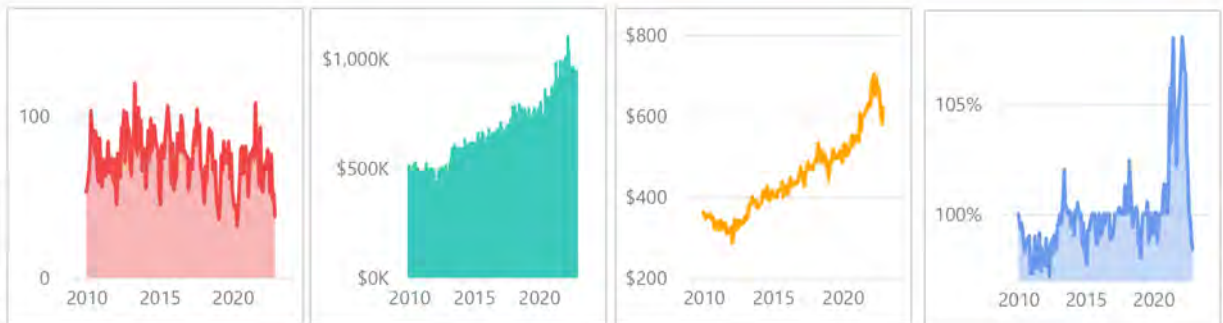
Snapshot



YoY % Chg.



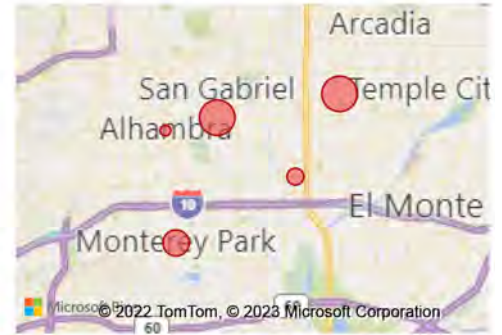
Trends



Definitions



| | | | |
|---|---|--|---|
| <p>Existing SFR Sales: Closed transactions of properties listed on various MLSs across the state during the current month for the selected geography and property characteristics.</p> | <p>Existing SFR Median Price: Median price of all closed sales listed on MLSs across the state during the current month for the selected geography and property characteristics.</p> | <p>Existing SFR Med. Price/Sq. Ft.: Median price per square foot of all closed sales listed on MLSs during the current month for the selected geography and property characteristics.</p> | <p>Existing SFR Med. Sales-to-List Ratio (%): Gap between selling and listing prices for homes sold on MLSs during the month for the selected area and property characteristics.</p> |
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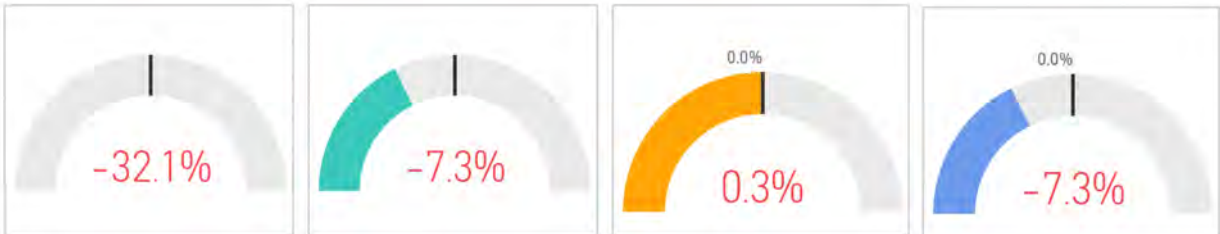
January 2023 ▼



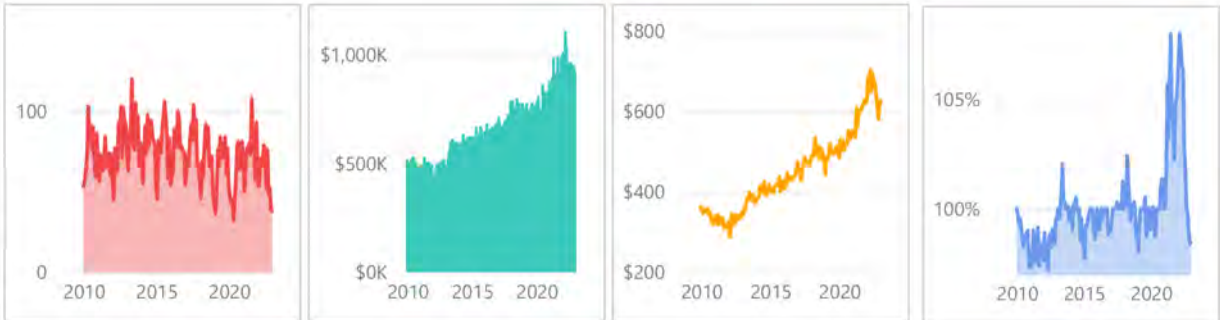
Snapshot



YoY % Chg.



