

Appendix A

Review of Past Accomplishments

State law (California Government Code §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;
- The progress in implementation of the housing element; and
- The effectiveness of the housing element programs on the special needs population.

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 2013-2021 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 2013-2021 Quantified Objectives and Progress

	Income Level				Total
	Extremely Low/ Very Low	Low	Moderate	Above Moderate	
Construction Objectives					
Goal	104/104	168	135	354	865
Progress	0/34	39	76*		149
Rehabilitation Objectives					
Goal	50/50	100	--	--	200
Progress	0/88	1	0	0	89
Preservation Objectives					
Goal		200		--	200
Progress		253		--	253

*Market-rate units (income level not recorded)
Source: City of La Puente, 2021

Cumulative Effects on Addressing Special Needs

With the dissolution of redevelopment in 2012, the City has limited financial and staffing resources to directly address the housing needs for special needs groups including lower income and senior



households, as well as those experiencing homelessness. However, the City of La Puente was successful in implementing and utilizing programs in the 2013-2021 Housing Element such as:

- Program 1: Residential Rehabilitation Program in which the City processed 229 applications and completed the rehabilitation of 74 units.
- Program 7: Assist Affordable Housing Development with Priority for Extremely-Low-Income Units in which the City authorized LACDA to issue bonds to finance the purchase and rehabilitation of an existing 95-unit senior affordable housing project at 13712 E. Sunkist Dr.,
- Program 8: Preservation of Affordable Housing in which the City conducted a TEFRA hearing and approved resolutions for the issuance of bond financing to provide financing for the acquisition, rehabilitation, improvement, and equipping of a 132-unit multifamily rental housing project known as La Puente Park Apartments
- Program 11: Minimize Regulatory Constraints to Housing in which the City adopted Zoning Code amendments regarding the definition of “family,” transitional and supportive housing, and manufactured housing.

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Table A-2. Housing Element Program Evaluation, 2013-2021

Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
Housing Conservation and Improvement				
<p>Program 1: Residential Rehabilitation Program</p>	<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 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 	<p>Rehabilitation of 25 units per year, or 200 units during the 2013-2021 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>During the planning period, the City has processed 229 applications and has successfully completed the rehabilitation of 74 units, with a total of \$1,274,850 granted or loaned to eligible program participants.</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>It should be noted the effectiveness of this program was significantly impacted by the COVID-19 pandemic and will be monitored and evaluated for continuation in the 2021-2029 cycle Housing Element.</p>



