



2013-2021 HOUSING ELEMENT

CITY OF LA PUENTE
15900 E. Main Street
La Puente, CA 91744

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ACKNOWLEDGEMENTS

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HOUSING ELEMENT



1. INTRODUCTION

State law, in recognition of the role of land use planning in local governments' provision of affordable housing, requires inclusion of a Housing Element in the General Plan for every jurisdiction. Cities and counties in California prepare their Housing Elements by consulting State Law, the existing General Plan, and community stakeholders. The result is a comprehensive strategy for providing affordable housing over the next five-year planning period.

PURPOSE AND ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is one of the seven mandatory elements of the General Plan. Through policies, procedures, and incentives, it provides an action-plan for maintaining and expanding the housing supply in the City of La Puente.

La Puente's Housing Element for the 5th planning period of October 15, 2013 to October 15, 2021 describes policies and programs that include:

- identification and analysis of existing and projected housing needs, resources and constraints;
- a statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement and development of housing;
- identification of adequate sites for housing; and
- adequate provision for existing and projected needs of all economic segments of the community.

STATE REQUIREMENTS AND LEGISLATIVE CHANGES

The California Legislature states that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 65580 *et seq.* of the *California Government Code* describes the goal in detail:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm-workers, is a priority of the highest order.
- b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.

- d. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

Section 65581 of the *California Government Code* reflects the Legislative intent for mandating that each City and County prepare a Housing Element:

- a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- b. To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.
- c. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- d. To ensure that each local government cooperates with other local governments in order to address regional housing needs.

State law requires housing elements to be updated every eight years to reflect a community's changing housing needs.¹ The Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development and that the Department's findings be incorporated prior to adoption, or that specified findings be made in response to the Department's comments.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The 2004 La Puente General Plan includes five elements: community development; circulation and infrastructure; housing; community resources; and community safety. This Housing Element is consistent with the General Plan's policies and proposals. The Housing Element, for example, draws upon the development capacity levels given in the Community Development Element to determine the appropriate location for affordable housing development.

The City will ensure consistency between the Housing Element and other elements of the General Plan, and as new policies are introduced, they will be reviewed for consistency with existing

¹ California Government Code §65588(e)(4)(A) requires jurisdictions that do not adopt a housing element within 120 days of the due date to prepare future updates on a 4-year schedule until it has adopted at least two consecutive revisions by the statutory deadline. Because this element was adopted more than 120 days after the 5th cycle due date, the next update is due by October 15, 2017.



elements. If any General Plan elements are updated, the Housing Element may also be modified to maintain consistency within the General Plan.

COMMUNITY OUTREACH AND INPUT

Section 65583(c)(8) of the *Government Code* requires Housing Element updates to *"include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."* This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors. The result is more informed policies and programs for providing affordable housing.

In La Puente, the public was invited to participate in the update process at the following meetings:

- Planning Commission meeting on July 21, 2015
- City Council meeting on August 11, 2015
- Planning Commission public hearing on January 5, 2016
- City Council public hearing on January 26, 2016

In addition, the Draft Housing Element was made available prior to the initial Planning Commission meeting and throughout the update process on the City's website and at the City's main public counter, Senior Center, Community Center, and the Los Angeles County Library located in the City.

To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed via email to agencies and organizations that serve the low- and moderate-income and special needs communities in La Puente. These agencies were invited to review and comment on the 2013-2021 Housing Element and to attend the public meetings. Please see Appendix C for a list of organizations invited to participate in the Housing Element update.

Feedback received from the service provider agencies and other interested parties is summarized in Appendix C. These agencies and entities will be invited to participate at future public events and meetings to solicit input on implementation of Housing Element programs.



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2. NEEDS ASSESSMENT

The Housing Needs Assessment provides the foundation for establishing the objectives, policies, and programs for addressing housing needs in La Puente. This assessment addresses population characteristics, employment patterns, and income levels. The information illustrates how La Puente has grown and changed, and helps the City identify patterns and trends relevant to housing policies and programs. Projections show how the community demographics are expected to change over the coming years.

The following sources were used to generate this demographic and housing profile of La Puente:

- U.S. Bureau of the Census
- Southern California Association of Governments ("SCAG")
- California Department of Finance ("DOF")
- California Employment Development Department ("EDD")
- Various other sources

POPULATION TRENDS

As with any other largely built-out city, La Puente will have to address housing needs through such tools as infill development and neighborhood revitalization. To clarify the type of housing that will be needed to meet anticipated future demand, Housing Element law requires an assessment of population and employment trends. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking demographic changes helps the City better plan for, respond to, or anticipate changing housing demand.

POPULATION GROWTH

Between 1990 and 2015 the population of La Puente grew approximately 10 percent, from 36,995 to 40,690 residents (Table 1). This 25-year growth is similar to several nearby cities such as El Monte (9 percent), West Covina (13 percent) and Whittier (12 percent) but is slightly lower than for Los Angeles County as a whole (14 percent).

Table 1. Population Growth: La Puente and Surrounding Cities, 1990-2015

Jurisdiction	1990	2000	2010	2015	% Change 1990-2015
Diamond Bar	53,672	56,287	55,544	56,668	5.6%
El Monte	106,209	115,965	113,475	115,774	9.0%
Los Angeles	3,485,398	3,694,820	3,792,621	3,957,022	13.5%
La Puente	36,955	41,063	39,816	40,690	10.1%
South El Monte	20,850	21,144	20,116	20,841	0.0%
West Covina	96,086	105,080	106,098	108,401	12.8%
Whittier	77,671	83,680	85,331	86,948	11.9%
Los Angeles County	8,863,052	9,519,330	9,818,605	10,136,559	14.4%

Source: California Department of Finance



In addition to population projections, several other demographic characteristics and trends define housing needs. Among these characteristics are age composition, racial and ethnic composition, and household size.

Age Distribution

Population age distribution serves as an important indicator of housing needs, as housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. Cost and access to services are important to seniors because they may be on fixed incomes and have mobility limitations. **Table 2** shows the age distribution of La Puente residents compared to Los Angeles County as a whole, as reported by the 2010 Census.

Table 2 shows that the City's age distribution is very similar to the county as a whole. About one-third of City residents were children under the age of 20, while only about 9 percent were seniors age 65+. About half of City residents were in the prime working years of 25 to 65. The large proportion of school-age children means that demand should be strong for larger units for families, but the aging baby boom generation should also create more demand for smaller housing units, as well as housing programs such as housing repair services for the City's older residents.

Table 2. Age Distribution

Age Group	La Puente		Los Angeles County	
	Persons	%	Persons	%
Under 5 years	2,974	7%	645,793	7%
5 to 9 years	3,060	8%	633,690	6%
10 to 14 years	3,268	8%	678,845	7%
15 to 19 years	3,494	9%	753,630	8%
20 to 24 years	3,267	8%	752,788	8%
25 to 29 years	3,018	8%	759,602	8%
30 to 34 years	2,771	7%	716,129	7%
35 to 39 years	2,872	7%	715,635	7%
40 to 44 years	2,807	7%	714,691	7%
45 to 49 years	2,720	7%	706,742	7%
50 to 54 years	2,479	6%	662,205	7%
55 to 59 years	1,977	5%	560,920	6%
60 to 64 years	1,443	4%	452,236	5%
65 to 69 years	1,147	3%	323,287	3%
70 to 74 years	873	2%	245,183	2%
75 to 79 years	709	2%	192,881	2%
80 to 84 years	559	1%	152,722	2%
85 years and over	378	1%	151,626	2%
Total	39,816	100%	9,818,605	100%
Median age	31.5		34.8	

Source: 2010 Census, Table DP-1

Racial and Ethnic Composition

Table 3 shows the racial/ethnic distribution of population in La Puente compared to the county as a whole. The City's proportion of Hispanic population is significantly greater than for Los Angeles County (85% vs. 48%). Asians represent the largest non-Hispanic group, with about 8 percent of the City's population.

Table 3. Race and Ethnicity

Racial/Ethnic Group	La Puente		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	5,920	14.9%	5,130,716	52.3%
-White	1,835	4.6%	2,728,321	27.8%
-Black or African American	451	1.1%	815,086	8.3%
-American Indian/Alaska Native	75	0.2%	18,886	0.2%
-Asian	3,270	8.2%	1,325,671	13.5%
-Native Hawaiian/Pacific Islander	31	0.1%	22,464	0.2%
-Other races or 2+ races	258	0.6%	220,288	2.2%
Hispanic or Latino (any race)	33,896	85.1%	4,687,889	47.7%
Total	39,816	100%	9,818,605	100%

Source: 2010 Census, Table DP-1

HOUSEHOLD CHARACTERISTICS

Household type and size, income level, the presence of persons with special needs, and other household characteristics may affect access to and demand for housing and housing programs. This section details the various household characteristics in La Puente.

Household Type and Size

Household characteristics and types can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums. Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to provide a diversity of housing opportunities to give households of different ages and types the opportunity to live in La Puente.

The U.S. Census Bureau defines a household as all of the people who occupy a housing unit. A housing unit can be any sort of officially recognized dwelling – a home, an apartment, a mobile home, etc.

According to the 2010 Census the average household size in La Puente was significantly larger than for Los Angeles County as a whole (4.21 city vs. 2.98 county). Husband-wife families represented 57 percent of households in the city compared to only 46 percent in the county. Persons living alone comprised only 10 percent of households compared to nearly one-quarter of county households (**Table 4**). With the aging of the population, the percentage of single person households in the City seems likely to increase in the coming decades.

**Table 4. Household Composition**

Household Type	La Puente		LA County	
	Households	%	Households	%
Family households:	8,121	86%	2,194,080	68%
Husband-wife family	5,367	57%	1,480,665	46%
With own children under 18 years	2,817	30%	721,804	22%
Male householder, no wife present	930	10%	216,368	7%
With own children under 18 years	374	4%	92,161	3%
Female householder, no husband present	1,824	19%	497,047	15%
With own children under 18 years	771	8%	239,012	7%
Non-family households:	1,330	14%	1,047,124	32%
Householder living alone	989	10%	784,928	24%
Households with individuals under 18 years	5,186	55%	1,220,021	38%
Households with individuals 65 years and over	2,744	29%	790,386	24%
Total households	9,451	100%	3,241,204	100%
Average household size	4.21		2.98	

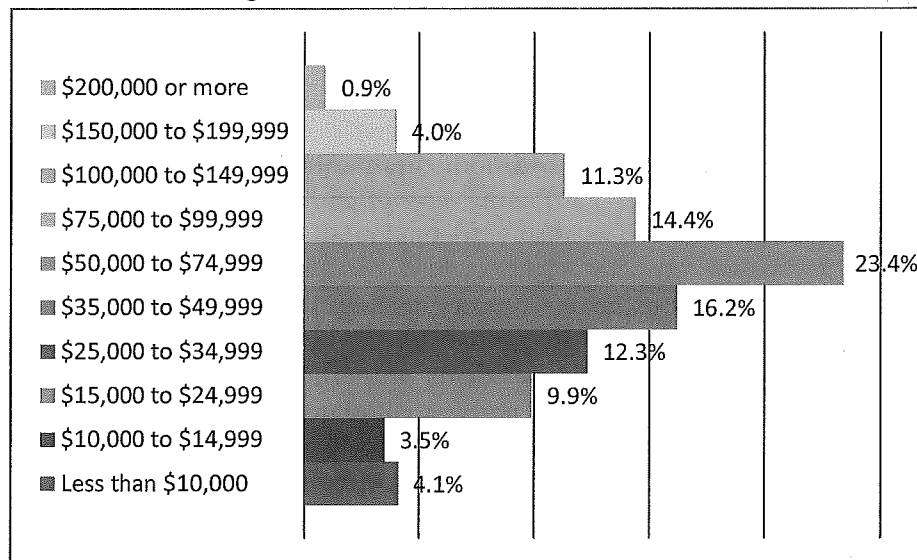
Source: 2010 Census, Table DP-1

INCOME CHARACTERISTICS

Household income is the most important, although not the only factor, affecting housing opportunity because it determines a household's ability to purchase or rent housing, and to balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

According to recent Census estimates, the median household income in La Puente was approximately \$54,000. As seen in **Figure 1**, nearly one-quarter of households had annual incomes between \$50,000 and \$75,000.

Figure 1. Household Income Distribution



Source: U.S. Census 2009-2013 ACS

For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the metropolitan area:

- Extremely Low-Income Households earn up to 30 percent of AMI
- Very Low-Income Households earn 31 to 50 percent of AMI
- Low-Income Households earn 51 to 80 percent of AMI
- Moderate-Income Households earn 81 to 120 percent of AMI
- Above Moderate-Income Households earn over 120 percent of AMI

The CHAS special Census tabulations developed for HUD provide a breakdown of households by tenure and income category (Table 5).

Table 5. Household Income Distribution

Income Category	La Puente		Los Angeles County	
	Owners	Renters	Owners	Renters
30% AMI or less	8.0%	24.7%	8.5%	28.8%
31-50% AMI	16.7%	33.4%	10.5%	19.1%
51-80% AMI	29.1%	23.3%	16.7%	20.1%
81-100% AMI	15.2%	9.2%	10.5%	9.2%
>100% AMI	31.0%	9.2%	53.8%	22.8%

Source: HUD CHAS data based on 2007-2011 ACS

Tenure is closely correlated with income, as those households with lower incomes usually cannot afford to buy a home. Consistent with this fact, renters in La Puente earned significantly lower incomes overall, with more than 58 percent earning 50 percent or less of the county median income.



This was a major difference between renter and owner households, as the proportion of owners earning less than half the median income was only 25 percent.

EMPLOYMENT TRENDS

The City of La Puente is primarily a bedroom community for businesses throughout the region. Residents who do work within La Puente are primarily employed by small industrial and manufacturing businesses, as well as locally oriented retail centers.

According to recent Census estimates, approximately 17,200 employed persons resided in La Puente. **Table 6** shows the type of occupations held by La Puente residents compared to Los Angeles County as a whole. La Puente residents proportionally hold much fewer managerial jobs than County residents as a whole (19 percent compared to 35 percent), and about the same proportion of service occupations (19 percent). The City's proportion of sales and office occupations was similar to the county (26 percent vs. 25 percent) although the proportion of City residents with production and transportation occupations was substantially greater than for the entire county (22 percent vs. 13 percent).

Table 6. Employment by Occupation

Occupation	La Puente		Los Angeles County	
	Employees	% of All Jobs	Employees	% of All Jobs
Management, business, science, and arts occupations	3,252	18.9%	1,584,469	35.3%
Service occupations	3,337	19.4%	850,692	18.9%
Sales and office occupations	4,504	26.2%	1,123,520	25.0%
Natural resources, construction, and maintenance occupations	2,263	13.2%	355,141	7.9%
Production, transportation, and material moving occupations	3,836	22.3%	576,152	12.8%
Total Jobs	17,192	100%	4,489,974	100%

Source: U.S. Census, 2009-2013 ACS

SPECIAL NEEDS GROUPS

Certain groups have more difficulty finding decent, affordable housing due to special circumstances such as family characteristics, the presence of physical or mental disabilities, or age-related health issues. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or overcrowding. A central goal of the Housing Element is to assist in the provision of housing for persons with special needs.

Elderly

According to recent Census estimates (**Table 7**) about 27 percent of owner households and about 12 percent of renter households were headed by a senior citizen (age 65+).

Table 7. Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	3,789	73.0%	3,553	88.1%
65 to 74 years	818	15.8%	291	7.2%
75 to 84 years	474	9.1%	149	3.7%
85 years and over	111	2.1%	40	1.0%
Total Households	5,192	100%	4,033	100%

Source: U.S. Census 2009-2013 ACS

Many elderly persons have limited income potential, as they are most often retired and have fixed incomes (retirement funds and Social Security income). This poses a special problem with regard to housing affordability.

Persons with Disabilities

According to recent Census estimates, approximately 11% of non-institutionalized La Puente residents reported some type of disability (see Table 8). As might be expected, those aged 65 and over reported the highest disability rates. Approximately 45% of seniors reported some type of disability, compared to only 8% for persons between age 18 and 64. The most frequently reported disabilities included ambulatory difficulty (4% of the working age population and 32% of the senior population). Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Table 8. Disabilities by Age Group

Disability by Age	Persons	Percent
Total civilian noninstitutionalized population	40,059	-
With any disability	4,352	10.9%
Under Age 5 - total persons	3,270	--
With a hearing difficulty	40	1.2%
With a vision difficulty	37	1.1%
Age 5 to 17 - total persons	7,942	
With a hearing difficulty	0	0.0%
With a vision difficulty	79	1.0%
With a cognitive difficulty	344	4.3%
With an ambulatory difficulty	51	0.6%
With a self-care difficulty	105	1.3%
Age 18 to 64 - total persons	25,038	
With a hearing difficulty	240	1.0%
With a vision difficulty	560	2.2%
With a cognitive difficulty	735	2.9%
With an ambulatory difficulty	1017	4.1%
With a self-care difficulty	409	1.6%
With an independent living difficulty	838	3.3%



Disability by Age	Persons	Percent
Age 65 and over* - total persons	3,809	
With a hearing difficulty	632	16.6%
With a vision difficulty	400	10.5%
With a cognitive difficulty	620	16.3%
With an ambulatory difficulty	1,207	31.7%
With a self-care difficulty	611	16.0%
With an independent living difficulty	1,073	28.2%

Source: U.S. Census, 2009-2013 ACS

Note: Totals may exceed 100% due to multiple disabilities per person

Developmental Disabilities

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel-Pomona Regional Center (SG/PRC) located in Pomona (<http://www.sgprc.org/>) provides services for people with developmental disabilities in San Gabriel. The SG/PRC is a private, non-profit community agency that contracts with local



businesses to offer a wide range of services to individuals with developmental disabilities and their families. As of 2014, SG/PRC served approximately 1,200 clients living in La Puente (zip codes 91744 and 91746) of which about 47 percent were age 18 and under.

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost.

Large Households

Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households with lower incomes may experience overcrowding and accelerating unit deterioration.

Recent Census estimates reported that approximately 39 percent of owner households and about 33 percent of renter households had five or more members (Table 9).