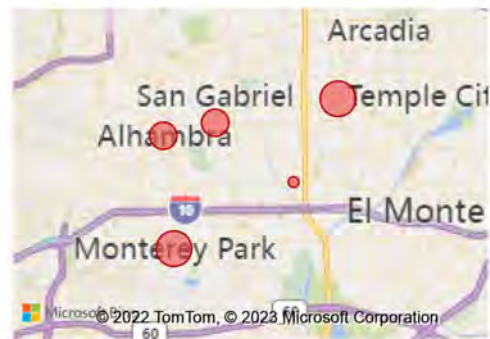
Trends



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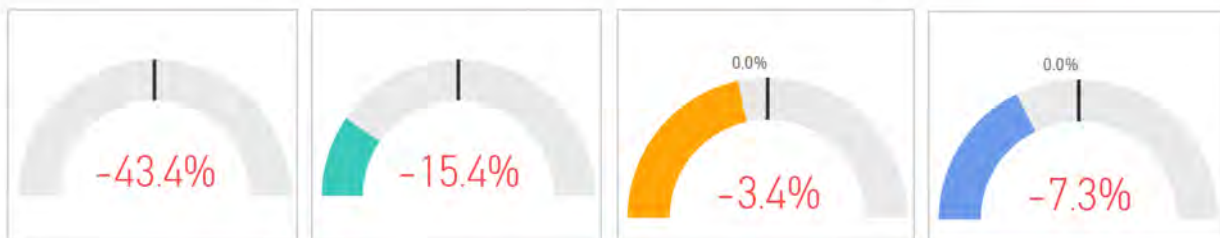
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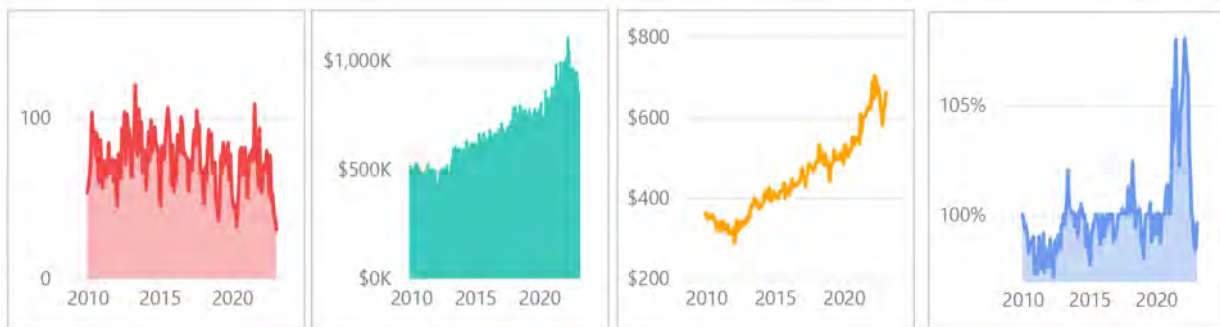
Snapshot



YoY % Chg.



Trends



Definitions



| | | | |
|---|---|--|---|
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|---|---|--|---|

2023 FAIR HOUSING & DIVERSITY FORUM



ALEXIA SMOKLER
National Association of REALTORS®
Director, Fair Housing & Programs



FARRAH WILDER
Vice President and Chief Diversity,
Equity and Inclusion Officer,
California Association of REALTORS®



APRIL 18, 2023

09:30AM to 10:30AM | Via Zoom

JOIN US FOR A FAIR HOUSING AND DIVERSITY FORUM!

Two great speakers from the National Association of REALTORS® (NAR) and the California Association of REALTORS® (C.A.R.) will be presenting this forum. You don't want to miss this!

Partnered with:
Arcadia Association of REALTORS®
Rancho Southeast REALTORS®

REGISTER NOW!



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More information 626-288-6212

info@wsgvar.com

NAR SPIRE OVERVIEW

The National Association of REALTORS® Mentorship Program

Overview:

The National Association of REALTORS® is proud to present NAR SPIRE; a groundbreaking initiative designed and developed to drive inclusivity in the real estate industry. The objective, to encourage individuals from multi-cultural, minority communities to learn the fundamentals of the real estate industry, foster education through mentorship, empower serious consideration of a real estate career and encourage and promote the development of generational wealth through property ownership.

Who:

This comprehensive resource has something to offer those interested in pursuing a career in real estate with the help and guidance from NAR mentor members who can offer their expertise and guidance. Multicultural communities are encouraged to participate.

Why:

Using our own association as evidence, the disparate inclusivity is glaring. In the 2020 NAR Member Profile report, Blacks made up only 6% of NAR membership, with Whites in the majority at 80% and Hispanics following a distant second place at 10%. Representative industry-wide parallels can be reasonably drawn. The median gross annual income (residential only, in 2016) for Blacks was \$23,000 compared to \$54,200 for Whites.

Research shows that in order to significantly impact minorities it is important to be cognizant of factors that have historically dissuaded entry into and/or undertaking of real estate as a career or wealth-building journey.

How:

Program participants will be exposed to the various career paths that make up the real estate industry through a self-paced online program, live education sessions featuring industry experts and a hands-on mentorship experience with REALTORS® who volunteer their time.

Those interested in the program can begin by visiting FutureInRealEstate.realtor. Users can access an online assessment that provides personalized career path recommendations, information about various career paths and ways to get started on building generational wealth through property ownership.

To Get Started:

Visit FutureInRealEstate.realtor

- Review real estate career paths
- Take a free career-path assessment to receive customized recommendations
- Apply to participate in NAR's SPIRE mentorship program to:
 1. Attend monthly educational sessions
 2. Get paired with a mentor
 3. Learn how to get started building generational wealth through property ownership

Contact: mentorship@nar.realtor

Education Classes

April 2023

April

11

Commercial Seminar: Real Estate Investment Series - Apartments

12PM-1PM | Free | Hybrid
Speaker: David Fu, Esq., David Fu and Associates

12

CRMLS Matrix - Creating a CMA

9AM-10AM | Free | Zoom Only

14

DRE License Renewal

45-Hour Continuing Education
9:30AM-12:30PM | \$85 | Online Webinar

17

zipForm Plus Training

9:30AM-12:30PM | Free | Live
Instructor: Ling Chow, zipForm Certified Trainer

18

Fair Housing & Diversity Forum

9:30AM-10:30AM | Free | Zoom Only
Speakers: Alexia Smokler, NAR & Farrah Wilder, C.A.R.

Lunch & Learn: The Benefits of Working with Chris Haun and Guild Mortgage

11AM-12PM | Free | Hybrid
Speaker: Chris Haun, Guild Mortgage

19

Sexual Harassment Training

10AM-12PM | Free | Live Only
Speaker: Paul P. Cheng, Esq., Paul P. Cheng & Associates

24

CI 101: (Day 1) Financial Analysis for Commercial Investment Real Estate

8:30AM-5:30PM | \$1200/\$1460/\$1735 | Live Only
Instructor: Soozie Jones Walker, CCIM

25

CI 101: (Day 2) Financial Analysis for Commercial Investment Real Estate

26

CI 101: (Day 3) Financial Analysis for Commercial Investment Real Estate

CRMLS SavvyCard

9AM-10AM | Free | Zoom Only

28

CI 101: (Day 4) Financial Analysis for Commercial Investment Real Estate

DRE License Renewal

45-Hour Continuing Education
9:30AM-12:30PM | \$85 | Online Webinar

Register at: <https://www.wsgvar.com/events/education-schedule/>

626-288-6212 or info@wsgvar.com



GLOBALIZE YOUR BUSINESS

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CIPS education will provide you with the knowledge and resources to position yourself as a global practitioner in your local market.

This 5-day institute will satisfy the education requirements to **apply for your CIPS designation**,* the only international designation recognized by the National Association of REALTORS®.

