

Jurisdiction	La Puente	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes	
1					2	3	4	5							6		7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD, 2 to 4,5+ADU,MR)	Re/Renter Or Owner	Date Application Submitted- (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below																							
	8202-022-024	542 Meeker Ave			ADU	O	1/5/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8251-015-010	15722 Montana Ave			ADU	O	1/11/2021								2	2	2		No	No	No	Approved	Integrated JADU to SFR and Construct [N] 1,182 SF
	8201-026-004	347 Willow Ave			ADU	O	1/19/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8201-004-014	13924 Marland St			ADU	O	3/2/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8201-019-030	542 Mayland Ave			ADU	O	3/9/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8203-020-014	530 Clintwood Ave			ADU	O	4/1/2021								1	1	1		No	No	No	Approved	Construct [N] 498 SF ADU attached to SFR
	8246-004-017	222 N 1st St			ADU	O	4/2/2021								1	1	1		No	No	No	Approved	Convert [E] detached bedroom into ADU
	8251-019-006	15675 Lokelton St			ADU	O	4/6/2021								1	1	1		No	No	No	Approved	Construct [N] 1,200 SF detached ADU
	8210-012-004	363 Greenberry Dr			ADU	O	4/8/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8210-007-008	502 Broadmoor Ave			ADU	O	4/14/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8202-013-001	605 Sandsprings Dr			ADU	O	4/19/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8251-009-037	15500 Mulvane St			ADU	O	4/20/2021								1	1	1		No	No	No	Approved	Convert [E] carport into ADU (Multi-Family Residence)
	8252-011-001	15702 Hayland St			ADU	O	4/20/2021								1	1	1		No	No	No	Approved	Convert [E] carport into ADU (Multi-Family Residence)
	8203-031-006	332 N Orange Ave			ADU	O	4/29/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8210-029-004	15144 Flagstaff St			ADU	O	5/5/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8247-022-033	16257 Bluebonnet St			ADU	O	5/6/2021								1	1	1		No	No	No	Approved	Integrated ADU to SFR
	8201-019-003	533 N Siesta Ave			ADU	O	5/7/2021								1	1	1		No	No	No	Pending	Convert [E] two-car garage into ADU
	8250-021-005	15728 Lawnwood St			ADU	O	5/10/2021								1	1	1		No	No	No	Approved	Convert [E] 303 SF patio cover into ADU
	8247-032-010	16448 Inyo St			ADU	O	5/13/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8250-007-011	764 Allerton Ave			ADU	O	6/8/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8250-018-015	628 Allerton Ave			ADU	O	6/11/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8201-013-008	13702 Beckner St			ADU	O	6/18/2021								1	1	1		No	No	No	Approved	Integrated ADU to SFR
	8263-016-015	16944 Turk Dr			ADU	O	6/24/2021								1	1	1		No	No	No	Approved	Convert [E] one-car garage into ADU
	8210-024-021	427 Cadbrook Dr			ADU	O	7/16/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8252-015-016	1159 N Stimson Ave			ADU	O	7/26/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8201-013-012	13723 Pritchard St			ADU	O	7/29/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8210-011-008	509 Greenberry Dr			ADU	O	9/8/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8203-031-014	315 Lang Ave			ADU	O	9/14/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8472-038-016	15732 Cadwell Ave			2 to 4	O	9/16/2021								3	3			No	No	No	Pending	Construct three [N] two-story condo units
	8201-026-002	359 Willow Ave			ADU	O	9/23/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8251-009-022	15653 Hudson Ave			ADU	O	9/22/2021								1	1			No	No	No	Pending	Construct [N] 1,200 SF detached ADU
	8201-025-001	425 Willow Ave			ADU	O	10/15/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8250-008-023	803 Peggy Ave			ADU	O	10/18/2021								1	1	1		No	No	No	Approved	Construct [N] 500 SF detached ADU
	8246-009-017	15861 Main St			5+	R	10/21/2021								34	34	34		No	No	No	Approved	3-story mixed-use structure with 34 market rate apartments
	8203-015-010	14302 Homeward St			ADU	O	10/26/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8252-023-034	1044 Molinar Ave			ADU	O	11/12/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8203-025-016	461 Cabana Ave			ADU	O	11/17/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8213-005-017	709 Goodson Dr			ADU	O	12/10/2021								1	1			No	No	No	Pending	Convert [E] two-car garage into ADU
	8251-019-016	15664 Loukelton St			ADU	O	12/14/2021								1	1			No	No	No	Pending	Convert [E] two-car garage into ADU
	8202-024-009	14267 Beckner St			ADU	O	12/16/2021								1	1	1		No	No	No	Approved	Convert [E] two-car garage into ADU
	8201-012-008	13702 Hartsville St			ADU	O	12/16/2021								1	1			No	No	No	Pending	Convert [E] two-car garage into ADU