Table 9. Large Households by Tenure

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	480	9.2%	479	11.9%
2 persons	1,067	20.6%	764	18.9%
3 persons	731	14.1%	657	16.3%
4 persons	874	16.8%	807	20.0%
5 persons	928	17.9%	632	15.7%
6 persons	391	7.5%	336	8.3%
7+ persons	721	13.9%	358	8.9%
Total households	5,192	100%	4,033	100%

Source: U.S. Census, 2009-2013 ACS

Female Headed Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. Female-headed households with children particularly tend to have lower incomes, thus limiting housing availability for this group. In addition, these households have a greater need for accessible daycare and other supportive services.



Recent Census estimates reported that female-headed households comprised about 17 percent of owner households and 22 percent of renter households in La Puente (Table 10).

Table 10. Female-Headed Households by Tenure

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	3,301	63.6%	1,884	46.7%
Male householder, no wife present	447	8.6%	583	14.5%
Female householder, no husband present	861	16.6%	879	21.8%
Non-family households	583	11.2%	687	17.0%
Total households	5,192	100%	4,033	100%

Source: U.S. Census 2009-2013 ACS

Farmworkers

La Puente is a fully urbanized city with no significant agricultural operations. Recent Census estimates reported 214 residents of La Puente employed in the "Agriculture, forestry, fishing and hunting, and mining" industries. Due to the limited opportunities for agriculture in and around the City, it is likely that these persons are not farmworkers but are instead employed in plant nurseries, landscaping, or gardening occupations. As such, the City has no need for farmworker housing, and the affordable housing needs of those who work in nursery and gardening occupations are accommodated by other programs such as Section 8.

Homeless Persons

The 2013 Greater Los Angeles Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA) revealed a population of approximately 36,000 homeless persons in Los Angeles County on a single night survey conducted in January 2013.² LAHSA did not estimate the number of homeless persons in each city, although estimates are provided by Service Planning Area (SPA). La Puente is located in SPA 3, San Gabriel Valley. The 2013 homeless count for SPA 3 was about 2,800 persons with approximately half of those unsheltered.

The East San Gabriel Valley Coalition for the Homeless (ESGVCH) is a non-profit organization that provides emergency shelter and other forms of assistance to homeless families and persons, as well as at-risk low-income persons in the East San Gabriel Valley, which includes the City of La Puente. The ESGVCH is an active partner in with the Continuum of Care of Homeless Services in the East San Gabriel Valley.

The ESGVCH provides its services to the area's homeless and at-risk populations through a Homeless Emergency Assistance Center in the neighboring city of Covina, a Services Access Center housed in the West Covina Community Services Center, and emergency winter shelters established in local churches on a rotating basis. In addition, homeless persons in La Puente are provided with transportation to these facilities from pick-up point in La Puente Park.

² Los Angeles Homeless Services Authority, 2013 Greater Los Angeles Homeless Count, <http://documents.lahsa.org/Planning/homelesscount/2013/2013HomelessCountResultsLACountyCoC.pdf>. This count excludes the cities of Glendale, Long Beach and Pasadena.

HOUSING PROFILE

This section addresses characteristics of the housing supply in La Puente, including type, age, condition, and availability.

Housing Type and Vacancy

La Puente was developed as a community of single-family dwelling units and has primarily remained as such. Although multiple-family residential construction accelerated during the 1970s and 1980s it slowed from the 1990s on.

La Puente's housing supply is somewhat different than that of Los Angeles County as a whole. As is illustrated in Table 11, La Puente has a higher percentage of single-family dwellings (74 percent for the City as compared to 56 percent for the County) and a lower percentage of mobile homes (0.3 percent for the City as compared to 2 percent for the County).

Table 11. Housing Type 2000-2015

Structure Type	2000		2015		Growth	
	Units	%	Units	%	Units	%
La Puente						
Single-family	6,970	72%	7,260	74%	290	n.a.
Multi-family	2,581	27%	2,501	26%	-80	n.a.
Mobile homes	109	1%	30	0.3%	-79	n.a.
Total units	9,660	100%	9,791	100%	131	n.a.
Los Angeles County						
Single-family	1,835,024	56%	1,951,578	56%	116,554	54%
Multi-family	1,379,277	42%	1,477,583	42%	98,306	45%
Mobile homes	56,605	2%	58,273	2%	1,668	0.8%
Total units	3,270,906	100%	3,487,434	100%	216,528	100%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

The Department of Finance reported the 2015 vacancy rate in La Puente as 3.2 percent compared to 5.8 percent for Los Angeles County as a whole.

Housing Conditions

The age and condition of La Puente's housing stock is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. La Puente's housing stock is aging. The age of the housing stock, as defined by the year the units were built, is shown in Table 12. According to Census estimates, approximately 86 percent of all the housing units in the City were built before 1980 and over half were built prior to 1960. In other words, many housing units in the City are likely in need of major rehabilitation, if routine maintenance has not been performed over time. City staff estimates that approximately 50 percent of housing units may be in need of substantial repair due to deferred maintenance.



The City offers both deferred loans as well as outright grants to qualifying homeowners as part of its Housing Rehabilitation Program.

Table 12. Age of Housing Stock

Year Built	La Puente		LA County	
	Units	%	Units	%
2010 or later	6	0.1%	9,769	0.3%
2000 to 2009	132	1%	204,683	6%
1990 to 1999	403	4%	213,866	6%
1980 to 1989	760	8%	404,099	12%
1970 to 1979	1,197	12%	488,155	14%
1960 to 1969	1,809	19%	515,735	15%
1950 to 1959	4599	48%	716,049	21%
1940 to 1949	429	4%	380,777	11%
1939 or earlier	286	3%	519,768	15%
Total units	9,621	100%	3,452,901	100%

Source: Census 2009-2013 ACS

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. Residents may accept smaller-sized housing or double up with other families to afford housing costs. An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways and porches. Severely overcrowded households are those with more than 1.5 persons per room. Overcrowding contributes to increases in traffic and on-street parking within a neighborhood and accelerates deterioration of homes and infrastructure.

Census estimates (Table 13) show that the incidence of overcrowding is higher in La Puente than in Los Angeles County as a whole. About 17 percent of owner-occupied units and about 24 percent of rental units in the City were overcrowded.

Residential rehabilitation programs can provide financial assistance for the construction of bedroom additions to reduce overcrowding.

Table 13. Overcrowding by Tenure

Occupants per Room	La Puente		LA County	
	Units	%	Units	%
Owner occupied units	5,192	100%	1,515,098	100%
1.01 to 1.50	672	12.9%	67,690	4.5%
1.51 to 2.00	171	3.3%	18,068	1.2%
2.01 or more	43	0.8%	6,495	0.4%
Renter occupied units	4,033	100%	1,715,285	100%
1.01 to 1.50	627	15.5%	161,043	9.4%
1.51 to 2.00	292	7.2%	91,496	5.3%
2.01 or more	39	1.0%	46,880	2.7%

Source: Census 2009-2013 ACS

Housing Costs

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas such as Los Angeles County, these income limits may be increased to adjust for high housing costs.

Table 14 shows affordable rent levels and estimated affordable purchase prices for housing in La Puente (and Los Angeles County) by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$640, while the maximum affordable rent for very-low-income households is \$1,068. The maximum affordable rent for low-income households is \$1,708, while the maximum for moderate-income households is \$1,944.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in **Table 14** have been estimated based on typical conditions.

Table 14. Income Categories and Affordable Housing Costs

2015 Los Angeles County Median Income = \$64,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$25,600	\$640	--
Very Low (31-50%)	\$42,700	\$1,068	\$150,000
Low (51-80%)	\$68,300	\$1,708	\$250,000
Moderate (81-120%)	\$77,750	\$1,944	\$300,000
Above moderate (120%+)	>\$77,750	> \$1,944	> \$300,000

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 4% interest, 1.25% taxes & insurance, \$250 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

For-Sale Housing

Housing sales price statistics³ for all homes in La Puente during 2014 showed a median price of \$350,000 compared to a median price of \$455,000 for Los Angeles County as a whole. Based on the estimated affordable purchase prices shown in **Table 14**, some homes are affordable to moderate-income residents, but public subsidies are generally required to reduce sales prices to a level that is affordable to lower-income buyers. At a median price of \$350,000 there is a gap of about \$100,000 between the market price and the maximum price a low-income household can afford, and a gap of \$200,000 for very-low-income households. These statistics illustrate why affordable housing

³ Source: CoreLogic

strategies generally focus on rental rather than ownership housing, due to the smaller affordability gap for rental units.

Rental Housing

A recent internet survey⁴ showed typical rental rates for 2- and 3-bedroom apartments in La Puente of \$1,350 to \$1,600 per month. When market rents are compared to the amounts lower-income households can afford to pay (Table 14), it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. The gap between market rent for a typical 2-bedroom 1-bath apartment and affordable rent at the very-low-income level is about \$300 per month, while the gap at the extremely-low-income level is about \$700 per month. However, at the low-income and moderate-income levels, households are likely to find affordable rentals.

Overpayment

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a burdensome housing cost are more likely to become homeless or double up with other households. Homeowners with a housing cost burden have the option of selling the homes and become renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Table 15 shows the connection between income, tenure and overpayment. The proportion of households overpaying declines significantly as income increases. Overall cost burden was most prevalent among renter households in the extremely-low and very-low income categories (77 percent and 81 percent of households, respectively).

Table 15. Overpayment by Tenure

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	455		970	
Households overpaying	280	62%	745	77%
Very low households	945		1,310	
Households overpaying	595	63%	1,055	81%
Low households	1,645		915	
Households overpaying	1,095	67%	315	34%
Moderate households	860		360	
Households overpaying	285	33%	15	4%
Above moderate households	1,755		360	
Households overpaying	234	13%	0	0%

Source: U.S. Department of Housing and Urban Development, CHAS based on the 2007-2011 ACS

⁴ www.apartmenthunterz.com, accessed May 19, 2015

Affordable Housing in La Puente

Project-based Section 8

The only subsidized affordable housing in La Puente is funded primarily through “project-based” Section 8. Project-based funding is provided by HUD through its New Construction, Substantial Rehabilitation, and/or Loan Management Set-Aside (LMSA) Programs. This funding, which generally is in the form of a subsidized mortgage, comes with the requirement that a percentage of the units in the building be affordable for a contractually determined period. While many of these contracts were long-term (15 to 20 years) at the beginning of the project-based Section 8 program, now they are mostly one to two years in length. Though these contracts are usually renewed by the building owner, the fact that they do not have to be renewed means that many project-based Section 8 subsidized units face the possibility of conversion to market rate.

In order for an owner of a project-based subsidized building to opt out of the Section 8 program, he or she is required to provide at least one-year’s notice to residents, the local HUD contract administrator, and the local jurisdiction. According to the Los Angeles LOMOD Corporation,⁵ the HUD contract administrator for the Los Angeles area, none of the owners of the three project-based Section 8 buildings in La Puente had given notice of intent to withdraw from the program as of June 2015. Two of the three subsidized properties listed in **Table 16** are owned by for-profit entities, increasing the eventual risk of conversion to market rate.

Table 16. Subsidized Dwelling Units

Project Name	Tenant Type	Total Units	# of Affordable Units	Funding Program	Earliest Conversion Date
La Villa Puente Apartments 17351 E Main St. (for-profit)	Family	121	119	Sec 8 LMSA CA16L000133	5/31/2019
La Puente Park Apartments 14721 Nelson Ave. (non-profit)	Family	132	132	Preservation, Low Income Housing Tax Credit CA16L000010	7/1/2016
Nantes Manor 775 Nantes Ave. (for-profit)	Family	40	40	Sec 8 NC , Section 221(d) CA160049006	7/7/2016

Sources:

Housing Authority of Los Angeles County (HACOLA), 2015; California Housing Partnership Corporation, 2015;
Property owners

At-Risk Units

Over the 2013-2023 time period, all three federally assisted developments in La Puente, which provide 291 affordable units, have expiring affordability covenants. Two of these projects – La Villa Puente Apartments and Nantes Manor – are owned by for-profit corporations.

⁵ The Los Angeles LOMOD Corporation is a non-profit corporation founded by the Housing Authority of the City of Los Angeles (HACLA). Los Angeles LOMOD operates independently of HACLA and its mission is to provide and support good quality housing for low-income families, seniors, and people with disabilities.

Preservation and Replacement Options

Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

- Transfer of ownership to nonprofit organizations
- Providing rental assistance to renters through other funding sources
- Purchase affordability covenants

Alternatively, units that are converted to market rate may be replaced with new, assisted, multi-family units with specified affordability timeframes.

Transfer of Ownership

Transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term and increases the number of government resources available to the project. The feasibility of this option depends upon the willingness of the owner to sell, funding sources to buy the property, and the existence of a nonprofit organization with sufficient administrative capacity to manage the property. Additionally, projects in which all of the units are affordable, rather than just a portion, are more likely to be feasible because they can participate in ownership transfers more simply. The County Housing Authority would be a likely agency to facilitate transfer of projects to nonprofit entities. Because of the elimination of the Redevelopment Agency, the City has no staffing or funding to assist in facilitating such transfers.

Rental Assistance

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Based on the current fair-market rent of \$1,424/month for 2-bedroom apartments and the affordability levels shown in Table 14, it is estimated that a total subsidy of approximately \$112,000 per month (\$1.3 million per year) would be required to maintain rents for 291 units at very-low-income levels.

Purchase Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, refinancing, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complexes require rehabilitation, or are too highly leveraged. By providing lump-sum financial incentives or on-going subsidies in rents or reduced mortgage interest rates to the owner, some or all of the units could remain affordable.

Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors, including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of



approximately \$300,000 for an affordable multi-family unit, the cost of replacing all 291 at-risk units would be approximately \$87 million.

Projected Housing Need

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. The California Department of Housing and Community Development (HCD), in conjunction with the SCAG, determine a projected housing need for the region covered by SCAG, including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial. SCAG has, in turn, allocated a share of the region's total housing need to each of its constituent jurisdictions. The City of La Puente has a total RHNA of 818 housing units distributed among income categories as shown in Table 17.

Table 17. Regional Housing Needs Allocation 2013-2021

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low*	0-50%	208	25.4%
Low	51-80%	121	14.8%
Moderate	81-120%	135	16.5%
Above Moderate	120%+	354	43.3%
Total	---	818	100%

*Pursuant to Government Code §65583(a)(1), 50% of the very-low category is assumed to be extremely-low-income.



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3. CONSTRAINTS ANALYSIS

While the City of La Puente recognizes the need for the development of sound, affordable housing for all its residents, this goal is not easy to achieve. The built-out nature of La Puente leaves few opportunity areas for new development. The key factors constraining housing development include land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. These constraints may result in housing that is not affordable to low- and moderate-income households, or may make new residential construction economically difficult for developers. Constraints to housing production significantly impact households with lower incomes and special needs. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels and disabilities. In La Puente, constraints to housing are often related to the overall housing market and are part of regional trends over which the City has no control.

This section discusses potential constraints on the provision and cost of housing development in La Puente. According to State Housing Element Law, the constraints analysis must also demonstrate local efforts to remove barriers to achievement of goals for housing production and housing for persons with disabilities. Should constraints preclude the achievement of housing goals, jurisdictions are required to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to mitigate these constraints are included in the Housing Plan.

MARKET CONSTRAINTS

Many factors affecting housing costs are related to the larger housing market. The availability of land, the cost and availability of financing the price of land, and the cost of construction all contribute to the cost of housing, and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households.

DEVELOPMENT COSTS

Building Materials. A significant cost factor associated with residential building is the cost of building materials, which can comprise a significant portion of the sales price of a home. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor do the data include the price of the land upon which the building is built. The national averages for costs per square foot unit of apartments and single-family homes are as follows:

- Type I or II, Multi-Family: \$133.25 to \$152.86 per sq. ft.
- Type V Wood Frame, Multi-Family: \$102.41 to \$106.66 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$112.65 to \$119.73 per sq. ft.

These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies.

A reduction in amenities and quality of building materials (above a minimum level of acceptability for health, safety, and adequate performance) could result in lower sales prices. Additionally, manufactured housing (including both mobile homes and modular housing) may provide for lower priced housing by reducing construction and labor costs.

Development Density. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

Land Cost. The price of land in La Puente can be the most significant component of housing development costs. Prices for residential lots are typically in the range of \$300,000 to \$400,000 in this market area. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (steep slopes, soil stability, seismic hazards, or flooding) can also be factored into the cost of land. The cost of land fluctuates based on availability and general market conditions.

AVAILABILITY OF FINANCING

The recent crisis in the mortgage industry will affect the availability and cost of real estate loans, although the long-term effects are unpredictable. The problem resulted when "sub-prime" lenders made it possible for low-income families or others who could not qualify for standard mortgages to become home owners even though they might not have had the credit history and income to support repayment of the loans. These problems typically occurred with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expired (often two or three years) and the interest rate converted to market. Because ARMs often offer "teaser" initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the loan converts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, when property values declined, homeowners owed more than the resale value of their home, making refinancing impossible. As a result of these conditions, there was a significant rise in default rates, and changes in mortgage underwriting standards had greater impacts on low-income families than households with higher incomes.

Since the beginning of the real estate recession in 2008, mortgage interest rates have been at very low levels by historic standards. Low interest rates have resulted in improved affordability for buyers with good credit ratings who can meet underwriting standards.

GOVERNMENTAL CONSTRAINTS

Housing affordability can be affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the quality of housing may serve as a constraint to housing development. Public policies can affect overall housing availability, adequacy, and affordability. Consistent with State law (Section 65583) this section addresses six potential constraints to housing development:

- Land use controls
- Building codes and their enforcement
- Site improvements (on and off-site)
- Fees and exactions
- Processing and permit procedures
- Housing for people with disabilities

LAND USE CONTROLS

Development and growth in La Puente are issues of critical importance to City government and residents. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as a constraint to housing development. Land use controls set forth by the General Plan and Municipal Code Chapter 10 (Zoning) have a direct effect on the availability and affordability of housing in the City. Controls currently in place in La Puente are described below.

General Plan Community Development Element

The City completed a comprehensive update of its General Plan in 2004. The Community Development Element sets forth the City's policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the City. The Community Development Element provides a variety of residential land use designations as well as a mixed-use development category that promotes development of mixed commercial, office, and residential uses in the downtown business district, consistent with the goals of the Downtown Business District Specific Plan (**Table 18**).