Certified International Property Specialist (CIPS) 5-day Institute

West San Gabriel Valley REALTORS®

SPONSOR:

1039 E. Valley Blvd. #205B, San Gabriel, CA

LOCATION:

June 12, 2023 to June 16, 2023

DATE:

9:00 AM to 5:00 PM

TIME:

John Wu, CIPS

INSTRUCTOR:

\$399-WSGVR Member; \$499-Non-WSGVR Member

COST:

Register today!

<https://www.wsgvar.com>

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CERTIFIED INTERNATIONAL PROPERTY SPECIALIST

CIPS INSTITUTE SCHEDULE

In this five-day CIPS Institute, you will learn the critical aspects of international real estate transactions, including:

- Globalization of economics
- International capital flow
- Marketing and business planning strategies
- Roles and expectations in international transactions

Global Real Estate: Local Markets

June 12, 2023

Global Real Estate: Transaction Tools

June 13, 2023

Europe & international Real Estate

June 14, 2023

The Americas & International Real Estate

June 15, 2023

Asia/Pacific & International Real Estate

June 16, 2023

Register today!

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THANK YOU!

To RAF Contributors for your Generosity!

Your contributions to the REALTOR® Action Fund (RAF) have helped support candidates who are favorable to real estate and housing. RAF is a vital service for YOU and YOUR business. Did you know that 30% of your RAF contribution supports local issues that will affect your livelihood? By contributing to the REALTOR® Action Fund, you are helping to protect private property rights through California Association of REALTORS® (C.A.R.)’s lobbying efforts, and local issues and candidate campaigns. Your participation will keep this going! Contributions to the REALTOR® Action Fund have stopped the following:

1. Point of sale mandates that could have cost the homeowner \$1000s of dollars reducing their equity or may have even prevented the sale from going through.
2. Direct taxing of REALTOR® commissions and other services related to the transaction.
3. Political candidates who are against building housing and against REALTOR® issues.

Together we can successfully educate and encourage REALTORS® to contribute to the REALTOR® Action Fund. On behalf of the West San Gabriel Valley REALTORS®, as of April 8, 2023, we would like to thank 714 contributors for their generosity in donating between \$20 and \$5,000 to RAF. The following contributors have donated at least \$199 to RAF and be recognized in 2023:

NAR Golden R

Pauline Lam

Giuseppe Veneziano

NAR Sterling R

Yin Bihr / Lorraine Clark / Ling Chow

True Cost of Doing Business

Brian H-M Chen
Christine Chow
Daniel Eng

Linda Kwan-Lee
Dora Leung
Nanette Ong

Cecelia Rudar
Mao Tom Tseng
William Wei

Tomas Wong
John Wu

Jody Yu
Shun Zhang

Congratulations to the REALTOR® Action Fund (RAF) Winners

Lidan Dong

Yalin Zhang Chan

Xiaohang Li

Joy Wang

Guan-Ying Lai

ECONOMICS OF BUYING A HOME

HOW REAL ESTATE BROKER COMPENSATION WORKS BENEFITS BUYERS AND SELLERS ALIKE

The current way brokerage services are paid prevents a greater cost burden that would be especially devastating for first-time and low-income home buyers.

If buyers had to pay real estate broker compensation directly, it would add **thousands of dollars** to an **already costly transaction**.



The typical American household has an average of **\$5,300** in the bank*.

That's a third of the median down payment on a starter home, which is **\$16,100 or 7%** for first-time homebuyers**.



Since most lenders don't allow real estate broker compensation to be financed, every 1% of broker commissions that first-time buyers pay out of pocket would put their home **\$2,300** further out of reach.

*Bankrate inflation-adjusted data from the Federal Reserve 2019 Survey of Consumer Finances

** In 2021, median downpayment was 12% for all buyers, 7% for first-time buyers, (NAR 2020 Profile Home Buyers and Sellers report). Actual dollar amounts based on national median starter home price in Q1 of 2020 according to NAR Q1 First-Time Homebuyer Affordability Index

THE ESSENTIAL REALTOR®¹

Buying a home is the largest and most complex transaction most people will make in their lifetime, with volumes of property, neighborhood, transaction, legal and regulatory details to navigate. Having an expert, local professional manage the process is more important than ever.

NAVIGATING THE BUYING PROCESS

Real estate agents wear many hats...



Community

- Know local, county and state property taxes
- Decipher public property information
- Advise on price trends, schools and neighborhoods



Financial

- Coordinate with lenders
- Research mortgage rates and terms
- Schedule appraisals and inspections



Legal

- Manage attorney reviews
- Navigate all required state and federal forms
- Handle closing documents

HOME BUYERS' SATISFACTION WITH REAL ESTATE AGENTS



¹ Real estate agent who is a REALTOR®

² NAR 2022 Profile of Home Buyers and Sellers

AN EXPERT RESOURCE



86%

of home buyers consider their real estate agent to be a useful source of information.



82%

of first-time home buyers say their real estate agent helped them understand the home buying process.

REAL ESTATE AGENT TO-DO LIST

- Educate clients about transaction process
- Search broadest database of available homes
- Research information about properties
- Arrange tours of homes
- Navigate home inspections
- Negotiate best possible price

YOUR ADVOCATE

Expert real estate agents save home buyers time and help take stress out of the process. In fact, **89%**² of home buyers say they would engage their real estate agent again or recommend them to others.

LOCAL BROKER MARKETPLACES IN ACTION

Multiple Listing Services (MLSs) are independent broker marketplaces that connect buyers and sellers of real estate in the U.S. through their respective agents. Local broker marketplaces give first-time, low-income and other buyers better access to the American dream of homeownership while also exposing a seller's property to the greatest number of potential buyers.

WHAT LOCAL BROKER MARKETPLACES DO FOR YOU:

Largest databases of available homes



Most up-to-date home status information



Maximized visibility of homes for sale



Verified, trusted, detailed and accurate property information



Facilitate cooperation between buyer and seller brokers



Equal opportunity for all home buyers and sellers



Easy to find the agent selling the home



Level playing field between large and small brokerages



A WORLD WITHOUT LOCAL BROKER MARKETPLACES:



No centralized source of available homes



Outdated home status information



Fewer homes for buyers to choose from on real estate websites



Unverified, inaccurate and unreliable property information



Buyers/sellers would likely have to pay to list on websites



Residents without access to brokerages would have fewer options



Inconsistent broker information in listings across marketplace



Markets become broker-controlled

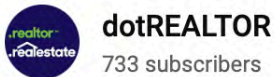
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REALTOR® Branding Kits for Associations

Unlisted



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3



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We've teamed up with the National Association of REALTORS® to help you own your online presence with a **FREE REALTOR® Branding Kit**. This is a new member benefit that includes:

