



2008-2014 HOUSING ELEMENT

CITY OF LA PUENTE

REVISED SUBMITTAL DRAFT: CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT (HCD)

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

July 15, 2008



City of La Puente

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LA PUENTE)

COPY

CERTIFICATION OF RESOLUTION CITY COUNCIL

I, Amy M. Turner, City Clerk, do hereby certify that the attached is a true and correct copy of the original Resolution No. 08-4725, SETTING FORTH FINDINGS AND APPROVING GENERAL PLAN AMENDMENT NO. 08-01, A PROPOSED UPDATE OF THE HOUSING ELEMENT AND ADOPTING A NEGATIVE DECLARATION, for which the original is on file in the City Clerk Department.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LA PUENTE, on this 13th day of August, 2008.

Amy M. Turner, CMC
City Clerk

RESOLUTION NO. 08-4725

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA PUENTE, CALIFORNIA, SETTING FORTH FINDINGS
AND APPROVING GENERAL PLAN AMENDMENT NO. 08-
01, A PROPOSED UPDATE OF THE HOUSING ELEMENT
AND ADOPTING A NEGATIVE DECLARATION

A. RECITALS

(i) California state law requires cities to prepare and adopt General Plan to guide the future development of the City.

(ii) A General Plan must contain certain elements, including a Housing Element, the purpose of which is to identify and analyze existing and projected housing needs, and sets forth the goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing.

(iii) California state law requires that cities comprehensively update their General Plan Housing elements at least once every five years to ensure their plans can accommodate future demand for housing;

(iv) The City Staff initiated action to prepare an update to the General Plan Housing Element for the 2008-2014 planning period and requests approval of the General Plan Amendment No. 0-01 for a comprehensive update to the City's General Plan Housing Element (herein after referred to as 2008-2014 Housing Element Update (GPA No. 08-01).

(v) On March 4, 2008, the Planning Commission held a duly noticed public hearing to consider the draft element, to receive comments from the Commission and the public, and to incorporate any comments and concerns into the draft 2008-2014 Housing Element Update.

(vi) On March 5, 2008, the draft 2008-2014 Housing Element Update (GPA No. 08-01) was submitted for review and comment to the California Department of Housing and Community Development ("HCD").

(vii) The City prepared and conducted an environmental assessment for 2008-2014 Housing Element Update (GPA No. 08-01, in compliance with California Environmental Quality Act ("CEQA"), Public Resources Code Sections 21000 *et seq.* and CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 *et seq.*. Based upon the evidence contained in the Initial Study, the 2008-2014 Housing Element Update (GPA No. 08-01) will not have a significant or potentially significant effect on the environment; and a Negative Declaration has been prepared for the 2008-2014 Housing Element Update (GPA No. 08-01) and duly noticed for public review and comment between May 2, 2008 and June 2, 2008.

(viii) On May 9, 2008, the City Staff received comments from HCD and responses to said comments have been incorporated into the 2008-2014 Housing Element Update (GPA No. 08-01).

(ix) On June 4, 2008, the Planning Commission of the City of La Puente, at a duly noticed public hearing, adopted a resolution recommending that the City Council approve and adopt the draft 2008-2014 Housing Element Update (GPA No. 08-01) and the Negative Declaration.

(x) On June 9, 2008, in response to the Notice of Intent, the City received three (3) letters commenting on City's Notice of Intent to adopt Negative Declaration. The City provided responses to the concerns raised in these letters and those responses are now part of the project environmental record.

(xi) On June 24, 2008, the City Council of the City of La Puente conducted a duly noticed public hearing on the draft 2008-2014 Housing Element Update (GPA No. 08-01) and continued the public hearing to the July 8, 2008 City Council meeting in order to incorporate changes and clarifications requested by the State Department of Housing and Community Development.

(xii) On July 8, 2008, the City Council continued the public hearing to the July 22, 2008 City Council meeting in order to incorporate additional information requested by the State Department of Housing and Community Development.

(xiii) On July 22, 2008, the City Council continued the public hearing to the August 12, 2008 City Council meeting in order to incorporate the latest additional information provided by the State Department of Housing and Community Development.

(xiv) On August 12, 2008, the City Council held a duly noticed public hearing on draft 2008-2014 Housing Element Update (GPA08-01) and considered the staff report, the recommendation of the Planning Commission, and all written and oral testimony and concluded the public hearing on that date.

(xv) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined and resolved by the City Council of the City of La Puente as follows:

1. The City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A of this Resolution, are true and correct.

2. Based upon substantial evidence presented to the City Council during the above-referenced June 24, 2008, public hearing, including public testimony, and written and oral staff reports, the City Council finds as follows:

(a) The 2008-2014 General Plan Housing Element Update (GPA No. 08-01) would not have detrimental environmental effects on the surrounding land uses in that the Housing Element Update in and of itself does not initiate construction but rather provides the goals, policies and programs to promote and allow the construction of housing units for all segments of the community. Environmental analysis will be required for all development projects on an individual basis.