Table 18. Residential Land Use Designations

General Plan Land Use Category	Corresponding Zone Districts	Maximum Densities ¹	Typical Residential Types
Low Density Residential (LDR)	R-E R-1 PUD	7 DU/acre	Primarily detached single-family dwellings on individual lots.
Medium Density Residential (MDR)	R-2 PUD	14 DU/acre	Small-lot detached single-family homes, duplexes, triplexes, medium density garden apartments, planned developments, and townhomes.
Medium High Density Residential (MHDR)	R-3 PUD	18 DU/acre	Moderate density apartments, townhomes, condominiums, and planned unit developments.
High Density Residential (HDR)	R-4 PUD	30 DU/acre ²	Higher-intensity apartments, planned unit developments, condominiums and townhomes.
Downtown Mixed-Use (MIX)	DBD	No density maximum for mixed-use developments. Based on approved projects, the expected density is 40 DU/acre	Apartments, condominiums, and single-room occupancy (SRO) units above the first floor of a commercial use, and stand-alone multiple-family residential uses in subareas established by the Downtown Business District Specific Plan.

Notes:

1. The General Plan and Comprehensive Zoning Regulations allow for higher densities based on the type of development proposed. See discussion below.

2. See Program 3 in the Housing Plan.

Source: City of La Puente General Plan, 2015

Residential land use designations are dispersed throughout the City. Densities range from one to seven units per acre for Low Density areas and to up to 30 units per acre in the High Density Residential areas. Much of the land designated for residential development is already built out. Additional residential development, however, can be accommodated through the development of the few remaining parcels of vacant land and recycling of uses on underutilized properties.

The Community Development Element designates over two-thirds of the City's land for residential use. In addition, 11 acres are designated Mixed-Use (MIX), which allows residential uses to be integrated with commercial uses in the Downtown Business District. Uses may be mixed vertically, with residential dwellings above street-level office and retail businesses in all areas designated for mixed use, and stand-alone multiple-family developments are allowed in certain subareas of the designation. The higher densities allowed in the MIX designation creates opportunities for providing affordable housing. Since adoption of the General Plan, the City has approved one mixed-use project, located on First Street. The project includes 48 units at a density of approximately 49 units per acre.

Zoning and Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through Title 10 of the Municipal Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the City's General Plan. The zoning regulations also serve to preserve the character and integrity of existing neighborhoods. Residential development standards are summarized in **Table 19**.

Table 19. Residential Development Standards

Standards	R-E	R-1	R-2	R-3	R-4
Min/Max Density (Units/Acre)	-/4.4	-/7	-/14	14/18	20/30 ¹
Minimum Lot Area	10,000 sf	6,000 sf	6,500 sf	12,000 sf	15,000 sf
Minimum Lot Width	80 ft	60 ft	60 ft	60 ft	60 ft
Minimum Lot Depth	125 ft	100 ft	N/A	N/A	N/A
Min Lot Area per Dwelling Unit	N/A	N/A	3,111 sf	2,420 sf	1,450 sf
Minimum DU Floor Area	N/A	N/A	SFR: 1,000 sf Duplex: 850 sf	SFR: 1,000 sf Duplex: 850 sf Multi-family: Studio: 450 sf 1-bed: 650 sf 2-bed: 750 sf 3-bed: 750 sf 4-bed: 750 sf	SFR: 1,000 sf Duplex: 850 sf Multi-family: Studio: 450 sf 1-bed: 650 sf 2-bed: 750 sf 3-bed: 750 sf 4-bed: 750 sf
Minimum Setbacks	Front	20 ft	20 ft	20 ft	15 ft
	Side	5 ft	5 ft	5 ft	5 ft
	Rear	10 ft	10 ft	10 ft	10 ft
Maximum Building Coverage	35%	40%	45%	50%	50%
Maximum Building Height	30 ft	25 ft	25 ft	40 ft	40 ft

Notes:

1. See Program 3 in the Housing Plan.

Source: City of La Puente Zoning Regulations, 2015

Open Space

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. In La Puente, open space is reflected in setbacks and lot coverage requirements for single-family developments and minimum required open space areas for multi-family developments. For single-family homes in any district, buildings may cover up to between 35 and 50 percent of the lot, leaving the remaining 65 to 50 percent for open space. Most of this open space is located within the required front and back yards.

In the R-2 zone 100 square feet of common or private open space is required. In the R-3 and R-4 zones, 200 square feet of common open space is required for each dwelling unit plus 100 square feet of private open space per unit in the R-3 zone and 50 square feet of private open space per unit in

the R-4 zone. La Puente's open space standards mirror those of similar suburban communities and are not considered a constraint to development.

Parking

City parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. The Zoning Ordinance requires parking based on the number of units on the property. Parking requirements for residential uses are listed in Table 20. For single-family developments, Title 10 requires two parking spaces within an enclosed garage or carport. Multi-family residential requirements vary based on the number of bedrooms in each unit, and also require guest parking. These parking standards are comparable to those found in other Southern California cities.

Table 20. Parking Requirements

Type of Dwelling	Parking Requirements
SF Dwelling (attached or detached)	2 garage parking spaces per DU (one additional uncovered space for units with 5 or more bedrooms)
Duplexes	2 garage spaces per DU
Multiple-Family Dwelling Units	
Bachelor units	1 garage space + ½ uncovered guest spaces per DU
One- to three-bedroom units	2 garage spaces + ½ uncovered guest spaces per DU
Four-bedroom units	2 garage spaces + 1 uncovered guest spaces per DU
Senior housing	1 space per unit, or as determined by a parking study
SRO	1 space per room

Source: City of La Puente Zoning Code, 2015.

Mixed-Use Development Standards

The City's overriding constraint with regard to residential development is the lack of vacant land. With the introduction of a mixed-use designation into the General Plan in 2004 to be consistent with the mixed-use areas provided for in the Downtown Business District Specific Plan (DBDSP), the City has provided expanded opportunities for different types of housing and increased densities. Table 21 identifies the development standards for the two areas of the Downtown Business District that permit residential uses. These standards assume that a portion of the development contains residential uses.

Table 21. Mixed-Use Development Standards

Standards	DBD SP	
	Mixed-Use	Multi-Family
Maximum Density	No density maximum for mixed-use developments. Based on approved projects, the expected density is 40 DU/acre	26 du/ac in sub area 9 49 du/ac in sun area 6 75 du/ac in sub area 10
Maximum Lot Coverage	100%	100%
Height	45 ft/ 3 stories	36 ft / 3 stories
Minimum Lot Area	N/A	N/A
Minimum Floor Area Per Dwelling Unit	N/A	Duplex: 800 sf/DU Studio: 450 sf/DU 1-Bedroom: 650 sf/DU 2-Bedroom: 750 sf/DU More than 2-Bedroom: 750 sf + 50 sf for each additional bedroom SRO: 300 sf/DU Senior 1-Bedroom: 450 sf Senior 2-Bedroom: 600 sf
Parking ⁶	Studio: 1 covered space + ¼ uncovered space 1-Bedroom: 1 covered space + ½ uncovered space 2- or more-Bedroom: 2 covered spaces + ½ uncovered space Senior: May be reduced by up to ½, subject to approval of Traffic Engineer	Studio: 1 covered space + ¼ uncovered space 1-Bedroom: 1 covered space + ½ uncovered space 2- or more-Bedroom: 2 covered spaces + ½ uncovered space Senior: May be reduced by up to ½, subject to approval of Traffic Engineer
Landscaping	One 24 inch box tree per 50 linear ft of street frontage	One 24 inch box tree per 50 linear ft of street frontage

Setback requirements are also tailored for the DBD to reflect the commercial nature of the ground floor of developments within the mixed-use areas. On each of the primary streets (Main Street, Glendora Avenue, First Street, Second Street, and Third Street), a 10-foot setback from the right-of way is required for sidewalks. No sideyard is required, and rear yards must be a 12 feet in depth at a minimum, unless a reduced yard is necessary to accommodate required on-site parking, circulation aisles, and dedication of alley rights-of-way.

In addition to allowing decreased parking requirements for senior residential developments in the DBDSP area, at the discretion of the Planning Commission, payment of fees may be paid in lieu of providing parking spaces. Criteria used to determine if parking should be reduced, and payment of in lieu fees, includes pedestrian orientation of commercial uses, incompatibility of parking areas with adjacent uses, and efficiency in site planning. The Specific Plan allows for flexibility in design and density in the City's Downtown area. Program 4 in the Housing Plan includes a review of the

⁶ According to the La Puente Downtown Business District Specific Plan, multi-family housing containing eight or more units must provide an additional guest space for each eight dwelling units in the development.



Downtown Business District Specific Plan to identify changes that would help to facilitate revitalization of the Downtown.

Other Specific Plan Areas

In addition to the Downtown Business District Specific Plan, two other specific plans, the Sunny Garden Specific Plan and the Unruh Avenue Specific Plan, provide for high-density senior housing.

Providing for a Variety of Housing Types

The Community Development Element and Title 10 contain the basic standards that allow for the development of a variety of housing types. Title 10 development standards are considered typical for suburban communities in Los Angeles County and do not impede the ability to develop housing at appropriate densities. Table 22 lists the allowed location of specific uses.

Multi-Family Housing

Multi-family housing is permitted by-right in the R-3 and R-4 zones and all areas designated as mixed-use on the General Plan Land Use Policy Map. The allowable density for multi-family developments in the R-4 zone is 30 units/acre, which is considered suitable for low- and moderate-income housing.

Table 22. Permitted Uses in Residential Zones

Uses	R-E	R-1	R-2	R-3	R-4	DBBSP MIX	DBBSP Multi-family
Detached One Family Homes	P	P	P	P ¹	P ¹	-	-
Duplex	-	-	P	P	P	-	-
Multi-Family Housing	-	-	-	P	P	C	P
Alcohol Treatment Facility	C	C	C	C	C	-	-
Boarding and Rooming Houses	-	-	-	-	-	-	P
Group Homes (6 or fewer residents)	P	P	P	P	P	-	P
Transitional/supportive housing	P ²	P ²	P ²	P ²	P ²	P ²	P ²
Manufactured Housing on Permanent Foundation	P	P	P	P ¹	P ¹	-	-
Second units	A	A	A	A	A	-	-
Senior Citizen Housing	-	-	-	CUP	CUP	-	C
SRO	-	-	-	-	-	C	C
24-hour Foster care homes	P	P	P	P	P	-	P

P = Permitted use by-right

A = Accessory Use. Use permitted only if accessory to another primary use on the same site

C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.

- = Not a permitted use.

1. Must conform with minimum density standards

2. Permitted subject to the same standards as other residential uses of the same type in the same zone (see Program 11)

Source: La Puente Municipal Code, 2015



Second Units

As indicated in Table 22, La Puente permits the creation of second units on all residential sites containing an existing single-family home, consistent with State law. Conditions of approval for second units are standard and do not impede the creation of second units. These conditions include:

- A maximum of one second unit on each lot.
- Either the primary residence or the accessory unit must be occupied by the property owner.
- The gross floor area for the accessory dwelling unit must not exceed 35 percent of the existing residence or 1,200 square feet.
- The second unit must be compatible with the existing primary residence in terms of form, material, and architectural design.
- Second units must include one off-street parking space, which may be uncovered. If there is more than one bedroom in an accessory dwelling unit, two parking spaces must be provided.

Senior Citizen Housing

To facilitate the development of affordable senior citizen housing (multi-family housing units that are restricted to elderly persons of lower income), the City allows the development of senior citizen housing subject to approval of a Conditional Use Permit. The senior citizen housing project development standards allow buildings with up to five stories and are intended to promote a desirable living environment for senior citizens.

The Sunny Garden Specific Plan (1988) consists of 95 residential units (94 senior units and one manager unit) on 1.67 acres, yielding a density of 56.9 dwelling units per acre. Two parking areas are located on the site, with 44 uncovered parking spaces (for a parking ratio of 0.5 spaces per unit).

The Unruh Specific Plan was approved in 2007 for 74 units (73 senior units and one manager unit) on a 1.13-acre lot, at a density of 65.4 dwelling units per acre. Eighteen of these units were proposed to be reserved for low-income seniors. The project also received substantial concessions for parking, with a parking ratio of 0.7 spaces per unit, only 18 of which were required to be covered. The development was also permitted to be up to four stories tall, a full story taller than the underlying zoning would have permitted. This project has not moved forward due to financing difficulties, however the City has recently approved an agreement to extend the entitlements.

In addition, the Downtown Business District Specific Plan conditionally permits senior housing.

Housing for Persons with Disabilities

State law requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for people with disabilities. The City has no special zoning or land use restrictions that regulate the siting of housing for persons with disabilities.

Community Care Facilities

In accordance with State law, La Puente permits State-licensed residential care facilities serving six or fewer persons in all residential zoning districts by-right. Residential Care Facilities for the Elderly (RCFEs) are permitted by CUP in the C-1 and C-2 zones. There are no separation requirements for these facilities other than as may be required under state law.

Definition of Family

An overly restrictive definition of a “family” in the zoning code may have the potential of discriminating against group homes or other housing for persons with disabilities on the basis of familial status. However, the La Puente Municipal Code does not currently include a definition of “family.” Program 11 in the Housing Plan includes a commitment to amend the Zoning Code to include a definition of “family” in conformance with state law.

Reasonable Accommodation

The Fair Housing Act requires that cities and counties provide reasonable accommodation to rules, policies, practices and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

State law allows for a statutorily based four-part analysis to be used in evaluating requests for reasonable accommodation related to land use and zoning matters and can be incorporated into reasonable accommodation procedures. This analysis gives great weight to furthering the housing needs of people with disabilities and also considers the impact or effect of providing the requested accommodation on the City and its overall zoning scheme. Developers and providers of housing for people with disabilities must be ready to address each element of the following four-part analysis:

- The housing that is the subject of the request for reasonable accommodation is for people with disabilities as defined in federal or state fair housing laws;
- The reasonable accommodation requested is necessary to make specific housing available to people with disabilities who are protected under fair housing laws;
- The requested accommodation will not impose an undue financial or administrative burden on the local government; and
- The requested accommodation will not result in a fundamental alteration in the local zoning code.



To create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities, the City adopted reasonable accommodation procedures in its Zoning Ordinance, and provides information to residents at public counters and on the City's website.

Emergency Shelters

Emergency shelters provide short-term shelter (usually for up to six months of stay) for homeless persons or persons facing other difficulties, such as domestic violence. To facilitate the development of emergency housing consistent with State law, emergency shelters are permitted by-right in the Commercial Manufacturing (CM) zone. The CM zone encompasses 21.5 acres of land and contains underutilized properties near services and public transportation that could accommodate local needs for new shelter facilities. With the exception of parking, development standards for emergency shelters are the same as for other uses in the CM zone. Parking requirements are one space per employee plus one space for every 10 residents for which the facility is designed, plus one space per vehicle associated with the facility. These requirements are consistent with state law and do not pose a constraint to establishment of emergency shelters.

Transitional and Supportive Housing

Transitional housing provides longer-term temporary housing (up to two years) for individuals and families who are transitioning to permanent housing. Supportive housing is coupled with services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as those suffering from mental illness or substance abuse problems, and the elderly or medically frail. Consistent with State law, a zoning amendment will be processed in 2015/16 concurrent with adoption of the Housing Element update to ensure that transitional and supportive housing are permitted in all zones where residential uses are permitted (see Program 11 in the Housing Plan).

Manufactured and Mobile Homes

Manufactured housing and mobile homes on permanent foundations are permitted by-right in any zone subject to the same development standards as apply to conventional single-family homes consistent with state law (see Program 11 in the Housing Plan).

Farmworker Housing

As indicated in the Community Needs Assessment, 214 La Puente residents have "Farming, Forestry, and Fishing" occupations, according to recent Census estimates. City records indicate that there are no agricultural operations in La Puente, and the only parcel that was historically used for agriculture is zoned Open Space and is currently a golf course. As La Puente is a completely urbanized community and does not permit commercial agricultural activities in any zone, there is no need for land use regulations to address the State Employee Housing Act (Section 17000 of the Health and Safety Code).

Single-Room Occupancy Facilities

Single-room occupancy (SRO) buildings house people in single rooms, with tenants often sharing bathrooms and kitchens. SROs are not specifically identified in Title 10 but are conditionally permitted as studio apartments under the multi-family regulations in the Downtown Business

District Specific Plan Mixed-Use and Multi-Family Residential districts, consistent with established development standards, including minimum unit size of 450 square feet. The density and services available in the Downtown Business District make this an ideal location for SROs. The use permit criteria for the review of SROs pertain to performance standards such as hours of operation, security, and parking, etc. As noted in Program 11 in the Housing Plan, the City will review current regulations for SROs to determine whether revisions are needed to better facilitate this type of housing.

Density Bonus

State density bonus law (*Government Code* Section 65915 et seq.) allows a density increase of up to 35 percent plus other incentives or concessions when a project provides affordable or senior housing. Section 10.10.090 of the Zoning Ordinance incorporates the current provisions of state density bonus law. The Unruh Specific Plan, providing 18 units of affordable housing to low-income seniors and 56 market rate units, utilized the density bonuses and received a building height concession.

BUILDING CODES AND ENFORCEMENT

In addition to the previously mentioned land use controls, La Puente has adopted the Los Angeles County Building Code as amended, which is based on the California Uniform Building, Housing, Plumbing, Mechanical, and Electrical Codes. The City has made some minor amendments to address unique needs within the community. Specifically, the Building Code has been amended to place a minimum floor area requirement in residential rooms. All residences must have at least one room that is at minimum 120 square feet of floor area, and other habitable rooms (except kitchens) must have an area of at least 70 square feet. Bedrooms are required to be at least 70 square feet, and where more than two persons occupy that room, the required floor area must be increased by 50 square feet for each occupant in excess of two.

The City utilizes its code enforcement powers in a manner that does not constrain housing development or improvement. The goal of the Code Enforcement Division is to find solutions to problems resulting from violations of the City's Municipal Code. To assist neighborhoods and businesses in preserving an appealing appearance, the City has established property maintenance standards. These standards are part of the La Puente Municipal Code and establish the minimal maintenance standards for properties.