- **FREE Lead Generating Website**
- **FREE Web Address & Email address**
- **FREE Email, Calendar, & Contact Management System**

Learn more at:
<https://www.get.realtor/kit>



California December 2022 Sales and Price Report

New active listings reached the lowest level in at least five years

8,866

New Active Listings

40.9%

Share of Listings with a Reduced Price

More than 40% of home sellers are dropping their prices

Mortgage rates at their lowest levels in four months

6.36%

30 Yr. FRM

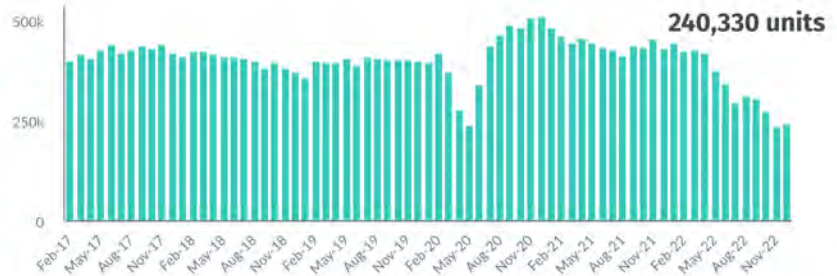


www.car.org/marketdata

Home prices continue to trend down due to seasonality and affordability challenges



Sales remain low but showing signs of improvement



California January 2023 Sales and Price Report

Time on market trends up as competitiveness scores

33 Days

Days on Market

12,035

of new listings
-16.3 YTY% chg

Supply remains tight as new listings continue to dip

CA median price at the lowest since Feb 2021, but should be close to the bottom.

\$751.330

Median home price

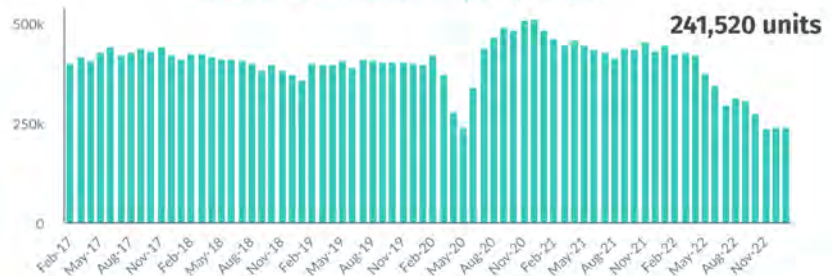


www.car.org/marketdata

Active listings continue to increase from last year by double-digits



Sales down from a year ago but showing month-to-month improvement



California February 2023 Sales and Price Report

Supply remains tight as new listings dropped the most in 33 months

12,456
of new listings

\$373
Price per SQ.FT

Price/SQ FT had the biggest dip since Dec 2011

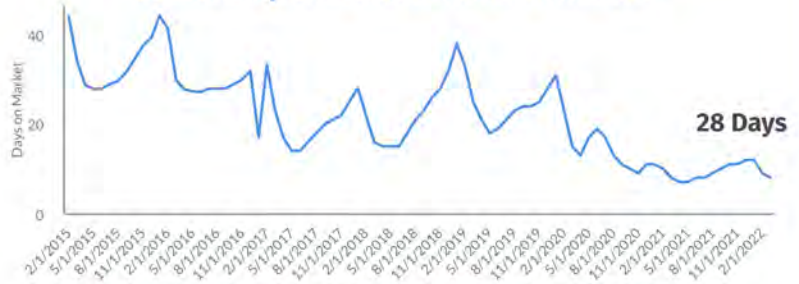
Uncertainty could lead to volatility in rates

6.26%
30 Yr. FRM

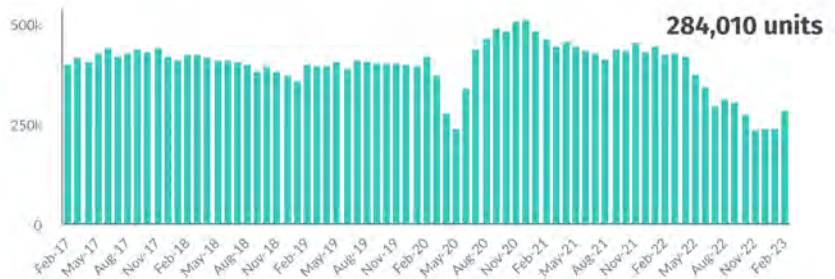


www.car.org/marketdata

Seasonality drives down time on market



Sales perk up amidst mortgage rates reprieve



California Housing Affordability Q4 2022

HAI

17%

of California households could afford to purchase a median-priced home*

HAI YTY Growth



*existing single-family detached home

Price

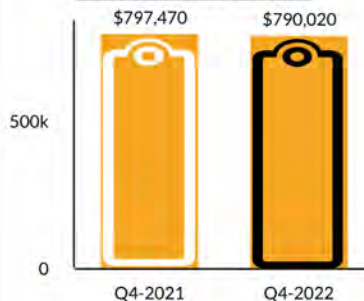
\$790,020

median-priced home*

YTY: -0.9%



Price YTY Growth



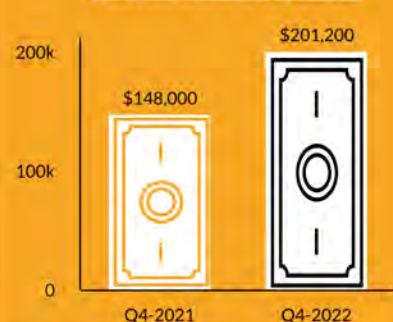
Income

\$201,200

minimum income required to make monthly payments of \$5,030 @ 30-year fixed-rate mortgage of 6.8%



Income YTY Growth



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Prerequisite: None

Course Length: 4 days in class + online exam

Required Equipment: A laptop computer with Excel Program

Instructor:

Soozi Jones Walker, CCIM

President and Broker

Commercial Executives Real Estate Services

Soozi Jones Walker, CCIM, SIOR, CDEI, is president and broker of Commercial Executives Real Estate Services in Las Vegas. During her 40 years in commercial real estate, she has specialized in leasing and investments sales. Her clients include Goodyear, Southern Nevada Health District, Kindred Healthcare, Holland & Hart, Cardinal Paints, and Pinnacle Entertainment.

A certified distance education instructor, Jones Walker has been a CCIM Institute instructor since 2003. She currently serves on the institute's board of directors, and she has served as the chair of the Education and Governance Committees. She has written and taught for the National Association of REALTORS®, Coldwell Banker, and Century 21.