(b) The 2008-2014 Housing Element Update (GPA No. 08-01) is consistent with La Puente General Plan and the other elements of the City's General Plan in that in and of itself it does not amend or alter the existing land use patterns established in the Land Use Element nor does it increase residential densities. The 2008-2014 Housing Element Update (GPA No. 08-01) does however, suggest consideration of future amendments in the General Land Use patterns and zoning to allow more medium and high density residential development to encourage the construction of affordable housing. When such future amendments are considered, appropriate environmental analysis and amendment processes will be conducted and prepared in compliance with applicable laws.

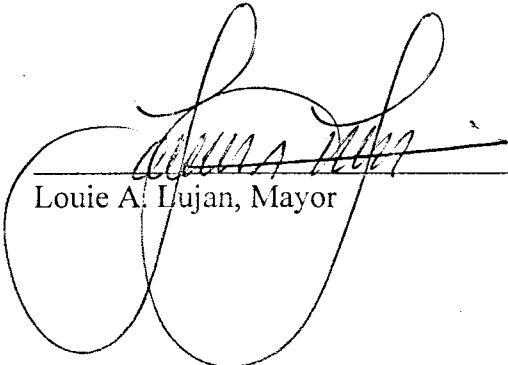
(c) The 2008-2014 Housing Element Update (GPA No. 08-01) complies with the Article 10.6 (Housing Elements), of the California Government Code, Sections 65580 *et seq.*

3. The City Council hereby finds that an environmental assessment has been prepared and conducted with respect to the 2008-2014 Housing Element Update (GPA No. 08-01) in compliance with CEQA and CEQA Guidelines. Further, the Planning Commission, after independent review and consideration of the information contained in the environmental documents, including but not limited to the Initial Study, comments and responses, finds that the 2008-2014 Housing Element Update (PA No. 08-01) will not result in any significant or potentially significant environmental impacts and thereby recommends approval of the Negative Declaration.

4. Based on the findings and conclusions set forth above, the City Council hereby approves 2008-2014 Housing Element Update (GPA No. 08-01).

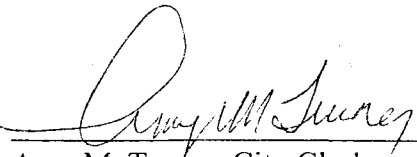
PASSED AND ADOPTED this 12TH day of August, 2008.

AYES:	COUNCIL MEMBER:	Mendoza, Solis, Storing, Holloway, Lujan
NOES:	COUNCIL MEMBER:	None
ABSTAIN:	COUNCIL MEMBER:	None
ABSENT:	COUNCIL MEMBER:	None



Louie A. Lujan, Mayor

ATTEST:



Amy M. Turner, City Clerk

TABLE OF CONTENTS

Housing Element.....	1
Introduction	1
Purpose and Organization of the Housing Element.....	1
State Requirements and Legislative Changes	1
Relationship to Other General Plan Elements	3
Population Characteristics.....	6
Population Trends.....	7
Constraints Analysis	41
Market Constraints	41
Governmental Constraints.....	47
Housing Element Resources	71
Availability of Sites for Housing.....	71
Housing Resources	83
Housing Plan.....	90
Housing Goals, Policies, and Programs.....	90
Review of Past Accomplishments.....	112

LIST OF TABLES

Table 1: Population Growth: La Puente and Surrounding Cities, 1990-2007	8
Table 2: Population and Housing Growth in La Puente: Reported and Projected	8
Table 3: Age Distribution of Population: La Puente and Statewide	10
Table 4: Race and Ethnicity in La Puente (1990-2000).....	11
Table 5: Household Characteristics	14
Table 6: Households by Income Category	17
Table 7: Tenure by Income Category by Household.....	17
Table 8: Employment by Occupation	18
Table 9: Disability by Age, 2000	20
Table 10: Special Needs Households, 2000.....	20
Table 11: Housing Unit Growth.....	23
Table 12: Housing Unit Types.....	24
Table 13: Tenure and Vacancy.....	24
Table 14: Weighted Optimum Vacancy Rate	25
Table 15: Overcrowding by Tenure - 2000	27
Table 16: Los Angeles County Median Home Prices	28
Table 17: 2008 Los Angeles County Fair Market Rents	29
Table 18: Experiencing Housing Cost Burden Calculation of Affordable Housing Cost	30
Table 19: Housing Affordability	31
Table 20: Subsidized Dwelling Units	33
Table 21: Market Value of At Risk Projects	35
Table 22: Rent Subsidies Required to Preserve At-Risk Rental Units (assumes all units are moderate income).....	36
Table 23: Rent Subsidies Required to Preserve At-Risk Rental Units (assumes all units are very low income).....	36
Table 24: Summary of Existing Housing Need.....	38
Table 25: Housing Assistance Needs of Low-Income Households.....	39
Table 26: Regional Housing Needs Allocation 2008-2014	40
Table 27: Vacant Residential Land Sales, December 2007	43
Table 28: Disposition of Conventional Home Purchase Loan Applications for the Los Angeles-Long Beach-Glendale MSA	45
Table 29: Disposition of Government-Assisted Home Purchase Loan Applications for the Los Angeles-Long Beach-Glendale MSA	46
Table 30: Southern California Notices of Default.....	47
Table 31: Residential Land Use Designations	49
Table 32: Residential Development Standards	50
Table 33: Parking Requirements	52
Table 34: Mixed-Use Development Standards.....	53
Table 34: Permitted Uses in Residential Zones.....	55
Table 36: Density Bonus Opportunities	60
Table 37: Development Fees	63
Table 38: Development Review Timeframes.....	65
Table 39: Credits Towards RHNA.....	72