To ensure that the Municipal Code is followed, three Code Enforcement Officers assist individuals in keeping their properties in compliance. The Code Enforcement Officers have the authority to expeditiously abate problems that may endanger the health, safety, and welfare of the community, which helps preserve the housing stock by requiring owners to maintain their properties in sound condition. The abatement process typically requires the clean-up or repair of properties that are found to be in violation of City Code. City staff promptly responds to property maintenance complaints and is available to work with property owners in preventing and correcting Code violations. In addition, the City offers financial assistance programs to assist homeowners in helping maintain the safety and quality of their residences. The local enforcement of these codes does not add significantly to the cost of housing.



ON- AND OFF-SITE IMPROVEMENTS

Site improvements are a necessary component of the new development process. Improvements can include the laying of sewer and water lines and new streets for use by a community when that infrastructure is lacking, and these improvements make the development feasible. All residential areas in La Puente are served by sufficient infrastructure, due to the built-out nature of the City. The 2004 Sewer Master Plan outlines the condition of the sewers and the need for capital improvements throughout the City. The Master Plan identifies a number of deficiencies within the existing sewer system such as line collapses, inadequate capacity in some areas, minimum flow velocity, and aging pipes. In 2006, the City began collecting a sewer rate charge from all property owners to help fund sewer upgrades. In 2007, the City Council voted to proceed with the issuance of sewer revenue bonds to fund the construction of Phase I of the sewer upgrade project. Additional upgrades have been completed to the sewer system with completion of the Sewer Upgrade Project Phases II-IV with phase V scheduled for construction in 2016.

In La Puente, required site improvements vary depending on the existing condition of each project. Typically, site improvements include the undergrounding of all utility lines, landscaping, replacement of any broken or substandard curbs, gutters, and sidewalks, and the provision of adequate outdoor lighting.

FEES AND EXACTIONS

Planning, Development and Infrastructure Fees

Various fees are collected by the City to cover costs of processing development permits and providing infrastructure (Table 23). Application fees can pose a constraint on the production of housing units and adversely affect housing affordability. Consistent with state law, planning and development fees in La Puente are limited to the cost of providing the required services and do not represent an unreasonable constraint on the production or preservation of housing, including affordable housing.

Table 23. Planning and Development Fees

Action/Activity	Single-Family Detached	Multi-Family
Site Plan Review	\$641	\$146
Building Plan Check	\$5,600	\$2,685
Sewer connection fee	\$5,824 – Single-Family \$4,368 – Condominium	\$3,490
Total estimated fees	\$12,065	\$6,321
Estimated % of total development cost ⁴	3%	2.5%

Notes:

1. Based on one 1,400-square-foot single-family house on an existing lot
2. Per-unit fee based on a 20-unit apartment project
3. No school fees are charged in La Puente
4. Based on estimated total development cost of \$400,000 for SFD and \$250,000 for MF

Source: City of La Puente, 2015



In addition to planning application fees, many municipal jurisdictions charge development impact fees, and developers in turn incorporate those fees into housing costs, which can reduce the affordability of housing. These fees can include park fees, police and fire fees, and sewer and waterline fees imposed in accordance with new development. La Puente has not established development impact fees.

Under *California Government Code* §66000, public agencies are allowed to charge capacity charges at the time a new customer connects for the first time. La Puente imposes a sewer charge. The genesis for the sewer charges was the 2004 Sewer Master Plan, which outlined the condition of the sewers and the need for capital improvements throughout the City. The Master Plan identified a number of deficiencies within the existing sewer system such as line collapses, inadequate capacity in some areas, minimum flow velocity, and aging pipes. In 2006, the City began collecting a sewer rate charge from all property owners to help fund sewer upgrades. The purpose of the sewer rate charge is to recover the reasonable cost of facilities attributable to development. Funds from this capacity charge are used for replacing and renewing existing facilities and for upgrading and constructing facilities required to expand the system to build-out. The sewer fees were followed in 2007 by the issuance of sewer revenue bonds to fund the construction of Phase I of the sewer upgrade project. Additional upgrades have been completed to the sewer system with completion of the Sewer Upgrade Project Phases II-IV with phase V scheduled for construction in 2016.

Processing and Permit Procedures

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

In 2015 the City adopted a comprehensive revision to the Zoning Ordinance, which simplified the development review process. **Table 24** summarizes the permit requirements, procedures and typical timeframes for residential developments.

- Single-family detached houses and duplexes on existing lots are permitted by-right subject only to site plan and design review approval by the Director with no public hearing. Decisions are rendered within 30 days of filing of a complete application.
- Multi-family apartment projects with three or more units are permitted by-right in the R-3 and R-4 zones subject to approval by the Planning Commission at a public hearing. Decisions are rendered within 30 days of filing of a complete application.
- Condominium developments require approval of a parcel map by the Director or a subdivision map by the Planning Commission, in conformance with the City's Division of Land Ordinance and the state Subdivision Map Act.

The site plan and design review process includes consideration of the following criteria pursuant to Zoning Code Section 10.94.040.C.4:



General Plan

- a. Compliance with this Chapter, this Zoning Code, Municipal Code Title 8 (Building Regulations), and all other applicable City regulations and policies;*
- b. Efficiency of site layout and design;*
- c. Compatibility with neighboring properties, streets, alleys, and developments;*
- d. Efficiency and safety of public pedestrian and vehicular access and parking;*
- e. The arrangement and relationship of proposed structures and signs to one another and to other developments in the vicinity and whether the relationship is harmonious and based on good standards of design;*
- f. The compatibility in scale and aesthetic treatment of proposed structures with public areas;*
- g. The adequacy of proposed driveways, landscaping, parking spaces, potential onsite and off-site parking, circulation, and traffic impacts, and other potential impacts upon the environment;*
- h. Appropriate open space and use of water efficient landscaping;*
- i. Consistency with the General Plan and any applicable specific plan; and*
- j. Consistency with any adopted design guidelines/policies.*

The following findings are required for approval of a Site Plan and Design Review application.

The proposed development:

- 1. Is allowed within the subject zone;*
- 2. Is in compliance with all of the applicable criteria identified in Subparagraph 10.94.040 C.4., above;*
- 3. Is consistent with or an improvement to the character of the neighborhood, in terms of the structure(s) general appearance;*
- 4. Provides adequate consideration of applicable factors (e.g., noise, traffic, vehicular and pedestrian safety, vibration, etc.) including measures which are reasonably efficient and satisfactory in protecting the public health and safety; and*
- 5. Ensures that the:*
 - a. Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and consistent with or an improvement to adjacent developments; and*
 - b. Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site.*

These site plan and design review requirements are typical of other cities in California and do not represent a significant constraint on housing development.

Building plan check is conducted under private contract with the City. The typical review time required for building plan check is 2 to 4 weeks.



The City also offers pre-application conferences to assist applicants by clarifying requirements and identifying potential issues early in the review process, thereby reducing overall processing time and cost.

Table 24. Development Review Procedures

Project Type	Permit Required	Approximate Timeframe	Approval Authority
SF house or duplex	Site Plan & Design Review; Building Permit	30 days (Planning) 15-30 days (Building)	Director (No public hearing)
Multi-Family (3+)	Site Plan & Design Review; Building Permit	30 days (Planning) 15-30 days (Building)	Planning Commission (Public meeting)
Condominium	Subdivision Map; Site Plan & Design Review; Building Permit	90 days (Planning) 15-30 days (Building)	PC & City Council (Public hearings)

Source: City of La Puente, 2015

ENVIRONMENTAL CONSTRAINTS

Significant environmental and infrastructure constraints often hamper development of sufficient housing for all economic segments. The paragraphs below address potential environmental and infrastructure constraints to residential development in La Puente. Both issues are discussed in more detail in the Circulation and Infrastructure, Community Resources, and Community Safety Elements of the General Plan.

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are bundled into the cost of housing and are passed on to the consumer. These costs include fees charged by local government and private consultants needed to complete the environmental analyses and from delays caused by the mandated public review periods. However, the presence of these regulations helps to preserve the environment and ensure environmental safety for La Puente residents.

Environmental constraints can significantly affect the creation of new housing in a community. According to the Federal Emergency Management Agency, La Puente is not located within either a 100- or 500-year flood zone. However, La Puente lies within a region with several active faults and therefore is subject to the risks and hazards associated with earthquakes. Discovered in 2003, the Puente Hills fault system is comprised of three sections that run under downtown Los Angeles, through La Puente, and into the Coyote Hills of north Orange County. No active faults have been identified at the ground surface within the City limits, nor have any Alquist-Priolo Earthquake Fault zones been designated.

However, the City overlies the Puente Hills segment of the Elysian Park blind thrust fault. The fault is referred to as blind because it does not intercept the ground surface and therefore cannot be detected visually. These faults are all capable of movement that could produce substantial ground shaking, which can in turn, result in ground failure or liquefaction in larger quakes. According to the California Geological Survey, most of La Puente is subject to liquefaction. The high water table in certain portions of the City can also contribute to liquefaction in an earthquake. A few small



areas of the City are also subject to earthquake-induced landslides due to steep slopes. Within both of these areas, geologic studies must be completed and countermeasures undertaken in the design and construction of buildings for human occupancy. This process can contribute to the already high cost of construction in the City, but is required to ensure adequate safety in construction.

In addition, residential parcels located near or adjacent to the Southern Pacific Railroad right-of-way may not be suitable for development because of noise-related issues. While none of the above hazards or environmental-related circumstances are expected to prevent the City from obtaining its housing goals, they must be seriously considered when attempting to site new residential development in environmentally sensitive or otherwise hazardous areas.

In addition to considering environmental conditions, before a development permit is granted, it must be established that public service and facilities systems are adequate to accommodate any increased demand generated by a proposed project. As a contract city, La Puente relies upon other government agencies, private utility companies, and contractors to maintain and upgrade many of the community's major infrastructure systems. Water service for residential properties is provided by Suburban Water Systems, La Puente Valley Water Company and San Gabriel Valley Water Company, while wastewater service is provided by the Los Angeles County Sanitation District. Water supply is expected to be adequate to serve the anticipated level of residential development identified in regional plans for the 2013-2021 planning period. The 2004 Sewer Master Plan included a comprehensive sewer and water infrastructure study to identify needed upgrades in the present systems and provide for a long-range capital improvement program to maintain the system. These improvements include the repair of sewer lines and the establishment of a preventative maintenance program. Because most of the City is built out, the Master Plan does not project significant increases in wastewater flows. In 2006 the City began collecting sewer charges from all property owners to help fund sewer upgrades and in 2007 the City issued sewer revenue bonds to fund the construction of Phase I of the sewer upgrade project. Estimated cost of the entire five-year project is \$15.9 million, making the project the single largest capital improvement project in the City's 50-year history. The sewer construction project is designed to both increase capacity and repair cracks and breaks in the City's aging system, which includes some 63.2 miles of pipeline, most of which was installed in the 1950s and 1960s. Because the City is actively addressing the sewer infrastructure insufficiencies and will be increasing capacity related to planned growth, the current deficiencies within service and facility infrastructure is not considered to be an obstacle to the provision of additional housing in La Puente to accommodate the City's RHNA allocation for the 2013-2021 planning period.



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4. HOUSING RESOURCES

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in La Puente. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, financial resources available to support housing activities, and administrative resources available to assist in implementing the City's housing programs and policies. Additionally, this section examines opportunities for energy conservation.

AVAILABILITY OF SITES FOR HOUSING

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

State law requires that the City designate an adequate number of sites with appropriate zoning and development standards to facilitate production of the City's regional share of housing needs for all income groups. La Puente's Regional Housing Needs Allocation (RHNA) for the 2013-2021 planning period has been determined by SCAG to be 818 units. This total includes 208 units for very-low-income households, 121 units for low-income households, 135 units for moderate-income households, and 354 units for upper-income households.

UNACCOMMODATED NEED FROM THE PRIOR PLANNING PERIOD

The prior Housing Element (Table 43) identified a shortfall of sites to accommodate 47 lower-income units. Program 3 of the Housing Plan included a commitment to provide additional capacity for lower-income housing by increasing the allowable density in the High Density Residential (R-4) zone. Although the Zoning Code was amended to increase the maximum density in the R-4 zone from 26 to 30 units/acre, this amendment did not occur until after the end of the 4th planning period. Therefore a carryover of 47 units is added to the low-income RHNA for the 5th (2013-2021) planning period.

RESIDENTIAL SITES INVENTORY

The analysis below summarizes the sites available in La Puente to accommodate the remaining RHNA. A parcel-specific list of potential sites for housing development is provided in Appendix B.

Vacant Land

The inventory of vacant residential land in La Puente summarized in **Table 25** totals approximately 7 acres. Based on this inventory, it is clear that the City is fully developed, with limited opportunities for development on vacant land. These vacant properties have the potential to yield 93 units, with capacity for approximately 49 lower-income units in the Downtown Business District.



Table 25. Vacant Land Inventory

General Plan	Zoning	Maximum Density	Vacant Acreage	Expected Dwelling Units *	Affordability Level
Low Density Residential (LDR)	R-1	7 du/ac	4.55 ac	29	Above Moderate
Medium Density Residential (MDR)	R-2	14 du/ac	1.26 ac	15	Moderate
Mixed-Use	Downtown Business District	40 du/ac expected	1.25 ac	49	Lower
Total			7.06 ac	93	

Source: City of La Puente, 2015

* Expected dwelling units do not reflect straight application of maximum density to vacant land. The number of potential dwelling units has been reduced to approximately 80% of maximum capacity to reflect expected densities. Within the mixed-use areas in the Downtown Business District, expected densities are based on approved mixed-use projects.

Underutilized Land

Given the scarcity of developable land in the City and the continuing demand for new housing, nearly all of the recent residential construction in the City has involved infill development on underutilized properties. The analysis of residential capacity on underutilized parcels focuses on residentially-zoned land and mixed-use sites in the Downtown Business District (DBD), where development at densities of 40 units per acre is expected.

Underutilized properties in La Puente have the potential for development of over 700 residential units. Infill trends in the City indicate that apartment and condominium developments are the most likely residential product to be produced. Recycling to higher-intensity uses is very probable given that the scarcity of land in La Puente makes higher-density development cost-effective in these higher-density areas.

Table 26 presents a summary of residential capacity on underutilized residential land. A detailed listing of the underutilized properties is included in Appendix B. The densities that can be achieved in the MHDR areas are appropriate to facilitate the production of housing that is affordable to moderate-income households, while HDR parcels and Mixed Use properties in the Downtown Business District allow densities that facilitate lower-income housing.

Table 26. Summary of Residential Capacity on Underutilized Land

General Plan	Zoning	Maximum Density	Acres	Realistic Capacity	Affordability Level
LDR	R1	7 du/ac	0.8	4	Above Moderate
MDR	R2	14 du/ac	13.5	129	Moderate
MHDR	R3	18 du/ac	14.0	176	Moderate
HDR	R4	30 du/ac	1.4	36	Lower
MU	DBD	40 du/ac	9.7	385	Lower
Totals			39.5	730	

In recognition of the potential challenges in developing small lots, the estimated capacity of residential parcels is based on only 80 percent of maximum density allowed under zoning. As further evidence of the recycling potential in the City, since 2006, 82 percent of all units built or approved have involved recycling of land to achieve additional units. The following developments are examples of such recycling.

Project	Original Units On Site	Units Built/Approved
1001-1007 Unruh Avenue condominiums	2	4
15917 Sierra Vista condominiums	1	5
523 Tonopah Avenue condominiums	1	5
16029 Main Street condominiums	0, commercial	10
135 N. 1st Street condominiums	0, theater	48
15909 Sierra Vista condominiums	1	5
1068 Larimore Avenue condominiums	1	5
1040 Unruh Avenue apartments	4	74

These developments have resulted in 156 new units as compared with the original use of the site which totaled only 10 units. This represents a fifteen-fold increase in the number of units on limited land area, a remarkable achievement in a small city with limited public resources to assist with housing development, and this demonstrates that incentives that the City has in place today work well to facilitate and encourage recycling.

The greatest opportunities for infill development are in the Downtown Business District (DBD), where a Specific Plan allows residential development in both freestanding and mixed-use configurations. The potential for new residential units in mixed-use areas is predicated on the interest from developers - expressed to the City - and on the limited opportunities for higher-density development elsewhere in the City or the immediate surrounding area.