Soozi was named the Woman of the Year in Land and Real Estate Development by the Las Vegas Chamber of Commerce, and she previously served as the Nevada Real Estate Commissioner

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Registration: 8:00 - 8:30 AM DAY 1

Time: 8:30 a.m. - 5:30 p.m. PT

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CITY & COUNTY UPDATE - SPRING 2023

ALHAMBRA

December 2022

ITEM 1: Swear-in Ceremony

The Swear-in Ceremony of five City Council Members was held at 6:00 pm on Monday, December 12, 2022. They are listed below:

- Mayor/City council member: Adele Andrade-Stadler (District 5)
- City Council members: Katherine Lee (District 1), Ross J. Maza (District 2), Jeff Maloney (District 3), and Sasha Renee Perez (District 4)



Pauline Lam

ITEM 2: 29th Annual Alhambra Lunar New Year Celebration

29th Annual Alhambra Lunar New Year Celebration "Year of the Rabbit" was held on Sunday, January 29, 2023, 9 am - 6 pm on Main Street, Alhambra, CA.

ITEM 3: 2023 Main Stage

The 2023 Main Stage was held on Main Street, (between 2nd Street and Garfield Ave). It featured all-day entertainment with Lion Dances, cooking demonstrations, and other AAPI cultural performances.

Planning Commission Meeting: - Planning Commissioners continue the discussion of "Comprehensive Zoning Code updates".

City Council Meetings

No real estates related items to report.

Planning Commission Meetings

1/02/23 and 01/17/23

ITEM 1: Zoning Code Update

Continuation of the 8th presentation in a series of presentation on the comprehensive Zoning Code update project presented by Planning Division staff.

A very successful Lunar New Year Festival was held at downtown Alhambra, Main Street on Sunday January 29, 2023, 9 am - 6 pm. (Between 2nd street and Garfield Ave)

2/27/2023 Planning Commission Meeting

ITEM 1: Public Hearings and Substantial Amendment to the 2021-2022 Annual Action Plan and Alhambra HOME-ARP Allocation Plan

The public hearing was held to consider the proposed Substantial Amendment to the 2021-2022 Annual Action Plan and Alhambra HOME-ARP Allocation Plan for activities benefiting qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. The City of Alhambra has been allocated \$2,063,172 of HOME American Recovery Plan Act (HOME-ARP) funding from the U.S. Department of Housing and Urban Development (HUD).

To address these needs within the community, the City will utilize HOME-ARP funds to provide homeless supportive services. The City will contract an experienced homeless services provider, maintain a partnership with the Los Angeles County Department of Mental Health, and train and develop local law enforcement personnel assigned to the homeless outreach team with additional training to administer outreach and field work, including case management and housing navigation, to address the complex needs of the local homeless community. The City will utilize these funds over an estimated five-year period for homeless support services.

It has been approved "Substantial Amendment" to the 2021-2022 Annual Action Plan and Alhambra HOME-ARP Allocation Plan in the amount of \$2,063,172.

02/06/23 Planning Commission Meeting

ITEM 1: Presentation Series on the Comprehensive Zoning Code Update

This is the third continuation of the eighth presentation in a series of presentations on the Comprehensive Zoning Code Update project presented by Planning Division Staff.

ITEM 2: Planned Development Permit PD-22-24

Address: 317 North First Street, Alhambra, CA

This is an application for a Residential Planned Development Permit to demolish a 944 square foot single-family residence with two (2) detached garages and construct a new 4-unit apartment complex development on a site of approximately 7,800 square feet located at 317 North First Street in the R-3 (Multiple Family Residential) zone.

This application has been approved.

ITEM 1: Presentation Session the Comprehensive Zoning Code Update

This is the second presentation in a series of presentations on the Comprehensive Zoning Code Update project presented by the Planning Division staff.

ITEM 2: 727 South Sierra Vista Avenue, Alhambra, CA

A Tentative Tract Map TTM-22-02 has been approved with the conditions of approval (affordable housing & prevailing use). That will facilitate the conversion of an approved, but not yet built, 6,636 square foot, six-unit residential apartment complex into condominium units on a site of approximately 10,000 square feet located in the R-3 (Multiple Family Residential) zone. This application is exempt from the California Environmental Quality Act.

8/22/2022 City Council Meeting

ITEM 1: Check Presentation: Funding for a Comprehensive Sustainability Plan – F2M22-3

Congresswoman Judy Chu visited and presented to the Alhambra City Council a check in the amount of \$680,000, which she was able to secure for the City of Alhambra through Community Project Funding in FY 2022-23 under the Department of Housing and Urban Development for the development of Alhambra's Comprehensive Sustainability Plan.

MONTEREY PARK

10/05/2022 City Council Meeting

ITEM 1: Public Hearing.

Installation of the new city councils.

Outgoing Elected Officials Hans Liang, Peter Chan, City Clerk, Vincent Chang, and City Treasurer, Joseph Leon.

The announcement of the newly elected officials is the following:

City Clerk: Maychelle Yee, City Treasurer: Amy Lee Council Members:

- Jose Sanchez, District 3
- Thomas Wong, District 1
- Vinh T. Ngo, District 5

January 4th city council meeting canceled.

1. A Plaque honoring the founders of Band Tierra in front of their old recording studio (currently Starbucks) at South Garfield and Pomona Blvd., on January 14, 2023.



Dora Leung

2. Monterey Park Lunar New Year Festival will be held on Garvey Ave. Street will be closed on Saturday and Sunday, January 21 and 22. The street festival is free and open to the public and will feature more than 200 vendors with Asian food and cultural performance. The opening ceremony will be starting at 11:00am on Saturday. Free Shuttle services available from Mark Keppel High School.
3. Greater Monterey Park Chamber of Commerce's celebration of Lunar New Year to be held at Luminarias Restaurant, which recently renovated over 3 million next to the Golf Court. Businesses and Educator will be recognized.
4. The swearing-in ceremony for incoming mayor Jose Sanchez and Mayor Pro Tem Thomas Wong will be held at 6:30pm on Tuesday, January 24th at Monterey Park City Hall Council Chambers. The event is open to the public. You are welcome to join.

Planning Commission meeting was cancelled on January 10, and 24, 2023 due to lack of agenda items.

01/24/2023 Installation and Swear-in Ceremony

Mayor Jose Sanchez installation and Swear-in Ceremony scheduled on January 24, 2024 was canceled due to the mass shooting on January 21, 2023.