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	City’s newsletter. <ul style="list-style-type: none"> Allow for energy conservation measures as eligible projects under the Residential Rehabilitation Program 			
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 should be continued in the 2021-2029 cycle Housing Element.
Housing Availability and Production				
Program 3: Adequate Sites	<ul style="list-style-type: none"> 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 du/ac and increase the minimum density in the R-4 zone from 18 to 20 du/ac. 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 of residential units consistent with the City’s RHNA allocation.	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 was also adopted to increase the allowable density in the HDR land use designation to 30 du/ac to be consistent with the new Zoning Code, and the minimum density in the R-4 zone was increased to 20 du/ac. Between 2013 and 2020, the City monitored vacant and underutilized sites. A total of 130 housing units have been constructed between 2013 and 2021, including the Arboleda Senior Apartments (74 units).	This program should be revised to reflect prior accomplishments.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	<p>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).</p>		<p>The City approved plans for a market rate townhome development at 1st Street and Workman Avenue for the development of a 22-unit condominium development. Project construction began 2020.</p> <p>Due to staffing constraints as a result of the COVID-19 pandemic, the City has not updated the Downtown Business District Specific Plan, nor prepared marketing material.</p>	
<p>Program 4: Review of Downtown Business District Specific Plan</p>	<ul style="list-style-type: none"> • Continue to encourage the construction of residential units, 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. 	<p>Encourage housing development in the Downtown Business District</p>	<p>The Downtown Business District Specific Plan has not yet been amended due to staffing constraints; however, the City has been providing technical assistance to a townhome project on 1st Street and Workman, as well as a new development at Main Street and 2nd Street which will result in the construction of 40 residential units.</p> <p>Due to staffing constraints, marketing material have not yet been prepared due to staffing constraints.</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
<p>Program 5: Facilitate Redevelopment of Underutilized Properties</p>	<ul style="list-style-type: none"> 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 	<p>Redevelopment of underutilized sites</p>	<p>The City has been providing assistance to the townhome project on 1st and Workman. In addition, in January 2017 the City Council approved a Development Agreement for the construction of 45 market rate single-family detached condominium units on a 3.89-acre underutilized site at 747 Del Valle. Project was completed in 2019.</p> <p>Due to staffing constraints, marketing material have not yet been prepared due to staffing constraints.</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	<p>Programs 3 and 4).</p> <ul style="list-style-type: none"> 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. 			
Housing Affordability				
<p>Program 6: Section 8 Rental Assistance</p>	<ul style="list-style-type: none"> Support Federal, State, and County 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 LACDA through referrals and the City website. Provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program. 	<p>Support continued use of the Section 8 program by City residents</p>	<p>The City continued to support Federal, State, and County in the Section 8 program.</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
<p>Program 7: Assist Affordable Housing Development with Priority for Extremely-Low-Income Units</p>	<ul style="list-style-type: none"> 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. 	<p>Reduce development costs to facilitate construction of affordable housing.</p>	<p>In February 2020, the City authorized (Res. No. 20-5542) the LACDA to issue bonds or notes not to exceed \$20 million and make or acquire mortgage loans to finance the purchase and rehabilitation of an existing 95-unit senior affordable housing project at 13712 E. Sunkist Dr. In addition, the Arboleda Senior Apartments (74 units) were built during the planning period.</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>
<p>Program 8: Preservation of Affordable Housing</p>	<p>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</p>	<p>Preservation of 291 affordable housing units</p>	<p>In June 2016 the City Council conducted a TEFRA hearing and approved resolutions for the issuance of tax exempt bond financing by the California Statewide Communities Development Authority for the benefit of La Puente Park Preservation LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of a 132-unit multifamily rental</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	<p>properties indicate plans to convert to market rate, the City will contact the County Housing Authority to explore preservation options.</p>		<p>housing project known as La Puente Park Apartments. In August 2017, the City assisted a developer in submitting application to TCAC and CDLAC for the rehabilitation of the 121 unit La Villa Puente Apartments. The rehabilitation was completed in 2019.</p>	
<p>Program 9: First-Time Homebuyer Assistance</p>	<ul style="list-style-type: none"> • 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. 	<p>Facilitate affordable home ownership</p>	<p>In October 2020, LACDA was awarded grant funding from HCD’s Permanent Local Housing Allocation (PLHA) program. As a LACDA ‘participating city’, La Puente anticipates receiving a total of \$1,328,000 over five years to use for a first-time homebuyer down payment assistance program in the City. This includes a Year Two allocation of approximately \$331,867.</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>
<p>Program 10: Homeless Assistance</p>	<ul style="list-style-type: none"> • 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. 	<p>Continue to support ESGVCH in the provision of homeless and transitional housing assistance.</p>	<p>Funding in the total amount of \$5,000 has been provided to the ESGVCH for Fiscal Years 2015-16 and 2016-17. Funding has also been included in the approved Fiscal Year 2017-18</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
			budget in the amount of \$5,000. Additionally, in collaboration with the San Gabriel Valley Council of Governments (COG), the City Council approved the 'La Puente Plan to Combat Homelessness' in June 2018. In June 2020, the City received \$165,000 in grant funding to assist the City with helping those in the City that are experiencing homelessness or may soon be homeless. City and COG implementation of the Plan include homeless assistance activities such as homeless navigation services, housing vouchers, prevention and diversion, law enforcement, encampment clean-ups, and other related actions.	
Removing Governmental Constraints				
Program 11: Minimize Regulatory Constraints to Housing	<ul style="list-style-type: none"> • 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- 	Zoning Code amendment in 2015/16	Zoning Code amendments were adopted regarding the definition of "family," transitional and supportive housing, and manufactured housing.	This program should be revised to reflect prior accomplishments.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	<p>room-occupancy (SRO) housing in appropriate locations.</p> <ul style="list-style-type: none"> • 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 			
<p>Program 12: Encourage Second Units (aka Accessory Dwelling Units)</p>	<ul style="list-style-type: none"> • 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. 	<p>Encourage development of at least one second unit per year</p>	<p>Seventy-four (74) second units were permitted with 44 constructed and finalized between 2013-2021.</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>
Equal Housing Opportunity				
<p>Program 18: Fair Housing and Reasonable Accommodation</p>	<ul style="list-style-type: none"> • 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 	<p>Facilitate fair housing practices</p>	<p>The City continued to make fair housing information available to residents and implement the Reasonable Accommodation Ordinance. No reasonable accommodation requests have been requested</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	<p>Valley, and Federal Department of Housing and Urban Development).</p> <ul style="list-style-type: none"> 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. 		<p>as yet during the current planning period.</p>	