Consistent with the Community Development Element, the City encourages residential uses in Downtown as a catalyst for revitalization and economic development. Creating opportunities for residents to live in high-quality housing side by side with retail, entertainment, and civic uses will help establish a sense of place and give Downtown an attractive, unique feel. Mixed residential and commercial uses in Downtown La Puente offer several benefits:

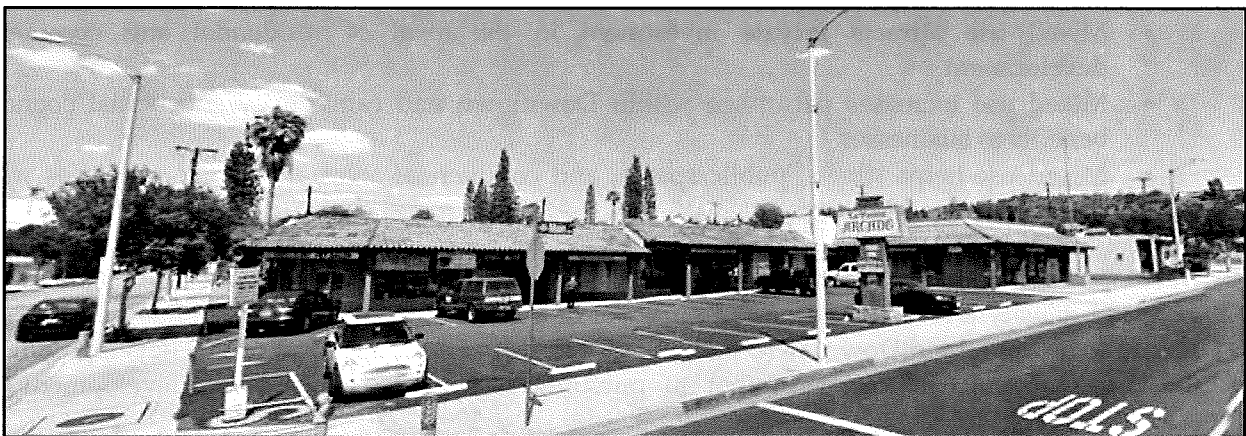
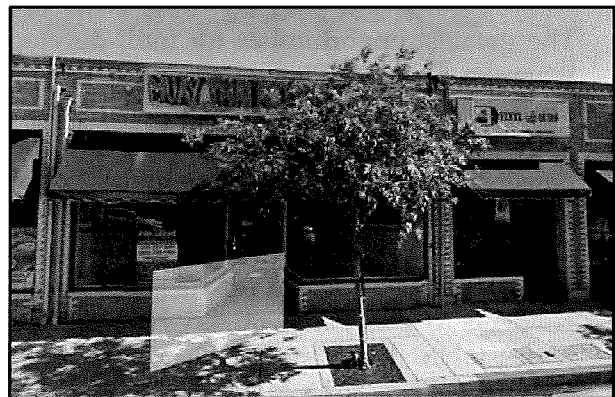
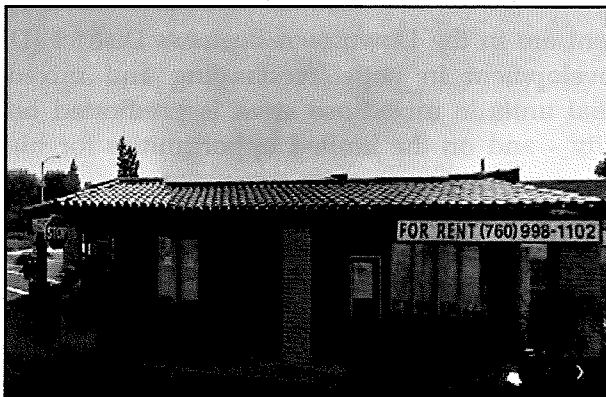
- Mixed use attracts private investment in the form of residential and commercial development.
- Mixed use increases patronage within Downtown and can convey substantial economic benefits to businesses.
- Mixed use helps streets, public spaces, and commercial areas again become places where people meet and interact.

Development within the DBD is expected to achieve densities of 40 units per acre or more. This expected density level is based on the approval of a 48-unit mixed-use development on a 42,300-square-foot property in Downtown. Yielding 49.4 units per acre, approval of this development was the result of the City's commitment to pursuing high-quality, mixed-use development that

contributes to the overall vision for the Downtown area. Due to the downturn in the real estate market that project was not completed, however.

The Downtown Business District Specific Plan (DBDSP) currently does not include a density limit for mixed-use developments. In omitting density limits in the DBDSP, the City's intent was for market forces to dictate the density, with the assumption that higher-density developments would contribute to the City's housing stock and provide much needed economic development benefits. While the City's intent of allowing great flexibility in density ranges as a means to achieving higher-density developments is still applicable, as a further demonstration of the City's commitment to mixed use in Downtown, the Housing Element includes Program 4 to evaluate the Specific Plan to determine whether any revisions to development standards would help to encourage redevelopment in the mixed-use areas.

The sites inventory for Downtown identified several sites with contiguous parcels having the potential combined capacity for 385 units. All of the sites included in the inventory currently contain single-story buildings (3-story buildings are allowed under the Specific Plan), and most are at least 50 years old. Most of these buildings have small "mom & pop" retail or service-oriented businesses with underutilized parking lots, and several currently have vacant space for lease. A detailed listing of those underutilized parcels with potential for redevelopment is included in Appendix B.



The City has in place several incentives to facilitate recycling of underutilized properties in the DBDSP, including: 1) a density bonus for affordable housing; 2) administrative, technical, and financial support for mixed-use projects; 3) incentives to encourage lot consolidation and shared parking; and 4) relaxation of development standards.

COMPARISON OF SITES INVENTORY AND RHNA

Identified properties have the combined capacity to accommodate at least 823 additional housing units on vacant and underutilized residential and mixed-use land (Table 27). These sites and the associated land use regulations can facilitate the production of 470 lower-income units, 320 moderate-income units and 33 above moderate-income units, which exceeds the City's RHNA allocation of 818 units for the 2013-2021 planning period. Public services and facilities are available to adequately serve all of the potential housing sites. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Any missing public improvement (e.g., curbs, gutters, sidewalks, etc.) along the property frontages would also be constructed at that time.

Table 27. Comparison of Sites Inventory and RHNA

	Income Category			
	Lower	Mod	Above Mod	Total
Vacant parcels (Table B-1)				
LDR parcels	-	-	29	29
MDR parcels	-	15	-	15
MU parcels	49	-	-	49
Subtotal - Vacant Parcels	49	15	29	93
Underutilized Parcels (Table B-2)				
LDR parcels	-	-	4	4
MDR parcels	-	129	-	129
MHDR parcels	-	176	-	176
HDR parcels	36	-	-	36
MU parcels	385	-	-	385
Subtotal - Underutilized Parcels	421	305	4	730
Total land inventory	470	320	33	823
RHNA 2013-2021^a	376	135	354	865
Adequate Sites?	Yes	Yes	Yes^b	Yes

Source: City of La Puente, 2015

Notes:

a) Includes carryover of 47 unaccommodated lower-income units from the 4th planning period per Government Code Sec. 65584.09

b) Reflects excess lower- and moderate-income sites

FINANCIAL RESOURCES

A variety of existing and potential funding sources are available for affordable housing activities in La Puente. Primary sources include the State's CalHome Program and the federal Community Development Block Grant program.

*Redevelopment Set-Aside*

Prior to its dissolution by the State in 2012, the Community Development Commission of the City of La Puente set aside 20 percent of the tax increment revenue generated from its Redevelopment Project Area for the purpose of increasing and improving the supply of housing for low- and moderate-income households. As required by State law, all of the RDA's set-aside funds were transferred to the Los Angeles County Auditor-Controller for distribution to the taxing entities, therefore this local funding source is no longer available.

CalHome Program

The California Department of Housing and Community Development CalHome Program provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. In 2008, La Puente was awarded a grant of \$520,000 for zero-interest loans of up to \$37,790 to low-income homeowners for single-family home rehabilitation in the City. In 2011, the City was awarded a second grant of \$473,940 for zero-interest loans. Eligible expenses include repair of structural problems or hazards (e.g., foundations, roofing, plumbing, electrical, lead-based paint), correction of code violations and energy efficiency upgrades.

Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities to benefit low-income persons. The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include: acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation and construction (under certain limitations) of housing; homeownership assistance; and clearance activities. For the 2014-2015 Program Year, the City received \$419,226 in CDBG funds. The majority of these funds are utilized for the City's housing rehabilitation and other community development projects that benefit lower-income residents in La Puente.

Section 8 Rental Assistance

The federal Section 8 program provides rental assistance to very-low-income households in need of affordable housing. The Section 8 program assists very-low-income households by paying the difference between 30 percent of the gross household income and the cost of rent. Most Section 8 assistance today is structured as vouchers; this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost. In recent years approximately 360 La Puente households have received rental assistance under the HUD Section 8 program.

ADMINISTRATIVE RESOURCES

City of La Puente Development Services Department

The department functions include planning, building and safety, engineering, code compliance, community development grant administration, public transit services, economic development and central permit operations.



The Planning Division provides comprehensive land use services. The Division's primary goal is to ensure and enhance the quality of life in the community through the administration of the La Puente Municipal Code relative to zoning and subdivisions, the General Plan, the California Environmental Quality Act; and a variety of interrelated laws involving public health, safety, and welfare.

The Public Safety Department finds solutions to problems resulting from violations of the Municipal Code. If left unattended, Code violations can detract from the positive appearance of neighborhoods and the business community. To assist neighborhoods and businesses preserve an appealing appearance, the City has established property maintenance standards. These standards are part of the La Puente Municipal Code and establish the minimal maintenance standards for properties. Code enforcement efforts help preserve the housing stock by requiring owners to maintain their properties in a sound condition.

Additionally, the City offers financial assistance to homeowners through its Housing Rehabilitation Program. This program offers grants and deferred loans to maintain the safety and quality of residences occupied by low-income residents through a Deferred Loan Program and a Grant Program.

La Puente Community Development Commission

In 2012 the state legislature eliminated all redevelopment agencies in California, and the City elected to form a Successor Agency to administer the final disposition of redevelopment agency resources. As required by State law, all set-aside funds were transferred to the Los Angeles County Auditor-Controller for distribution to the taxing entities and the Successor Agency has no housing funds or assets.

Non-Profit Developers

Due to the high cost of housing development in Southern California, many communities have found that partnerships with non-profit housing developers are an effective tool for creating affordable housing units. A previous affordable housing project involving local non-profit developers is the renovation of the La Puente Park apartments in 2002 by the Jamboree Housing Corporation and Preservation Partners Development.

OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

Energy Conservation through Land Use Planning

The City's General Plan and Downtown Business District Specific Plan contain various programs related to energy conservation and reduction of greenhouse gases. Because reduction in vehicle



trips is the most effective strategy to reduction of greenhouse gases, land use and circulation policies encourage alternatives to the automobile through more compact and pedestrian friendly development. The most significant addition to the General Plan in 2004 was the establishment of a Mixed Use land use designation that is implemented by the Downtown Business District Specific Plan. Mixed use development in La Puente will encourage walking due to more compact development patterns and housing development that is in close proximity to services and retail businesses. Citywide design policies encourage development with pedestrian amenities and walkable connections between developments. Because of the built-out nature of the City, future development will be infill that will maximize existing land and infrastructure resources and as a result promote housing affordability. To reduce vehicle trips and to accommodate lower-income residents who may not own vehicles, policies in the Circulation Element aim to maintain and expand, if feasible, municipal transit services, maintain sidewalks and install sidewalks in neighborhoods where none currently exist, and encourage cycling. Policies and programs in the Community Resources Element encourage energy conservation and alternative modes of transportation as well as increase awareness of energy conservation programs sponsored by the City or local utility companies.

Funding for Energy Efficiency Upgrades

Residents can apply for energy efficiency upgrades as part of the City's existing CDBG and CalHome programs that fund rehabilitation projects for low- and moderate-income homeowners.

Southern California Edison (SCE) offers a variety of energy conservation services as part of its Customer Assistance Programs (CAP). The Energy Assistance Fund helps income-qualified residential customers facing financial hardship manage their electricity bills during the months of February and March. These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances and makes available to residents energy efficient kits at no cost. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities, owners of multi-family affordable and supportive housing projects (which offer homes to persons with special needs).

Energy Efficiency Chapter of the Climate Action Plan ("EECAP").

In 2008, the San Gabriel Valley Council of Governments ("COG") was successful in receiving a California Long-Term Energy Efficiency Strategic Plan ("CEESP") grant under the CPUC Local Government Partnerships program. The funds were utilized to create a program called the San



Gabriel Valley Energy Wise Partnership ("SGVEWP"). The San Gabriel Valley Energy Wise Partnership is an innovative partnership between San Gabriel Valley cities, the Southern California Association of Governments ("SCAG"), the COG, and Southern California Edison ("SCE"). The partnership provides residents and businesses in the San Gabriel Valley with vital energy efficiency information, training, and materials to help reduce energy use and expenses. In 2010, the City Council approved and sent a letter of support confirming the City's participation and support in the Partnership. In 2012, the City Council approved the Memorandum of Understanding ("MOU") between the COG and the City for the development of the Energy Efficiency chapter of a Climate Action Plan ("EECAP").

The EECAP identifies methods the City may take to achieve energy efficiency throughout the community and in municipal facilities. It uses a baseline of 2009 for the City's Green House Gas Inventory, which includes electricity and natural gas usage, to forecast the City's 2020 targets. Chapter 5 of the EECAP consists of the plan implementation section which provides a path for the City to consider in implementing the various strategies toward achieving the Energy Action Plan reduction targets. Twenty-one near-term, mid-term, and long-term policy measures have been identified for possible consideration and implementation. The City already has some projects in place and potential projects for the future that will assist the City with reducing its energy consumption and emissions, which are listed in the plan. The plan also lists ways to outreach to the community and businesses to assist them in reducing their energy consumption and emissions. The EECAP is only one chapter of what would eventually comprise a Climate Action Plan, however, the development and implementation of this plan may assist the City in obtaining funding that may become available in the future to assist in the implementation of these goals.

HERO Program

In 2008 and 2009, the State of California approved legislation authorizing cities and counties to establish voluntary programs to pay for energy efficiency, water efficiency, renewable energy products, and/or electric vehicle charging infrastructure which are permanently attached to property. The LA HERO Program was created by the County of Los Angeles to enable cities in the County and the County itself to elect to participate in the HERO Program and thereby enable the HERO Program to provide homeowners and businesses with financing to pay for energy efficiency, water efficiency, renewable energy products and electric vehicle charging infrastructure and their installation. La Puente is a participating city in the HERO Program.

Homeowners within the city may borrow money through the HERO Program. Homeowners repay the financing through annual installments collected on their property tax bill. Participation in the Program is completely voluntary. Property owners agree to repay the amount financed over a 5-, 10-, 15- or 20-year period dependent upon the Eligible Products being financed. (<https://www.heroprogram.com/lapuente/>)



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5. HOUSING PLAN

The Housing Plan provides direction for City decision makers to achieve the long-term housing objectives set forth in the La Puente Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs continue the City's efforts to expand the local supply of housing while improving quality and affordability.

As used here, a goal is a statement defining a desired end result; for example: *Create greater housing options for low-income residents.* A **policy** is a plan of action to guide decisions and actions; for example: *Provide density bonuses for housing development that includes dwelling units for low-income residents.* The **program** identifies the method, agencies, officials, funding sources, and time frame the City will undertake to implement the policies and achieve the goals set forth in this Housing Element. Together, goals, policies, and programs establish the framework for making decisions that affect the availability of housing in La Puente.

In adopting this Housing Element, the City Council has translated and expanded the goals, policies, quantified objectives, and housing program of the prior Housing Element. The goals, policies, and program contained in the prior Element have been reintroduced, augmented, or eliminated as appropriate, based on input from the constraints analysis in this Element, input from City staff, and comments received at public meetings and hearings.

HOUSING GOALS, POLICIES, AND PROGRAMS

HOUSING CONSERVATION AND IMPROVEMENT

Protecting and preserving the established residential neighborhoods of La Puente is a key priority for the City. Maintenance activities prevent deteriorating housing conditions, improve neighborhoods, and promote higher property values. The City looks to improve the visual character of residential neighborhoods to improve value and create neighborhood pride. Toward these ends, the City has created several home rehabilitation and code enforcement programs.



Goal 1	Preserve and improve the conditions of the City's established housing stock.
<i>Policy 1.1:</i>	Continue to offer rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of housing with substandard conditions.
<i>Policy 1.2:</i>	Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.
<i>Policy 1.3:</i>	Prevent the encroachment of incompatible commercial and industrial uses into residential neighborhoods.
<i>Policy 1.4:</i>	Facilitate the removal of housing units that pose serious health and safety hazards to residents and adjacent structures.
<i>Policy 1.5:</i>	Eliminate housing conditions that contribute to overcrowding.

Program 1: Residential Rehabilitation Program

Most housing units in La Puente were built in the 1950s and 1960s. Major home components such as roofing, windows, and heating and ventilation systems are nearing or have reached their life expectancy and may need replacing, if property owners have not already done so. The City administers the Residential Rehabilitation Program, a financial assistance program for low-income La Puente residents in need of home rehabilitation. This comprehensive property improvement program provides loans and grants for both interior and exterior improvements to owner-occupied single-family homes. Eligible improvements and repairs include roofing, plumbing, heating, windows, flooring, electrical systems, interior/exterior painting, bathroom and/or kitchen remodels, energy conservation improvements, and bedroom additions. Assistance is offered as a deferred loan for owner-occupied homes up to a maximum of \$37,790 at a 0% interest rate. Under the Grant Program a \$12,000 grant is offered for owner-occupied homes with or without a deferred loan. Specific actions include:

- Provide information and technical assistance to local property owners regarding housing maintenance and resources for funding maintenance work.
- Use the Residential Rehabilitation Program to:
 - Provide barrier-free housing for handicapped or persons with disabilities
 - Provide financial assistance for the construction of bedroom additions to eliminate overcrowding conditions. Encourage residents to address overcrowded conditions through room additions through expanded marketing of this program to target households living in crowded conditions.
 - Provide information on the residential rehabilitation program at public counters, and provide additional information that is more prominently displayed on the City's website. Encourage use of the program to residents who visit the planning department for permits or technical assistance on other types of renovations or remodels. Post program information at the community and senior centers, and include an annual posting on the City's newsletter.
 - Allow for energy conservation measures as eligible projects under the Residential Rehabilitation Program



Objective:	Rehabilitation of 25 units per year, or 200 units during the 2013-2021 planning period.
Responsible Agency:	Development Services Department.
Funding:	CDBG, CalHome funds, Departmental budget
Schedule:	2013-2021

Program 2: Code Enforcement

The City's Public Safety Department takes a proactive approach to gain compliance with City codes from private properties, both residential and commercial. The Division conducts periodic code inspections. Specific issues in residential neighborhoods include fencing, landscaping, maintenance, paint, illegal vehicle parking, and illegal garage conversions (to residential units).

- Enforce City codes to eliminate and prevent unsightly or hazardous conditions in residential areas. Provide information and technical assistance to local property owners regarding housing maintenance.

Responsible Agency:	Public Safety Department.
Funding:	Department budget and CDBG funds.
Schedule:	2013-2021

HOUSING AVAILABILITY AND PRODUCTION

Given La Puente's built-out character, developers and homebuilders may find it difficult to pursue new housing development in La Puente. Large swaths of vacant land are no longer available to support large residential subdivisions or multi-family complexes. As a result, La Puente must focus its resources on the existing limited land availability for additional housing opportunities in the coming years to accommodate both local and regional growth. This includes finding creative housing plans for the limited vacant lands remaining in the City, and finding innovative solutions for adding additional housing units on underutilized residential land.