ITEM 1: The City and Non-Profit Organizations

The City is working with 12 non-profit organizations to develop a community emergency fund to provide financial support to the victims' families. There were eleven people who died in this incident, City addressed the public with press conference around the clock and the city held a candle light vigil for residents and the community gathered together to express sorrow with pastors and chaplain with different dialects and languages for prayers, The Vice President of the United States, Kamalas Harris, Governor Newsom, and the Lieutenant Governor Eleni Kounalakis all came to show their respect to the victims, they also visited victim's resource center at Langley Center. The Monterey Park Greater Chamber of Commerce received interview requests within 24 hours from CNN's and were able to gather a few business owners to share their stories about the mass shooting.

Thanks to WSGVR for attending the Greater Monterey Park Chamber of Commerce Celebration of "the Year of Rabbit" Lunar New Year and Business Award Dinner on February 20, 2023 at NBC Seafood restaurant. It was originally scheduled on January 26, 2023; however, it was changed to February 10, 2023, out of respect for the victims of the mass shooting.

02/15/2023 City Council Meeting

Item 4A. First reading of an ordinance proposing zoning code amendment No.22-03. which implement the 2020 Monterey Park Business Recovery Program for 1) outdoor dining, 2) allowable uses within the central business (C-B) Garvey Ave., on Downtown Monterey Park zoning district and issuing Certificate of Occupancy. Current Ordinance allows retailers only on the ground floor, if the occupant needs to be office use, it needs to go through zoning variance. It's normally going through Planning Commission, then it was forwarded to City Council for final approval. With the proposed zoning code amendment, it would allow both office and retail use on the ground floor. The Monterey Park Greater Chamber of Commerce voted in favor of the zoning code amendment. The City Council unanimously voted in favor of outdoor dining, for proposed zoning code amendment, Mayor Pro Tem mentioned he is in favor of making changes regarding zoning code amendment.

ITEM 1: Monterey Park General Plan & Housing Element Annual Progress Report

- a. Receiving and filing the 2022 General Plan and Housing Element Annual Progress Report
- b. Directing staff to forward a copy of the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) before April 1, 2023; and
- c. Taking such additional, related, action that may be desirable.

Councils approved recommendation. For more reference, www.mphousingupdate.com. **ITEM 1: The City and Non-Profit Organizations**

ITEM 2: Amending Title 21 of the Monterey Park Municipal Code

Amending Title 21 of the Monterey Park Municipal Code to clarify and complete implementation of the 2020 Monterey Park Business Recovery Program governing outdoor dining and issuing of Certificates of Occupancy.

- a. Waive further reading and adopt an ordinance. (ZONING CODE NO. 22-03)
- b. Waive the second reading and adopting the proposed ordinance, Approved/ Adopted on Consent Calendar Ordinance No. 2228

ITEM 3: Planning Commission-- 3A item 301 E. Garvey Ave., #E, Jade Plaza in the C-B (Central Business) Zone

Requested conditional use permit (CUP-22-03) to allow a massage establishment to operate, Commissioners had questions relating to the use of the Lobby area for foot massage and other minor issues. Counsels suggested they continue to the next meeting to revise the conditions of approval.

ITEM 4: MLS Breakfast Meeting

Mayor Pro Tem, Thomas Wong, attended the MLS Breakfast Meeting, on March 16, 2023 to update our members on the topic "Monterey Park Development". For reference, a copy of the file can be sent through written request and through staff file and recording. There is some updated for the Monterey Park Marketplace, Phase III for future expansion approved item, there is an increase height limit from 45' to 80' on the building establishment to increase potential retail anchors. On Garvey & Lincoln Proposed steel craft Urban Eatery, the city is still working with the development company on this item for the food court ideas, the ideas is more or less like San Gabriel Blossom Market" or Ontario "Haven Market". On Celadon Mixed Use Project, the project entitlement deadline should be completed by the end of March and will receive further plan checks before expiry.

ITEM 4: Visit to Monterey Park by President Joe Biden

President Joe Biden first visited Monterey Park on March 14, 2023, I was so honored to be invited and met with him and his staff, along with legislative officials, Congresswoman Judy Chu, Los Angeles County First District, Supervisor Hilda Solis, Senator Susan Rubio, US Senator for California, Alex Padilla, Monterey Park City Council with Gun Control activists, and Mom Demand Action. He stayed in town for about 5 hours. He came to greet the victims' families in person, and delivered a signed executive order to increase background checks in all firearms purchases, and enforced the "red flag" law, (flagging sales of weapons to individuals in questionable state of mental health). The City is still in healing stage. The President's visit really showed his care of the citizens, small Asian community with 60,000 residents with tight knit community with multi-generational families with immigrant roots who choose to make America home.

ROSEMEAD

December 2022 City Council & Planning Commission Meetings

ITEM 1: Adjusting the Minimum Salary for Part -Time Employees

The City of Rosemead adopted Resolution No. 2022- 67 Adjusting the Minimum Salary for Part -Time Employees to Comply with the Minimum Wage Rate Effective January 1, 2023.

ITEM 2: Employee Classifications

The City maintains a variety of employee classifications on a part-time or hourly basis. The employees in these positions work throughout the year, seasonally, or on a temporary basis and typically work no more than 1000 hours per fiscal year unless exempt from CalPERS requirements or assigned to one of the five 3/4-time positions.

ITEM 3: Part -Time Wage Rate

Resolution No. 2022- 67 adjusts the minimum hourly wage rate from \$ 15.00 per hour to \$ 15.50 per hour for certain Part -Time classifications to be in



Tom Tseng

compliance with the new minimum wage law effective January 1, 2023. There are no other changes to the Salaries and Benefits for Part -Time Employees resolution.

ITEM 4: Development of 37 Two-Story Dwelling Units

Mission Villas, LLC is proposing the development of 37 two-story dwelling units, eight of which will be developed utilizing the City's Small Lot Subdivision Ordinance. In addition, four out of the 37 units will be designated as affordable units. The dwellings will range in size from 1546 to 2553 sq ft with four different floorplans. Of the 37 Units, 29 would be 4 bedroom duplexes. All units will include an enclosed two-car garage. The project also includes 25 guest parking spaces and access would be provided via one 40-foot-wide driveway on mission Drive. In addition, the project will include new landscaping, decorative hardscape, exterior walls and lighting, and open space areas. The project site is located at 8601 Mission Drive.