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	208	-	-	-	-	-	-	-	34	-	34	174
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	121	-	-	-	-	-	-	-	39	-	39	82
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	135	-	-	-	-	-	-	-	-	-	-	135
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-
Above Moderate		354	-	-	-	-	-	-	42	64	37	143	211
Total RHNA		818											
Total Units			-	-	-	-	-	-	42	137	37	216	602

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	La Puente		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Residential Rehabilitation Program	Residential Rehabilitation of 25 units per year, or 200 units during the 2013-2021 planning period.	2013-2021	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. During 2013-2021, the City reviewed and considered 220 applications and has completed the rehabilitation of 75 units, with a total of \$1,199,270 granted or loaned to eligible program participants. In 2021, 14 rehabilitation grants were administered, and 1 rehabilitation loans were issued.
Program 2: Code Enforcement	Encourage property maintenance	2013-2021	Number of Code Enforcement cases opened in 2021: <u>2,347</u> Number of Code Enforcement cases closed in 2021: <u>2,269</u>
Program 3: Adequate Sites to Accommodate the RHNA	Identify adequate sites with appropriate zoning to accommodate residential development consistent with the City’s RHNA allocation.	2013-2021	Staff communicated with developers about repurposing an existing 13.27-acre retail shopping center into mixed-use.
Program 4: Facilitate Residential and Mixed-Use Development in the Downtown Business District Specific Plan	N/a	Prepare and distribute Downtown District marketing materials in FY 2015/16; DBDSP review in FY 2017/18; work with interested developers throughout the planning period.	Staff is actively working on a draft amendment to the La Puente Downtown Business District Specific Plan along with the CEQA document to increase the height allowance to accommodate extra density in the Mixed-Used district.
Program 5: Facilitate Redevelopment of Underutilized Properties	N/a	Ongoing throughout the planning period	See Program 3.

Program 6: <i>Section 8 Rental Assistance</i>	N/a	2013-2021	The City continued to support the Housing Authority of LACDA Section 8 program.
Program 7: <i>Assist Affordable Housing Development with Priority for Extremely-low-Income Units</i>	N/a	2013-2021	Building staff issued the certificate of occupancy to a 74-unit, low-income senior citizen development at 1040 Unruh Avenue.
Program 8: <i>Preservation of Affordable Housing</i>	Preservation of 291 affordable housing units	2013-2021	Staff approved and issued building permits to rehabilitate an existing 95-unit senior affordable housing project at 13712 East Sunkist Drive and new affordability covenants for 55 years were placed
Program 9: <i>First-Time Homebuyer Assistance</i>	N/a	2013-2021	In October 2020, LACDA was awarded grant funding from HCD's Permanent Local Housing Allocation (PHLA) 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. At this time, HCD has not release the awarded funds to LACDA for distribution to the participating cities.
Program 10: <i>Homeless Assistance</i>	N/a	2013-2021	The City Council in collaboration with the San Gabriel Valley Council of Governments (COG), 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 includes homeless assistance activities such as homeless navigation services, housing vouchers, prevention and diversion, law enforcement, encampment clean-ups, and other related actions. Additionally, the City has hired three fulltime employees to implement the Program Re-Employment Outreach Services (P.R.O.S.) Program to enhance the homeless assistance activities in La Puente.
Program 11: <i>Minimize Regulatory Constraints to Housing</i>	N/a	Zoning Code review and amendment in FY 2015/16	February 13, 2018, La Puente City Council adopted the Accessory Dwelling Unit Ordinance and went into effect on March 15, 2018, which at the time was code compliant with the state.
Program 12: <i>Encourage Second Units</i>	One second unit per year (8 total)	2013-2021	Accessory units approved in 2021: <u>42 units</u>
Program 13: <i>Fair Housing and Reasonable Accommodation</i>	Facilitate fair housing practices in La Puente by providing information and referrals to residents and landlords at City Hall and other public offices.	2013-2021	The City continued to make fair housing information available to residents and implement the "Reasonable Accommodation Ordinance".

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		43
Total Units		43

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	0	0
2 to 4	0	0	7
5+	0	0	74
ADU	42	43	16
MH	0	0	0
Total	42	43	97

Housing Applications Summary	
Total Housing Applications Submitted:	41
Number of Proposed Units in All Applications Received:	77
Total Housing Units Approved:	69
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

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ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	150,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.		
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
6th Housing Element	\$150,000.00	\$0.00	In Progress	None	Submitted reimbursement request for March thru Aug 2021 activities to HCD. No replies

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary

Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		42
Total Units		42

Building Permits Issued by Affordability Summary

Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		43
Total Units		43

Certificate of Occupancy Issued by Affordability Summary

Income Level		Current Year
Very Low	Deed Restricted	34
	Non-Deed Restricted	0
Low	Deed Restricted	39
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		24
Total Units		97