Goal 2	Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.
Policy 2.1:	Utilize the Community Development Element, Zoning Ordinance, and other land use controls to provide housing sites that can facilitate and encourage the development of a variety of housing consistent with the City's identified local needs and its regional housing responsibilities.
Policy 2.2:	Establish incentives and regulatory concessions to promote the development of housing for very-low-, low- and moderate-income persons, and especially those with special needs.
Policy 2.3:	Encourage the infilling of vacant residential land and the recycling of underutilized residential land, particularly in Downtown.
Policy 2.4:	Address the housing needs of special populations and extremely-low-income households through emergency shelters, transitional housing, supportive housing, and single room occupancy units.

***Program 3: Adequate Sites to Accommodate the RHNA***

La Puente was assigned a housing need of 818 units for the 2013-2021 planning period through the Regional Housing Needs Assessment (RHNA) process. In addition, an unaccommodated need of 47 units is carried over from the prior planning period. The inventory of potential sites for housing development (Appendix B) demonstrates that vacant and underutilized parcels have adequate capacity to accommodate this level of development.

In 2015 the City adopted a comprehensive update to the Zoning Ordinance. A key component of the new Zoning Ordinance was a revision to the maximum density in the R-4 district from 26 to 30 units/acre. Concurrent with adoption of this Housing Element, the City will also process an amendment to the Community Development Element to revise the allowable density in the High Density Residential land use category from 26 to 30 units/acre and increase the minimum density in the R-4 zone from 18 to 20 units/acre.

Development decisions are affected by a variety of factors beyond the City's control, including market conditions, development cost, availability of financing and property owner interest. However, the City can encourage development through the following actions:

- Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties.
- Update the vacant and underutilized residential sites inventory every two years to maintain accurate information for developers.
- Provide technical planning assistance for applicants who include low- or moderate-income units in their developments.
- Create a marketing brochure that provides information on available development incentives, technical/financial assistance availability, and highlight the City's assets such as proximity to major regional corridors and ongoing infrastructure upgrades (see also Programs 4 and 5).

Objective:	Development of residential units consistent with the City's RHNA allocation
Responsible Agency:	Development Services Department
Funding:	Department Budget
Schedule:	2013-2021; Community Development Element and Zoning Ordinance amendments in 2015/16

Program 4: Facilitate Residential and Mixed-Use Development in the Downtown Business District Specific Plan

Downtown La Puente offers significant opportunities for broader use, coordinated development, improved appearance, and a complementary mix of commercial and residential uses to create a more vibrant and economically productive area. Mixed-use development will add more residential units in the downtown area, enhancing the market for downtown businesses and providing significant opportunities for affordable housing development. Elderly, less-mobile residents, as well as employees of downtown business, will particularly benefit from such opportunities.



To achieve these objectives, the City Council adopted a Downtown Business District Specific Plan (DBDSP) in 1994 to revitalize Downtown and preserve the neighborhood's small town charm. Because interest in residential and mixed-use development has increased, the City will review the Specific Plan to ensure that the development standards, incentives, and overall vision for mixed-use in Downtown La Puente comports with current market demand.

The DBD does not include density minimums or maximums for mixed-use developments. In omitting density ranges in the DBD, the City's intent was for market forces to dictate the density, with the assumption that higher-density developments would contribute to the City's housing stock and provide much-needed economic development benefits.

In order to facilitate residential and mixed use development in the Downtown, the City will take the following actions:

- Continue to encourage the construction of residences, both mixed use and freestanding, in the downtown area, as allowed by the Downtown Business District Specific Plan.
- Generate marketing materials for mixed-use developers that delineate site opportunities for mixed-use, technical assistance for interested developers, financial resources (local, private, and government), and development incentives.
- Review the Downtown Business District Specific Plan development standards to determine whether any revisions are necessary to encourage development.

Responsible Agencies: Development Services Department

Funding: Department Budget

Schedule: Prepare and distribute Downtown Business District marketing materials in FY 2015/16 (see also Programs 3 and 5); DBDSP review in FY 2016/17; work with interested developers throughout the planning period

Program 5: Facilitate Redevelopment of Underutilized Properties

Production of new affordable housing for lower-income households can be facilitated by providing up-to-date information on potential sites and assisting prospective developers with the assembly of project sites. City assistance and incentives to encourage residential and mixed-use projects will facilitate and encourage development in La Puente. The City will:

- Facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical and/or financial assistance to developers and property owners. Technical assistance includes land development counseling by City planners, marketing brochure that provides information on available development incentives, coordination with agencies required to be involved in the development process such as the Los Angeles County Fire, Hazardous Waste, and Health Departments, and access to a list of sites available for residential development (such as properties that are vacant and underutilized) for local real estate agents. Since there is

no maximum density in the Downtown Business District, no density bonus incentive for lot consolidation is necessary.

- Waive or reduce fees for affordable projects, including sewer impact fees, to the extent feasible.
- Provide a marketing brochure with information on available development incentives, technical/financial assistance availability, and highlight the City's assets such as proximity to major regional corridors and ongoing infrastructure upgrades (see also Programs 3 and 4).
- Continue to encourage the consolidation of small parcels as a means to maximize development potential. This provision is intended to make full use of the City's limited land resources and promote larger residential developments that can facilitate a wide range of housing types and affordability levels. Incentives will include technical assistance and expedited processing for projects that consolidate two or more parcels.
- Encourage the use of density bonuses for affordable and senior housing projects as provided under law.

Responsible Agencies: Development Services Department, City Attorney's Office, City Manager's Office.

Funding: Various State/Federal funding programs, and possible use of private funds advanced by developers

Schedule: Ongoing throughout the planning period

HOUSING AFFORDABILITY

Affordable housing helps create a diverse community where people can share similar neighborhood experiences. Throughout Los Angeles County, residents face increasing challenges in finding affordable housing due to high housing demand at all levels. High demand and short supply have driven property values to levels that have shut many families and individuals out of not just the ownership market but affordable rental housing as well. Lower-income families in particular find it difficult to secure decent, safe housing.

Goal 3	Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.
<i>Policy 3.1:</i>	Pursue programs and funding sources designed to maintain and improve the affordability of existing housing units and for the construction of new housing to very-low-, low-, and moderate-income households.
<i>Policy 3.2:</i>	Create collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income households. Support the efforts of non-profit organizations and private developers to obtain State and/or Federal funds for the construction/preservation of affordable housing for low-income households.
<i>Policy 3.3:</i>	Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of very-low-, low-, and moderate-income housing.



Program 6: Section 8 Rental Assistance

The Housing Choice Voucher Program helps extremely-low-/very-low-income families, elderly, and persons with disabilities afford safe, decent, and sanitary housing in the private market. The program is funded by the U.S. Department of Housing and Urban Development (HUD). The tenant and property owner enter into a lease agreement in which the tenant pays no more than 30 percent of his or her adjusted income directly to the property owner as rent. In a separate agreement, the Housing Authority of the County of Los Angeles (HACoLA) pays the remaining portion of the contract rent directly to the property owner. Participants are able to select any housing that meets the requirements of the program, and is not limited to units in subsidized housing projects.

- Support HACoLA's efforts to maintain, and possibly increase, Section 8 rental assistance to fund housing assistance for extremely-low- and very-low-income households by directing eligible households to HACoLA through referrals and the City website.
- Provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.

Responsible Agencies: Development Services Department; HACoLA

Funding: HUD Section 8 Housing Voucher Program

Schedule: 2013-2021

Program 7: Assist Affordable Housing Development with Priority for Extremely-Low-Income Units

The City will provide development assistance as a means to reduce overall development cost, thereby facilitating construction of lower-income housing.

- To the extent funding is available, defer or waive permit and development fees, and allocate funds to defray the cost of land and/or required off-site improvements for developments providing lower-income housing. Sewer impact fees (connection fee) may be waived or reduced for projects that include lower-income housing, with priority for developments with extremely-low-income units.
- As federal and state funding permits, continue issuing loans and grants as part of the Residential Rehabilitation Program (see Program 1) as a means to reducing overcrowding, maintaining a high quality housing stock, and assisting lower-income households and property owners in maintaining affordable housing units.

Responsible Agencies: Development Services and Public Works Departments

Funding: Department budgets, CDBG funds

Schedule: 2013-2021

Program 8: Preservation of Affordable Housing

There are three assisted housing developments in La Puente providing 291 affordable units. Two of these projects – La Villa Puente Apartments and Nantes Manor – are owned by for-profit entities. It is unknown at this time whether the owners will continue to renew the



Section 8 contracts for these properties. Since the elimination of the Redevelopment Agency, the City has no staff or funding resources to devote to monitoring or facilitating the preservation of these at-risk units. If any properties indicate plans to convert to market rate, the City will contact the County Housing Authority to explore preservation options.

Objective: Preservation of 291 affordable housing units
Responsible Agency: Development Services Department, HACoLA
Funding: State and federal funds
Schedule: 2013-2021

Program 9: First-Time Homebuyer Assistance

Established in 1975, the California Housing Finance Agency (CalHFA) was chartered as the State's affordable housing bank to make below market-rate loans through the sale of tax-exempt bonds. CalHFA offers several first-time homebuyer mortgage and down payment assistance loan programs. Directing potential homebuyers and developers to these programs can increase the production of new, affordable housing for purchase by low- and moderate-income, first-time homebuyers.

- Inform and direct private developers and first-time homebuyers to CalHFA's mortgage programs as a means to facilitate the construction of new, affordable housing for low- and moderate-income households.
- Post information on the availability of this program on the City's website, provide information at prominent public counters. As appropriate the City will provide information at housing and lending related events sponsored by local congresspersons and other local entities such as the Fair Housing Foundation.

Responsible Agencies: Development Services Department.
Funding: Department budget, CalHFA
Schedule: 2013-2021

Program 10: Homeless Assistance

Since 2000, the City has provided \$39,200 in financial assistance to the East San Gabriel Valley Coalition for the Homeless (ESGVCH). Future funding levels will be based on identified need, funding availability, and City Council approval. The City will also continue to facilitate development of emergency shelters and transitional/supportive housing through zoning and development standards in conformance with state law.

- Provide funding for extremely-low-income, homeless and at-risk persons originating from the City of La Puente as funding is available and approved by the City Council.
- Facilitate provision of emergency shelters and transitional/supportive housing.

Responsible Agency: Development Services Department and ESGVCH.
Funding: General Fund
Schedule: 2013-2021



REMOVING GOVERNMENTAL CONSTRAINTS

Government constraints are policies, regulations, processing procedures, and/or fees a jurisdiction may impose for the maintenance, development, and improvement of housing. Restrictions on property, however, can be too overbearing or too costly and may restrict affordable housing development. The City of La Puente, pursuant to State law, is obligated to address, and where legally possible, remove government constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, removing restrictions that prohibit certain types of housing, and lowering development costs.

Goal 4	Alleviate any potential governmental constraints to housing production and affordability.
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<i>Policy 4.1:</i>	Review and adjust as appropriate residential development standards, regulations, ordinances, departmental process procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on development of housing, particularly for lower- and moderate-income households and for persons with special needs.
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<i>Policy 4.2:</i>	Streamline the City's development review process to minimize the indirect cost of time spent in this process, and where appropriate, reduce direct cost in fees of developing new affordable housing opportunities.
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Program 11: Minimize Regulatory Constraints to Housing

Housing affordability can be affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing. To ensure that the City's land use regulations do not pose unreasonable constraints to the development of housing, the following actions will be taken:

- Ensure that the definition of a "family" in the Zoning Code is consistent with fair housing law.
- Ensure that regulations for emergency shelters and transitional/supportive housing continue to encourage and facilitate these uses consistent with state law.
- Review the Zoning Code to ensure that regulations encourage single-room-occupancy (SRO) housing in appropriate locations.
- Ensure that manufactured housing on a permanent foundation is permitted subject to the same requirements as apply to conventional single-family homes.
- Review off-street parking requirements for one-bedroom units in FY 2015/16 and if they are found to be an unreasonable constraint, a zoning amendment will be processed to modify standards

Responsible Agency: Development Services Department

Funding: Department budget

Schedule: Zoning Code review and amendment in FY 2015/16



Program 12: Encourage Second Units

Second units (granny flats) provide an important source of affordable housing. By promoting the development of second units, a community may ease a rental housing deficit, maximize limited land resources and existing infrastructure, and assist low- and moderate-income homeowners with supplemental income. Second units can increase the property tax base and contribute to the local affordable housing stock.

- To encourage second units as a resource for increasing housing resources and alleviating overcrowding, the City will assist homeowners with second-unit applications, explain the application process, and describe incentives to promote their development. The City will also advertise second-unit development opportunities to homeowners on the City's web site, at the community and senior centers.

Objective: One second unit per year (8 total)
Responsible Agency: Development Services Department.
Funding: Department budget
Schedule: 2013-2021

EQUAL HOUSING OPPORTUNITY

When it comes to buying, selling, or leasing a home or renting an apartment, several state and federal laws were enacted to ensure the equal opportunity in housing for all people. The Civil Rights Act of 1966 prohibits all racial discrimination in the sale or rental of property. Moreover, the Fair Housing Act declares a national policy of fair housing throughout the United States, making illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin. This includes the right to expect equal professional service, the opportunity to consider a broad range of housing choices, no discriminatory limitations on communities or locations of housing, no discrimination in the financing, appraising, or insuring of housing, reasonable accommodations in rules, practices and procedures for persons with disabilities, and to be free from harassment or intimidation for exercising your fair housing rights.

Goal 5

Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 5.1:

Promote fair housing practices throughout the community.

Policy 5.2:

Prohibit practices that restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.

Policy 5.3:

Publicize fair housing programs and services offered to the community by the City and other agencies.

Program 13: Fair Housing and Reasonable Accommodation

The City is committed to assuring fair housing choice and reasonable accommodation for all residents. The City also collaborates with other Los Angeles County municipalities to



regularly develop and complete a comprehensive Analysis of Impediments to Fair Housing Choice. The City will pursue the following actions to support fair housing opportunities:

- Continue to provide outreach material on state and federal fair housing laws and direct complaints of housing discrimination to appropriate enforcement agencies (i.e., State Department of Fair Employment and Housing, Fair Housing Council of the San Gabriel Valley, and Federal Department of Housing and Urban Development).
- Continue to implement the City's Reasonable Accommodation Ordinance (Municipal Code Chapter 10.90), which establishes procedures for persons with disabilities to request modifications to City rules, policies, practices, and procedures where such accommodation may be necessary to ensure equal housing opportunities. Provide information to assist applicants on the City website and at City offices.

Objective: Facilitate fair housing practices in La Puente by providing information and referrals to residents and landlords at City Hall and other public offices

Responsible Agency: Development Services Department

Funding: Department budget

Schedule: 2013-2021

SUMMARY OF QUANTIFIED OBJECTIVES

Table 28 summarizes the City's quantified objectives for the 2013-2021 planning period by income group.

- Construction of 865 new units, representing the City's RHNA of 818 units for the 2013-2021 planning period plus 47 units of unaccommodated need from the 2008-2014 period, including 208 units for extremely low-/very low-income households, 168 units for low-income households, 135 units for moderate-income households, and 354 units for above moderate-income households.
- Rehabilitation of 25 units per year, or 200 during the planning period, to extremely low-/very low- and low-income households.
- Preservation of 291 affordable units at risk of conversion to market-rate units.

Table 28. Summary of 2013-2021 Quantified Objectives

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	104	104	168	135	354	865
Rehabilitation	50	50	100	--	--	200
Preservation of At-Risk Units	291				--	291



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Appendix A

Review of Past Accomplishments

State law (California Government Code Section 65588[a]) requires jurisdictions to review their housing elements to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the housing element.

The evaluation helps a jurisdiction identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and provides meaningful guidance for establishing new objectives.

This section summarizes La Puente's accomplishments toward implementing the 2008-2014 Housing Element. **Table A-1** summarizes the quantified objectives contained in the City's previous Housing Element, and evaluates the progress toward fulfilling these objectives. A program-by-program review is presented in **Table A-2**.