ITEM 5: Boston Lobster, Inc

Boston Lobster, Inc has submitted a Conditional Use Permit application or the upgrade of an existing On-Sale Beer and Wine (Type-41) to an On-Sale General (Type-47) ABC License, for the sale of beer, wine, and distilled spirits, in conjunction with an existing restaurant located at 4501 Rosemead Blvd.

January 2023 City Council & Planning Commission Meetings

ITEM 1: Proposal of the Development of Dwelling Units

Mission Villas, LLC is proposing the development of 37 two-story dwelling units, eight of which will be developed utilizing the City's Small Lot Subdivision Ordinance. In addition, four out of the 37 units will be designated as affordable units. The dwellings will range in size from 1,546 to 2,553 square feet with four different floor plans. Of the 37 units, 29 would be four-bedroom single family dwelling units, four would be three- bedroom duplexes, and four would be four-bedroom duplexes. All units will include an enclosed two-car garage. The project also includes 25 guest parking spaces and access would be provided via one 40-foot wide driveway on Mission Drive. In addition, the project will include new landscaping, decorative hardscape, exterior walls and lighting, and open space areas. The project site is located at 8601 Mission Drive (APNs: 5389- 009- 029, 030, and 031) in the Single Family Residential (R- 1) zone.

ITEM 2: Public Hearing

The city held a public hearing on Jan 10th, 2023 to learn more details about this project and listened to many comments from the public.

SAN GABRIEL

12/20/2022 City Council Meeting

ITEM 1: November 2022 General Election Results

2022 General Election Results - The December 20th City Council meeting addressed the November 2022 General Election results and included the Oath Ceremony for the Elected City Council Members and City Staff Members, City Clerk and City Treasurer. The elected City Council Members are: John Wu, Denise Menchaca, and Eric Chan. Outgoing Council Member is Carina Rivera, who's seat will be replaced by newly elected Council Member Eric Chan. San Gabriel City Clerk and City Treasurer are Julie Nguyen and Kevin Sawkins, respectively. Also recognized was San Gabriel Police Chief's, Eugene Harris's, leave of office to join Pasadena City Police Department as their Police Chief.



Nanette Ong

1/17/2023 City Council Meeting

ITEM 1: Fiscal Year 2023-2024 Community Development Block Grant (CDBG)

The balance of CDBG funds from the previous year was carried over to the fiscal year 2023-2024. This year additional funds were provided by LACDA and approximately \$20,630 was provided by the Los Angeles County First District Supervisor's Office.



Funds of the CDBG are expended on improvements of the city through Street Improvement Projects, Code Enforcement Programs, Graffiti Control Programs, Youth Services Programs and After School Programs to maintain a better city to reside in and/or visit.

ITEM 2: Small Business Assistance Program

Discussion included another round of Small Business Assistance Grants, an extension of the past two years. This will be the third round. There was a consensus of the City Council to prepare a small business assistance grant program in the amount of \$175,000, with individual grants of \$2,500, with the criteria to include relocation assistance for business tenants, with certain circumstances such as eviction or need to vacate because of increased rents; however, consideration would be for those business owners that will relocate within the city.

1/21/2023 City Council Meeting

ITEM 1: SRTS-Safe Rout to School Plan

San Gabriel continues to progress on the SRTS along with funds granted from Cal Trans in the amount of \$194,000. Funds can be used for traffic capacity improvements such as more intersections, more signal lights, more lanes, etc. However it cannot be used for projects such as street paving. Implementing a plan such as the SRTS better provides the city to future active transportation grants and highway improvement grants. Although the city does not have any highways, there are limited provisions within the grant that may be offered and applied for.

ITEM 2: Non-Conforming Use of Structures and Lots

Presentation provided by Samantha Tewart. In May of 1993, an ordinance was passed regarding the non-conforming use of structure and lots which stipulates any changes made to a structure or a lot set by this ordinance expires in 30 years. The year 2023, marks the expiration year and City Council revisited the ordinance on whether to uphold the termination and require structures and lots make changes to follow conforming ordinances, extend the term, or subside the 30 year term of use. The council decided to strikethrough the 30 year term and allow it to subside, however, adding provisions to the ordinance that allows structures and lots to remain under certain limitations.

For example, a structure can remain in its current use; however, if the structure or use has been vacant for more than 120 days, then new guidelines and ordinances must be met and non-conformity must be updated such as fire sprinklers compliance.

Any use expanded or intensified, will enact the requirements to follow new guidelines for the whole structure including the "grandfathered" in structure. Examples such as add-ons or additions to the structure.

ITEM #3: General Elections and Council Terms

In September of 2021, the council voted on moving local elections to coincide with the statewide elections in November rather than hold elections in March. Although election results would take place in November, Council elected to continue the term of Mayorship and Vice-Mayorship to the month of March. In other words, their term and position on council rotates every March so that each Mayor and Vice-Mayor has a full one year term rather than have the Mayor and Vice Mayor on a statewide election year have a shortened term ending in November.

ITEM #4: Legacy Business

Council discussed the "Legacy" Business ordinance of the city which was applied years ago. This ordinance allows for the owner of any business or home that has been present for 20 years to apply to change the name of their street but with the approval of the neighborhood. Council discussed this ordinance to remain valid.

Cont'd on page 24

TEMPLE CITY

Month 2023 City Council Meeting

ITEM 1: Developments Around the City

Reimers, the Community Development Director presented some updates for some the of developments around the city:

- 5570 Rosemead Blvd- The building is topped out, 95 percent of the framing was done, and they have started the drywall.
- 9334 Lower Azusa Rd- Improvements are almost done at 9334 Lower Azusa Road. They are now working on landscaping.
- 9465 Las Tunas Drive -The project has submitted for grading plans.
- 5330 Rosemead Boulevard, former Temple City Motorsports framing has begun



Shun Zhang

Multi-Family Objective Design Standards- The multi-family objective design standards are going to City Council on December 6, 2022

- Casa-Robles- City staff is working on the contract with the environmental consultant. The contract has been submitted to City Council on November 15, 2022. The update to the building code was scheduled for action on November 15, 2022. Series C Code Amendments were scheduled for November 29.

ITEM 2: CDBG Budget for FY 23-24

The total CDBG Budget for FY 23-24 includes the estimated allocation of \$230,079 and unallocated prior years' funds of \$112,768 for a total of \$342,847; and

- Housing Rehabilitation Loan & Handyworker Grant Program: \$250,000
- Asbestos Testing and Removal Program: \$47,847
- Youth Scholarship Program: \$ 45,000

Total FY 23-24 CDBG Budget: \$342,847

ITEM 3: Public Art Installation

It was approved a public art installation along the Rosemead Boulevard corridor, allocated Art in Public Places funds to cover the project costs, and added an additional \$1,500 to the total cost of the art project to use towards informational placard for each art piece, and found that approval of the public art installation is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline 15311.