Table A-1. Summary of 2008-2014 Quantified Objectives and Progress

	Income Level				Total
	Extremely Low/Very Low	Low	Moderate	Above Moderate	
Construction Objectives					
Goal	100/101	84	78	255	618
Progress			79*		79
Rehabilitation Objectives					
Goal	52/53	105	--	--	201
Progress		58	0	0	58
Preservation Objectives					
Goal	333			--	333
Progress	291			--	291
*Market-rate units (income level not recorded)					
Source: City of La Puente, 2015					



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
Housing Conservation and Improvement				
Program 1: Residential Rehabilitation Program	<p>Provide information and technical assistance to local property owners regarding housing maintenance and resources for funding maintenance work.</p> <p>Use the Residential Rehabilitation Program to:</p> <ul style="list-style-type: none"> ○ Provide barrier-free housing for handicapped or disabled persons ○ Provide financial assistance for the construction of bedroom additions to eliminate overcrowding conditions. <p>Encourage residents to address overcrowded conditions through room additions through expanded marketing of this program to target households living in crowded conditions.</p> <ul style="list-style-type: none"> ○ Provided information on the residential rehabilitation program at public counters, and provide additional information that is more prominently displayed on the City's website. Encourage use of the program to residents who visit the planning department for permits or technical assistance on other types of renovations or remodels. Post program information at the community and senior centers, and include an annual posting on the City's newsletter. ○ Allow for energy conservation measures as eligible projects under the Residential Rehabilitation Program 	<p>Rehabilitation of 35 units per year, or 210 units during the 2008-2014 planning period</p>	<p>The City's Housing Rehabilitation Program offers grants and deferred loans to improve the exterior and interior of homes occupied by low-income residents. Assistance is offered as a deferred loan for owner-occupied homes up to a maximum of \$37,790 at a 0% interest rate. Under the Grant Program a \$12,000 grant is offered for owner-occupied homes with or without a deferred loan.</p> <p>From 2008-2014, the City has processed 185 applications and has successfully completed the rehabilitation of 68 units.</p>	<p>Rehabilitation of homes occupied by extremely-low- and low-income residents continues to be an important way to preserve the existing housing stock and to satisfy basic housing needs; for the preservation of decent, safe, and sanitary housing; to correct hazardous structural conditions; to make improvements considered necessary to eliminate blight and improve handicapped access; and, to correct building and health code violations.</p> <p>This program is continued in the 2013-2021 Housing Element.</p>



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
Program 2: Code Enforcement	Enforce City codes to eliminate and prevent unsightly or hazardous conditions in residential areas. Provide information and technical assistance to local property owners regarding housing maintenance.	Encourage property maintenance	The City continued to work cooperatively with property owners to achieve Code compliance.	This program is successful and is continued in the new Housing Element.
Housing Availability and Production				
Program 3: Adequate Sites	<p>Facilitate the construction of 618 housing income targeted units identified in the sites inventory.</p> <p>Identify appropriate sites to accommodate the remaining income-targeted 47 units in the RHNA allocation by increasing residential densities in the HDR designations to at least 30 units per acre or by combining increased densities in the HDR districts (to at least 30 units per acre) together with rezoning additional properties to mixed use in the Downtown Business District Specific Plan.</p> <p>The newly identified sites will be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 20 units per acre and at least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted consistent with California Code 65583.2(h).</p> <p>Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties.</p> <p>Update the vacant and underutilized</p>	<p>Development of 618 residential units consistent with the City's remaining RHNA which includes accommodating the remaining income-targeted 47 units in the RHNA allocation.</p>	<p>The City completed a comprehensive update of the Zoning Code on January 27, 2015 effectively meeting the RHNA allocations excluding the remaining 47 units. A General Plan Amendment is necessary to increase the density of the HDR land use designation to increase the density to 30 units per acre to be consistent with the new zoning code.</p> <p>In November 2014, the City extended the time by 24 months to allow the developer to construct a 73-unit senior housing project, with 18 units to be designated as low- and very-low-income units. The project was originally approved under the Unruh Specific Plan.</p> <p>The City has not updated the Downtown Business District Specific plan to address the issues of removing the requirements of a CUP for Senior Citizen housing.</p>	<p>This program should be revised to reflect prior accomplishments and new objectives.</p>



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
	residential sites inventory every two years to maintain accurate information and provide technical assistance and information on available City-owned parcels for lower-income developments to private or non-profit housing providers. Create a marketing brochure that provides information on available development incentives, technical/financial assistance availability, and highlight the City's assets such as proximity to major regional corridors and ongoing infrastructure upgrades.		The City continues to facilitate plans for the mixed-use development of "Puente Plaza" at 1 st Street and Workman Avenue for the development of a 48-unit condominium project with 3,500 square feet of retail space.	
Program 4: Review of Downtown Business District Specific Plan	Review and revise as necessary the Downtown Business District Specific Plan. As part of the review, establish minimum densities of at least 40 units per acre for mixed-use development consistent with densities used to calculate sites to meet regional housing need (RHNA). Establish an incentive program for developers to stimulate mixed-use development. Include technical, administrative, and financial support (as delineated in the Resources section of the Housing Element and Program 6 of this Housing Plan), as well as flexibility in development standards. Remove the requirement of a conditional use permit for senior citizen housing in the Downtown Business District and include specific development standards, including increased density allowances.	Specific Plan update by January 2009	The Downtown Business District Specific Plan has not yet been amended due to prioritization of the comprehensive Zoning Code update; however the City has been providing assistance to the Puente Plaza project.	This program should be merged with Program 5 as revised to reflect prior accomplishments and new objectives.
Program 5: Downtown Mixed-Use Sites	Encourage the construction of residences, both mixed use and freestanding, in the	Site availability for 254 residential units in Downtown.	The City has been providing assistance to the Puente Plaza	This program should be merged with Program 4 as revised to



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>downtown area, as allowed by the Downtown Business District Specific Plan. Generate marketing materials for mixed-use developers that delineate site opportunities for mixed-use, technical assistance for interested developers, financial resources (local, private, and government), and development incentives.</p> <p>Establish a protocol to monitor development interest, inquiries and, progress towards mixed-use development.</p> <p>Periodically re-evaluate approach and progress.</p>		<p>mixed-use project.</p>	<p>reflect prior accomplishments and new objectives.</p>
Program 6: Recycling of Underutilized Properties	<p>Facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical and/or financial assistance to developers and property owners. Technical assistance includes land development counseling by City planners, marketing brochure that provides information on available development incentives (see Program 3), coordination with agencies required to be involved in the development process such as the Los Angeles County Fire, Hazardous Waste, and Health Departments, and access to a list of sites available for residential development (such as properties that are vacant and underutilized – see Program 3) for local real estate agents. The primary source of financial assistance available to developers and property owners in the City of La Puente are Redevelopment Low and Moderate Income Funds. According to the City's Finance</p>	<p>Lot Consolidation Incentives December 2008 as part of the Zoning Ordinance Update</p>	<p>Due to the State's actions to abolish Redevelopment Agencies and thus eliminate the 20% set-aside funds to be used to produce affordable housing units, this program is significantly hampered due to lack of local funding resources.</p> <p>The Planned Development Permit regulations in the new Zoning Ordinance create lot consolidation incentives by allowing flexible development standards when parcels totaling at least 20,000 s.f. are combined.</p>	<p>This program should be continued but modified to reflect the lack of current local resources.</p>



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>Department, as of February 2008, the balance of the Low- and Moderate-Income Fund was \$166,807.34. Over the five-year period of this Housing Element, the Agency expects to generate close to \$837,000 in Low- and Moderate-Income funds. As an additional financial resource, developers interested in developing low income or special needs housing will be directed to funding available from the City of Industry Funds. The City of Industry Funds are tax increment set-aside funds administered by the Housing Authority of the County of Los Angeles (HACOLA). If interest is expressed by developers or development organizations, the City will assist in the application for funds. CalHome and CDBG Funds are available low- and moderate-income home rehabilitation and acquisition. For the 2008-2009 Program Year, the City received \$587,595 in CDBG funds. In January 2008, La Puente was awarded a grant for \$325,575 to be used over a three-year time period on loans for low- and moderate-income home rehabilitation in the City.</p> <p>Waive or reduce fees for affordable projects, including sewer impact fees.</p> <p>Consistent with Program 3: Adequate Sites, create a marketing brochure that provides information on available development incentives, technical/financial assistance availability, and highlight the City's assets such as proximity to major regional corridors and ongoing infrastructure upgrades.</p>			



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>As part of the Zoning Ordinance update, the City will encourage lot consolidation by providing regulatory incentives in the R-2, R-3 and R-4 district. The City of La Puente encourages the consolidation of property as a means to maximize development and redevelopment potential. This provision is intended to make full use of the City's limited land resources and promote larger residential developments that can facilitate a wide range of housing types and affordability levels. Incentives will include:</p> <ul style="list-style-type: none"> • Increased building coverage • Financial incentives • Processing assistance 			
Housing Affordability				
Program 7: Section 8 Assistance	<p>Support HACOLA's efforts to maintain, and possibly increase, the current level of Section 8 rental assistance (361 households) to fund housing assistance for extremely low, very low-, and low-income households.</p> <p>Direct eligible households to the program through direct referrals and the City website.</p> <p>Provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.</p>	Support continued use of the Section 8 program for City residents	The City continued to support HACOLA in the Section 8 program. There were 2,308 HACOLA vouchers issued during 2008-2014.	This program is successful and should be continued.
Program 8: Financial Assistance	<p>The City will provide, on a case-by-case basis, development assistance as a means to reduce overall development cost, thereby facilitating construction of lower-income housing.</p> <p>Defer or waive permit and development fees.</p>	Reduce development costs to facilitate construction of affordable housing.	No new affordable projects were assisted or built during the planning period.	This program should be continued but modified to reflect the lack of current local resources.



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
	and allocate funds to defray the cost of land and/or required off-site improvements, on a case-by-case basis for low- and very-low-income housing projects. Sewer impact fees (connection fee) will be waived or reduced for projects that include lower-income housing.			
Program 9: Density Bonus	Adopt density bonus regulations in conformance with state law.	Zoning ordinance amendment in 2008	Density bonus regulations were adopted in conformance with state law.	This program was completed and is no longer necessary. The City will continue to encourage the use of density bonus to facilitate affordable housing development pursuant to Section 10.10.090 of the Zoning Code.
Program 10: Preservation of Affordable Housing	Consult annually with property owners of affordable housing in the City to gauge the likelihood of conversion of affordable units and discuss opportunities for the preservation of affordable housing units at risk of converting to market rents. If any property owners indicate plans to convert to market rate, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing. Developers such as Jamboree Housing Corporation which is identified by the State as a qualified entity, have knowledge of La Puente based on previous developments and may be a viable resource for acquisition of at-risk units. Additional qualified local developers may include TELACU, LINC, and Southern California Housing Development Corporation. The City will make this list	Preserve 333 affordable housing units	Due to significant staff turnover during this period, consultation with affordable housing property owners did not occur.	This program should be continued for the next period and revised to reflect current staff resources and the dissolution of the redevelopment agency.



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
Program 11: California Housing Finance Agency	<p>available to interested residents, developers, or property owners.</p> <p>Inform and direct private developers and first-time homebuyers to CalHFA's mortgage programs as a means to facilitate the construction of new, affordable housing for moderate income households.</p> <p>Post information on the availability of this program on the City's website, provide information at prominent public counters. As appropriate the City will provide information at housing and lending related events sponsored by local congresspersons and other local entities such as the Fair Housing Foundation.</p>	<p>The City continued to support the Los Angeles Community Development Commission (LACDC) in providing programs to facilitate affordable home ownership under the SoCal Home Financing Authority (SCHFA).</p>	<p>Ongoing support and handouts for the following programs under the SoCal Home Financing Authority (SCHFA).</p> <p>First Time Home Buyers Program provides buying a home more affordable for qualifying homebuyers by offering a competitive 30-year fixed rate loan and a grant for down payment and closing costs assistance.</p> <p>Home Ownership Program (HOP) loans provide \$60,000 for all first-time buyers to assist with down payment and closing costs for existing, new construction, approved short sales, and real estate owned properties.</p> <p>Mortgage Credit Certificate Program (MCCP) offers qualified first-time homebuyers a federal income tax credit.</p>	<p>This program is successful and should be continued.</p>
Program 12: The East San Gabriel Valley Coalition for the Homeless	<p>Provide funding for extremely-low-income, homeless and at-risk persons originating from the City of La Puente.</p>	<p>Continue to provide financial assistance to ESGVCH for the provision of homeless and transitional housing assistance.</p>	<p>Due to budget constraints, this program is no longer being funded.</p>	<p>This program should be continued but modified to explore other options for grants to provide financial assistance.</p>
Removing Governmental Constraints				
Program 13: Land Use Regulations (Title 10 and General Plan)	<p>Finalize Zoning Code updates and any necessary General Plan amendments necessary to facilitate recycling of land.</p>	<p>Zoning Code amendment in 2008</p>	<p>The City comprehensively updated the Zoning Code in January 2015, effectively</p>	<p>This program should be revised to reflect prior accomplishments.</p>



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>Specifically for properties that are zoned for densities lower than those allowed in the General Plan, re-zone to achieve General Plan consistency.</p> <p>The City will review and revise if necessary development standards for second units. To eliminate misunderstandings regarding City policy on second units, the City shall modify Title 10 to remove second units as an unclassified use from this section.</p> <p>Section 10.60.020 of Title 10 lists unclassified uses that are permitted with an unclassified use permit (akin to a conditional use permit) in La Puente. The City will revise the unclassified use permit to be a conditional use permit, and list specific zones in which each of these uses may be conditionally permitted.</p> <p>Inclusion of an overly restrictive definition of a "family" in the zoning code may have the potential of discriminating against group homes or other housing for persons with disabilities on the basis of familial status. In recognition of legal standards related to fair housing and civil right, the City of La Puente does not use this definition. To prevent misperception by the public that development can be restricted to blood related families, the definition of family will be removed from Title 10.</p> <p>The City allows the development of senior citizen housing subject to the preparation of a specific plan. The intent of requiring a specific plan is to foster flexibility to encourage</p>		addressing all these issues except for the adequate definition of "family."	



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
	<p>efficient utilization of property and thereby reduce costs to the senior citizen resident. Review and revise as necessary Title 10 senior citizen housing project development standards.</p> <p>Increase the building height standards for the R-3 and R-4 district to 40 feet and 3 stories maximum (an increase from the current 25 feet and 2 stories maximum). Building height maximums will not be increased in the R-1 and R-2 districts to maintain consistency with the General Plan goals and policies protect privacy in residential neighborhoods (City of La Puente General Plan, Community Development Element, Page CD-34: "Maintaining privacy of single-story homes is one of the City's primary concerns in residential neighborhoods.").</p>			
Program 14: Manufactured Housing	Amend the City's zoning ordinance to specifically allow manufactured housing in all residential zones. Similar to other residential uses in the same zone, manufactured housing will be compatible in style and construction materials utilized with existing housing in the community.	Zoning Code amendment in 2009	This program was completed as part of the comprehensive update of the Zoning Code in January 2015.	This program was completed and is no longer necessary.
Program 15: Extremely-Low-Income Housing Need	<p>Emergency Shelters: Update the Zoning Ordinance to identify a zone or zone (s) to permit emergency shelters by right consistent with SB2. Develop objective standards for emergency shelters.</p> <p>Facilitate housing opportunities for extremely-low-income persons by updating the Zoning Ordinance to establish definitions, performance standards, and siting regulations</p>	Zoning Code update in 2008	Regulations for emergency shelters and transitional/ supportive housing were adopted as part of the comprehensive Zoning Code amendment in January 2015.	This program should be revised to reflect prior accomplishments and merged with Program 13.



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
Program 16: Second Units	<p>for transitional and supportive housing development, and SRO developments. Continue to allow the establishment of transitional and supportive housing that functions as residential uses in residential zones consistent with similar residential uses. Solicit input on the zoning ordinance provisions for homeless shelters from service agencies that work with extremely-low-income persons and the homeless or persons/families at-risk of homelessness such as the East San Gabriel Valley Coalition for the Homeless (ESGVCH).</p> <p>To encourage second units as a resource for increasing housing resources and alleviating overcrowding, the City will develop information packets to market second-unit construction that can include materials for a second-unit application, explain the application process, and describe incentives to promote their development. The City will also advertise second-unit development opportunities to homeowners on the City's web site, at the community and senior centers. Following the comprehensive zoning update, the City will establish a pre-approved design prototype to encourage and stimulate the development of second-units by June 2009. The prototype will reflect typical lot sizes and applicable development regulations.</p>	Encourage second units through promotion and a pre-approved design prototype.	The updated Zoning Code re-zoned approximately 360 single-family parcels to medium density residential (R-2).	This program should be continued but modified to reflect current conditions.
Program 17: Water and Sewer Service Providers	In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption,	Provide the Housing Element to water providers.	This requirement is implemented as a routine administrative	This program is routine practice and is no longer necessary.



Housing Element

Table A-2. Housing Element Program Evaluation 2008-2014

Program	Action	Objectives	2008-2014 Accomplishments	Effectiveness and Appropriateness
Equal Housing Opportunity				
Program 18: Fair Housing	<p>deliver to all public agencies or private entities that provide water or sewer services to properties within La Puente a copy of the Housing Element.</p> <p>Continue to provide outreach material on state and federal fair housing laws and direct complaints of housing discrimination to appropriate enforcement agencies (i.e., State Department of Fair Employment and Housing, Fair Housing Council of the San Gabriel Valley, and Federal Department of Housing and Urban Development).</p>	<p>Facilitate fair housing practices which requires that all people be treated equally in connection with sale or rental of housing, regardless of race, color, national origin, sex, gender identity, disability, sexual orientation, marital status, age, familial status or religion.</p>	<p>The City continued to make fair housing information available to residents.</p>	<p>This program is successful and should be continued.</p>
Program 19: Reasonable Accommodation	<p>Draft and adopt a program addressing reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities for persons with disabilities.</p> <p>Conduct a consultation with service agencies that work with disabled and other special needs population. The consultation will ensure that the City's ordinance reflects the needs, concerns, and experiences of the disabled population. Include entities such as Independent Living Center San Gabriel/Pomona Valleys, the La Puente Senior Center, and the Center for Aging Resources Heritage Clinic Pasadena.</p> <p>Provide information to residents via public counters and the City's website.</p>	<p>Facilitate reasonable accommodation in housing for persons with disabilities.</p>	<p>The Zoning Code was amended (Chapter 10.90) to provide reasonable accommodation procedures consistent with state law.</p>	<p>This program should be continued and merged with Program 18.</p>



Housing Element

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Appendix B

Inventory of Housing Sites

Table B-1. Vacant Sites

Parcel Number	Zoning	Allowable Density (du/ac)	Parcel Size (acres)	Existing Use	Realistic Capacity by Income Category		
					Lower	Moderate	Above Moderate
LDR parcels							
8203020025	R1	7	0.14	Vacant			1
8247002037	R1	7	1.33	Vacant			9
8247005018	R1	7	0.24	Vacant			1
8247041060	R1	7	0.85	Vacant			5
8251014048	R1	7	1.52	Vacant			10
8471018021	R1	7	0.47	Vacant			3
Subtotals-LDR			4.55				29
MDR parcels							
8246006018	R2	14 ^a	0.17	Vacant		2	
8246008001	R2	14 ^a	0.17	Vacant		2	
8246008016	R2	14 ^a	0.17	Vacant		2	
8246017006	R2	14 ^a	0.17	Vacant		2	
8246017007	R2	14 ^a	0.17	Vacant		2	
8246017014	R2	14 ^a	0.09	Vacant		1	
8251018025	R2	14 ^a	0.15	Vacant		2	
8246005021	R2	14 ^a	0.17	Vacant		2	
Subtotals-MDR			1.26			15	
MU parcels							
8246008013	DBD	40 ^b	0.17	Vacant	7		
8246009017	DBD	40 ^b	0.55	Vacant	22		
8246010009	DBD	40 ^b	0.16	Vacant	6		
8246008027	DBD	40 ^b	0.28	Vacant	11		
8246016012	DBD	40 ^b	0.09	Vacant	3		
Subtotals-MU			1.25		49		
TOTALS			7.06		49	15	29

Notes:

a) Assumes 11 units/acre typical yield

b) Assumes 40 units/acre typical yield



Housing Element

Table B-2. Underutilized Sites

Parcel Number	Zoning	Density (du/ac)	Parcel Size (acres)	Existing Use	Realistic Capacity by Income Category		
					Lower	Moderate	Above Moderate
LDR parcels							
8472032015	R1	7	0.41	1			2
8472033007	R1	7	0.42	1			2
Subtotals-LDR			0.83				4
MDR parcels							
8254013026	R2	14 ^a	0.23	1		2	
8254013016	R2	14 ^a	0.23	1		2	
8254013033	R2	14 ^a	0.24	1		2	
8254014018	R2	14 ^a	0.24	1		2	
8254014015	R2	14 ^a	0.24	1		2	
8254014014	R2	14 ^a	0.24	1		2	
8254013037	R2	14 ^a	0.24	1		2	
8251017037	R2	14 ^a	0.25	1		2	
8254014038	R2	14 ^a	0.25	1		2	
8251002011	R2	14 ^a	0.26	1		2	
8246017026	R2	14 ^a	0.26	1		2	
8251002012	R2	14 ^a	0.28	1		3	
8252012006	R2	14 ^a	0.28	1		3	
8252012002	R2	14 ^a	0.28	1		3	
8252012005	R2	14 ^a	0.28	1		3	
8252012010	R2	14 ^a	0.29	1		3	
8251018036	R2	14 ^a	0.31	1		3	
8254015033	R2	14 ^a	0.32	1		3	
8254016029	R2	14 ^a	0.33	3		3	
8247008024	R2	14 ^a	0.34	2		3	
8247008028	R2	14 ^a	0.35	2		3	
8472033012	R2	14 ^a	0.38	2		4	
8251018009	R2	14 ^a	0.41	3		4	
8251017028	R2	14 ^a	0.44	3		4	
8201008001	R2	14 ^a	0.47	3		5	
8201008016	R2	14 ^a	0.47	3		5	
8254013011	R2	14 ^a	0.33	1		3	
8254013010	R2	14 ^a	0.33	1		3	
8254013013	R2	14 ^a	0.33	1		3	
8472034015	R2	14 ^a	0.35	1		3	
8251002015	R2	14 ^a	0.39	1		4	
8251018008	R2	14 ^a	0.4	1		4	
8251018030	R2	14 ^a	0.6	4		6	
8201008019	R2	14 ^a	0.4	1		4	
8251018016	R2	14 ^a	0.44	1		4	
8251002007	R2	14 ^a	0.48	1		5	
8251002005	R2	14 ^a	0.48	1		5	
8251018026	R2	14 ^a	0.5	2		5	
8251017038	R2	14 ^a	0.59	1		6	
Subtotals-MDR			13.53			129	



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Table B-2. Underutilized Sites

Parcel Number	Zoning	Density (du/ac)	Parcel Size (acres)	Existing Use	Realistic Capacity by Income Category		
					Lower	Moderate	Above Moderate
MHDR parcels							
8203017003	R3	18 ^b	0.31	2		4	
8252009025	R3	18 ^b	0.17	1		2	
8252009015	R3	18 ^b	0.18	1		2	
8252009028	R3	18 ^b	0.18	1		2	
8252010031	R3	18 ^b	0.18	1		2	
8252010034	R3	18 ^b	0.18	1		2	
8252010024	R3	18 ^b	0.2	1		2	
8252010035	R3	18 ^b	0.2	1		2	
8203017012	R3	18 ^b	0.2	1		2	
8252009031	R3	18 ^b	0.21	1		2	
8252011004	R3	18 ^b	0.22	1		3	
8252010001	R3	18 ^b	0.22	1		3	
8252010030	R3	18 ^b	0.22	1		3	
8252009025	R3	18 ^b	0.17	1		2	
8252009022	R3	18 ^b	0.27	1		3	
8252010013	R3	18 ^b	0.28	1		3	
8252009005	R3	18 ^b	0.29	1		4	
8203030010	R3	18 ^b	0.29	1		4	
8252009021	R3	18 ^b	0.29	1		4	
8252009020	R3	18 ^b	0.3	1		4	
8252010012	R3	18 ^b	0.3	1		4	
8252010014	R3	18 ^b	0.3	1		4	
8252009019	R3	18 ^b	0.3	1		4	
8252009006	R3	18 ^b	0.31	1		4	
8203030011	R3	18 ^b	0.32	1		4	
8252009035	R3	18 ^b	0.34	4		4	
8252010040	R3	18 ^b	0.36	4		5	
8252010022	R3	18 ^b	0.38	4		5	
8252011005	R3	18 ^b	0.36	3		5	
8252010011	R3	18 ^b	0.33	2		4	
8203017015	R3	18 ^b	0.34	2		4	
8203017009	R3	18 ^b	0.34	2		4	
8203030014	R3	18 ^b	0.34	2		4	
8203017017	R3	18 ^b	0.34	2		4	
8252010018	R3	18 ^b	0.38	2		5	
8203030013	R3	18 ^b	0.33	1		4	
8203017016	R3	18 ^b	0.33	1		4	
8203030012	R3	18 ^b	0.34	1		4	
8252009007	R3	18 ^b	0.34	1		4	
8203018006	R3	18 ^b	0.35	1		4	
8252011010	R3	18 ^b	0.36	1		5	
8252011009	R3	18 ^b	0.36	1		5	
8252011013	R3	18 ^b	0.36	1		5	
8252011012	R3	18 ^b	0.36	1		5	
8252011008	R3	18 ^b	0.36	1		5	
8203030005	R3	18 ^b	0.43	2		6	
8203030006	R3	18 ^b	0.43	2		6	
Subtotals-MHDR			13.95			176	



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Table B-2. Underutilized Sites

Parcel Number	Zoning	Density (du/ac)	Parcel Size (acres)	Existing Use	Realistic Capacity by Income Category		
					Lower	Moderate	Above Moderate
HDR parcels							
8472037030 - 1010 N. Unruh Ave	R4	30 ^e	1.4	1	36		
Subtotals-HDR		30	1.4		36		
MU parcels							
Subarea 3			2.83		112		
8246010001 - 145 N. First St	DBD	40 ^d	0.43	Old theater/parking	17		
8246010017 - 135 N. First St	DBD	40 ^d	0.53	Parking area	21		
8246010015 - 126 Glendora Ave	DBD	40 ^d	0.13	Commercial	5		
8246010003 - 125 N. First St	DBD	40 ^d	0.17	1 SF unit	7		
8246010004 - 121 N. First St	DBD	40 ^d	0.17	1 SF unit	7		
8246010005 - 117 N. First St	DBD	40 ^d	0.17	1 SF /commercial	7		
8246010006 - 15835 Main St.	DBD	40 ^d	0.10	Single story retail	4		
8246010007 - 15827 Main St.	DBD	40 ^d	0.16	Single story retail	6		
8246010008 - 15825 Main St.	DBD	40 ^d	0.16	Single story retail	6		
8246010012 - 15801 Main St	DBD	40 ^d	0.16	Single story retail	6		
8246010016 - 124 Glendora Ave	DBD	40 ^d	0.65	Single story retail	26		
Subarea 4			2.08		82		
8246009012 - 132 N. First St	DBD	40 ^d	0.17	Parking lot	7		
8246009011 - 126 N. First St	DBD	40 ^d	0.17	Commercial/parking	7		
8246009010 - 120 N. First St	DBD	40 ^d	0.17	Commercial/parking	7		
8246009900 - na		40 ^d	0.17	City parking lot	7		
8246009901 - 15841 Main St	DBD	40 ^d	0.10	Single story retail	4		
8246009007 - 15851 Main St	DBD	40 ^d	0.10	Single story retail	4		
8246009015 - 144 N. First St	DBD	40 ^d	0.17	Commercial/parking			
8246009016 - 134 N. First St	DBD	40 ^d	0.34	Commercial/parking			
8246009001 - 131 N. Second St	DBD	40 ^d	0.17	1 SF unit	7		
8246009002 - 119 N. Second St	DBD	40 ^d	0.52	Restaurant/parking	21		
Subarea 5			1.01		40		
8246008012 - 124 N. Second St	DBD	40 ^d	0.17	Parking area	7		
8246008019 - 100 N. Second St	DBD	40 ^d	0.84	Commercial/parking	34		
Subarea 1			2.27		90		
8246013015 - 15805 Old Valley Blvd	DBD	40 ^d	0.14	Restaurant/parking	6		
8246013021 - 15812 Main St	DBD	40 ^d	0.52	Single story retail	21		
8246013019 - 15818 Main St	DBD	40 ^d	0.22	Single story retail	9		
8246013023 - 15820 Main St	DBD	40 ^d	0.51	Single story retail	20		
8246013018 - 15824 Main St	DBD	40 ^d	0.16	Single story retail	6		
8246013016 - 15826 Main St	DBD	40 ^d	0.16	Single story retail	6		
8246013020 - 15832 Main St	DBD	40 ^d	0.56	Single story retail	22		
Subarea 8	DBD		0.59		23		
8246004024 - 218 Glendora Ave	DBD	40 ^d	0.44	Office/parking area	18		
8246004022 - 200 Glendora Ave	DBD	40 ^d	0.03	Office/commercial	1		
8246004002 - 201 N. First St	DBD	40 ^d	0.12	Office/commercial	5		



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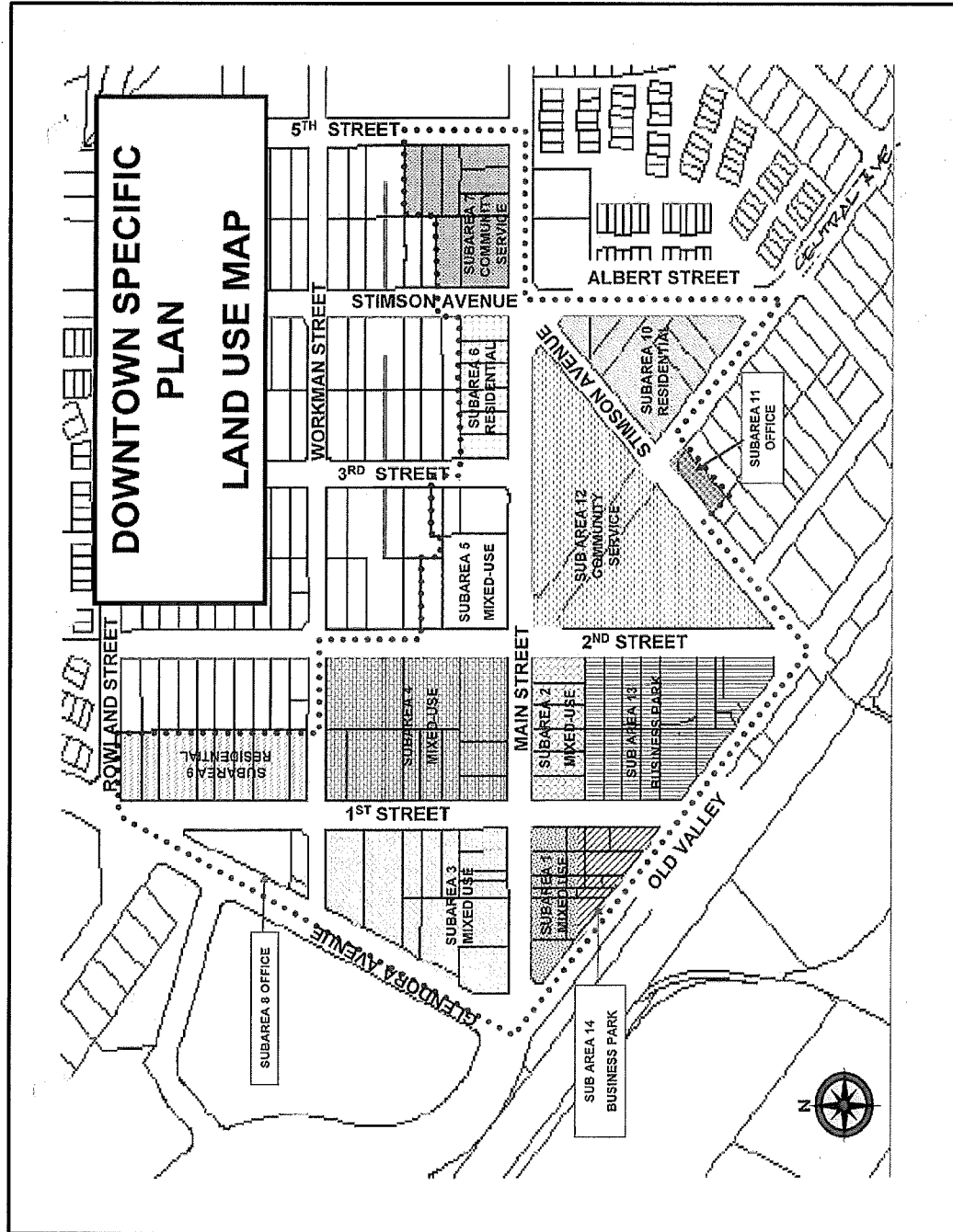
Table B-2. Underutilized Sites

Parcel Number	Zoning	Density (du/ac)	Parcel Size (acres)	Existing Use	Realistic Capacity by Income Category		
					Lower	Moderate	Above Moderate
Subarea 2			0.96		38		
8246014001 - 15842 Main St	DBD	40 ^d	0.16	Single story retail	6		
8246014002 - 15848 Main St	DBD	40 ^d	0.16	Single story retail	6		
8246014003 - 15852 Main St	DBD	40 ^d	0.16	Single story retail	6		
8246014004 - 15856 Main St	DBD	40 ^d	0.16	Single story retail	6		
8246014005 - 15862 Main St	DBD	40 ^d	0.16	Single story retail	6		
8246014006 - 15866 Main St	DBD	40 ^d	0.16	Single story retail	6		
Subtotals-MU			9.74		385		
TOTALS					421	305	4

Notes:

- a) Assumes 11 units/acre typical yield
- b) Assumes 14 units/acre typical yield
- c) Assumes 26 units/acre typical yield
- d) Assumes 40 units/acre typical yield

Figure B-1





Appendix C

Public Participation

This update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as by direct mail to interested parties and posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website.

As part of the public review process, the following public meetings were held to review the draft Housing Element.

July 21, 2015	Planning Commission Public Workshop
August 11, 2015	City Council Public Meeting
January 5, 2016	Planning Commission Public Hearing
January 26, 2016	City Council Hearing

Table C-1 provides a list of persons and organizations that were sent direct mail notice of all public meetings on the Housing Element while Table C-2 summarizes comments received and how those comments were addressed.



Housing Element

Table C-1. Public Notice List

City of West Covina
Jeff Anderson, Planning Director
1444 W. Garvey Avenue South
Room 208
West Covina, CA 91790

Los Angeles County Dept. of
Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

City of Industry
Brian James, Planning Director
15625 E. Stafford Street #100
City of Industry, CA 91744

Rowland Unified School Dist.
1830 Nogales Street
Rowland Heights, CA 91748

Mark Hansberger
Hacienda/La Puente Unified School
Dist
15959 E. Gale Ave.
City of Industry, CA 91716

Robert Jenkins
Bassett Unified School District
904 N. Willow Ave.
La Puente, CA 91746

SCAG
818 West 7th Street, 12th Floor
Los Angeles, CA 90017

Local Agency Formation
Commission
80 South Lake Avenue, Suite 870
Pasadena, CA 91101

Ruth Frazen
Sanitation Districts of Los Angeles
County
PO Box 4998
Whittier, CA 90607-4998

La Puente Valley County Water
District
Greg Galindo, General Manager
112 N. First St.
La Puente, CA 91744

Mark Andersen
Suburban Water Systems
1211 East Center Drive
Covina, CA 91724-3603

San Gabriel Valley Water Company
14404 Valley Boulevard
Industry, CA 91746

Chairperson
Gabrieleno/Tongva Tribal Council
501 Santa Monica Blvd., Ste. 500
Santa Monica, CA 90401-2415

Michael Berlien
La Puente Water Company
PO Box 3136
La Puente, CA 91744

La Puente Senior Center
16001 Main St.
La Puente, CA 91744

Center for Aging Resources
447 N. El Molino Avenue
Pasadena, CA 91101-1403

Mercy Housing
1500 South Grand Ave., Suite 100
Los Angeles, California 90015

A Community of Friends
3701 Wilshire Boulevard #700
Los Angeles, CA 90010

Southern California Association of
Non Profit Housing
501 Shatto Place, Suite 403
Los Angeles, CA 90020

Housing Authority of the County of
Los Angeles
700 W. Main Street
Alhambra, CA 91801

Jamboree Housing Corp.
Laura Archuleta
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

San Gabriel Valley COG
Homeless Services Steering
Committee
1000 S. Fremont Ave., Unit 42;
Bldg A-10N, Suite 10-210
Alhambra, CA 91803

San Gabriel/Pomona Regional
Center
75 Rancho Camino Drive
Pomona, CA 91766

LINC Housing Corporation
110 Pine Ave., Suite 500
Long Beach, CA 90802



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Center for Independent Living
623 W. Foothill Blvd.
Glendora, CA

East Valley Community Health
Center
420 South Glendora Avenue
West Covina, CA 91790

East San Gabriel Valley Coalition
for the Homeless
St. John Vianney Church
1345 Turnbull Canyon Rd
Hacienda Heights, CA 91745

Center for Integrated Family and
Health Services
560 S. San Jose
Covina, CA 91723

YWCA San Gabriel Valley
943 N. Grand Ave.
Covina, CA 91724

SPIRITT Family Services
La Puente Family Center
147 S. 6th Ave.
La Puente, CA 91746

Table C-2. Public Comments Summary

Comment	Response
What happens if the City doesn't achieve the RHNA allocation?	The RHNA is a planning target, not a development quota. The City's primary responsibility is to ensure that adequate sites are available to accommodate the level of development for all income segments commensurate with the RHNA. There is no penalty for not achieving housing construction equal to the RHNA.
How is the RHNA determined?	The RHNA is prepared by SCAG as the regional planning agency for Los Angeles County based on growth trends, local plans, physical and other constraints such as public open space, prime agricultural land and sensitive environmental resources.
What are the requirements for transitional/supportive housing and residential care facilities?	Transitional and supportive housing must be permitted according to the same standards and procedures as apply to other residential uses of the same type in the same zone. Also, state-licensed residential care facilities for 6 or fewer persons must be treated as a single-family residential use. Larger care facilities for 7 or more persons may require approval of a conditional use permit.



Housing Element

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