Following link for to review the design of the artwork.

[https://www.ci.temple-city.ca.us/DocumentCenter/View/19949/10A_Public-Art-Proposal-Staff-Report---Rosemead.](https://www.ci.temple-city.ca.us/DocumentCenter/View/19949/10A_Public-Art-Proposal-Staff-Report---Rosemead)

Public Art Locations

- Location 1: Rosemead and Pentland
- Location 2: Rosemead and Broadway
- Location 3 & 4: Rosemead and Las Tunas
- Location 5: Rosemead and Callita

ITEM 4: Introduction and First Reading of Ordinance

Introduction and first reading of Ordinance No. 23-1069, Series C Code Amendments of Title 9 (Zoning Regulations), Chapter 1 (Zoning Code) and an Amendment of the general plan land use element to clarify mixed use and residential densities – This will Open the public hearing to receive public comments for the introduction of Ordinance No. 23-1069 and Resolution No. 23-5653; 2. Continue the public hearing to the next City Council meeting on February 21, 2023.

ITEM 5: Camellia Festival

The 79th Temple City Camellia Festival; (Imagine If...) is held on February 24th -26th 2023 on Las Tunas Drive (Rosemead Blvd to Baldwin Ave). There will be Carnival and parade. Parade was Saturday 2/25 at 10:00am.

ITEM 6: Playground Renovations

The City Council is requested to consider awarding Consultant Services Contract to the SWA Landscape Architects for the playground renovations at

Live Oak Park and Temple City Park and authorize the City Manager to enter into a Contract once reviewed and approved as to form by City Attorney. A budget amendment in the amount \$236,000 from the American Rescue Plan Act (ARPA) funds, Fund 14, and found that the Playground Renovation project is not subject to CEQA review pursuant to 15302(b), which exempts from CEQA review projects that replace an existing structure with a new structure that is substantially the same size, purpose, and capacity. This agenda item meets the criteria for this exemption because the playground structure will replace the same existing feature at Live Oak Park and Temple City Park.

ITEM 7: Time Extension

Time Extension for 5524, 5532 McCulloch Avenue- This is a 11 unit with attached garage for each unit with 3 different floor plans; Plan A, Plan B and Plan C.

ITEM 8: Tentative Parcel Map

6243 Oak Ave -This is a Tentative Parcel Map with 3 detached dwelling units under construction. It is R-2 zoning, each unit has an attached garage. The site plan was Approved in 2020.

L.A. COUNTY BOARD OF SUPERVISORS

12/20/2022 City Council Meeting

ITEM 1: COVID-Related Eviction Moratorium

In early December, the Board of Supervisors passed a motion by Chair Holly Mitchell to extend the COVID-related eviction moratorium for one more month – until January 31st, 2023. The moratorium was supposed to have lapsed at the end of December 2022.

Subsequently, the Board also passed a motion by Supervisor Hilda Solis directing County staff to do a study of the current economic climate to determine whether or not the moratorium should be extended until June 30th, 2023. The report is due back to the Board by the end of January.

ITEM 2: Study of the Current Economic Climate

In December the Board passed a motion by Supervisor Hilda Solis directing County staff to do a study of the current economic climate to determine whether the county-wide eviction moratorium should be extended from January 31st until June 30th, 2023. The report came back to the Board at the end of January.

At a meeting in late January, Supervisors Horvath and Solis moved to extend the moratorium until June 30th. They did not have the votes to pass the motion; however, the Supervisors did agree to extend the moratorium "one last time" until the end of March 2023.

The supervisors also passed a motion to allocate \$45 Million for rent relief for "mom and pop" rental property owners. Finally, some good news.

ITEM 3: Eviction Moratorium

The county wide eviction moratorium is still scheduled to end on March 31, 2023.

BIZFED

No real estate related items to report.



Jim Clarke, G.A.D.



William Wei

Alhambra City Councilmembers

Alhambra is a city located in the San Gabriel Valley of Los Angeles County, California.



Alhambra City Hall



Adele Andrade-Stadler
Mayor, District 5



Ross J. Maza
Vice Mayor, District 2



Katherine Lee
Councilmember, District 1



Jeffrey Koji Maloney
Councilmember



Sasha Renée Pérez
Councilmember, District 4

Monterey Park City Councilmembers

Monterey Park is a city located in the San Gabriel Valley of Los Angeles County, California. At the 2010 census, the population was 82,868.



Monterey Park City Hall



Jose Sanchez
Mayor



Thomas Wong
Mayor Pro Tem



Vinh T. Ngo
Councilmember, District 5



Yvonne Yiu
Councilmember, District 2



Henry Lo
Councilmember, District 4

Rosemead City Councilmembers

Rosemead is a city located in the San Gabriel Valley of Los Angeles County, California.



Rosemead City Hall



Sean Dang
Mayor



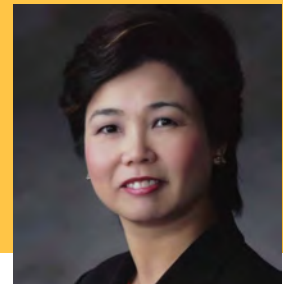
Steven Ly
Mayor Pro Tem



Sandra Armenta
Councilmember



Margaret Clark
Councilmember



Polly Low
Councilmember

San Gabriel City Councilmembers

San Gabriel is a city located in the San Gabriel Valley of Los Angeles County, California.



San Gabriel City Hall



John R. Harrington
Mayor



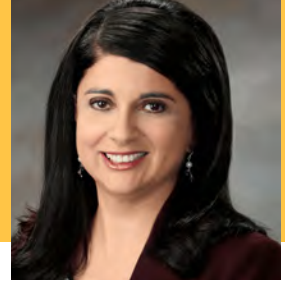
John Wu
Vice Mayor



Eric Chan
Councilmember



Tony Ding
Councilmember



Denise Menchaca
Councilmember

Temple City City Councilmembers

Temple City is a city located in the San Gabriel Valley of Los Angeles County, California.



Temple City City Hall



Cynthia Sternquist
Mayor



William Man
Mayor Pro Tempore



Tom Chavez
Councilmember



Fernando Vizcarra
Councilmember



Vincent Yu
Councilmember



Mt. Wilson as Seen From the Rooftop of WSGVR & all City Hall Photos by Albert Tran