Table 40: Vacant Land Inventory 75
Table 41: Summary of Residential Capacity on Underutilized Residential Land 76
Table 42: La Puente Mixed-Use Opportunity Areas 79
Table 43: Comparison of Sites Inventory and RHNA 81
Table 44: Summary of 2008-2014 Quantified Objectives 112
Table 45: Summary of 2000 Quantified Objectives and Progress..... 113
Table 46: City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period..... 115

LIST OF FIGURES

Figure 1 Median Earnings by Race/Ethnicity, 1999 12
Figure 2 Median Age by Race/Ethnicity 12
Figure 3 Household Income Distribution, 2000 16
Figure 4 Age of Housing Stock..... 26
Figure 5 Sites Inventory Map..... 83



Housing Element



HOUSING ELEMENT

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 planning period of July 1, 2008 to June 30, 2014 describes policies and programs 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



Housing Element

environment. Section 65580 of the California Government Codes 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 goals.
- 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 five years to reflect a community's changing housing needs, unless otherwise extended by State legislation. 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.

In response to changing State law pertinent to housing elements, this updated Housing Element addresses new State laws that are intended to facilitate and expedite the construction of affordable housing.

- Extremely Low Income - AB2635 requires local jurisdictions to assess the housing needs of extremely low-income households, in addition to the established requirement to examine the needs of very-low, low-, and moderate-income households. The extremely low-income is defined as 0 to 30 percent of the Area Median Income. The Population characteristics and Constraints Analysis includes extremely low income households in its discussions on housing need.
- Land Inventory and Analysis - AB2348 (Chapter 724) amended housing element law to include more specific requirements for the content of the land inventory and analysis section. Specifically, the land inventory must include parcel-specific listing of available sites including the parcel number or "unique" reference.
- Emergency shelters - SB2, Chapter 633 requires that local government assess homeless need and identify opportunities for addressing this need through siting of emergency shelters. Implementation Program 2.B.3 is included in the Housing Plan to comply with State law.

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.



Housing Element

The City will ensure consistency between the Housing Element and the General Plan, and as new policies are introduced, they will be coherent with existing elements. If any General Plan elements are updated, the Housing Element can also be modified to maintain consistency within the General Plan.

COMMUNITY OUTREACH AND INPUT

Section 6553(c)(6)(B) of the Government Code states, "The local government shall make diligent effort 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 Hearing on March 4, 2008
- Planning Commission Hearing on May XX, 2008
- City Council Hearing on June XX, 2008

In addition the public was invited to review the Draft Housing element which was made available prior to the initial Planning Commissions Meeting (from February 20 to March 4, 2008 at the City's main counter) and for public review on the City's website and at the City's main counter subsequent to the initial Planning Commissions Meeting from May 2, 2008 to June 4, 2008.

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 community in La Puente. These agencies were invited to review and comment on the 2008-2014 Housing Element and to attend the Planning Commission Hearing on June 4, 2008. Included in the invitations were:

- Independent Living Center San Gabriel/Pomona Valleys- a community-based organization providing services and advocacy by and for persons with all types of disabilities

- East Valley Community Health Center - provides quality medical, counseling, and preventive education services to the low income and underserved populations of the East San Gabriel and Pomona Valleys
- East San Gabriel Valley Coalition for the Homeless - a nonprofit organization, helping the homeless find shelter and needed services
- Center for Integrated Family and Health Services (The Family Center)- provides a continuum of care, both integrated and comprehensive to a population of vulnerable and generally underserved families and children in the San Gabriel, Pomona and Whittier areas of Los Angeles County
- YWCA-WINGS (Women in Need Growing Strong) - a multi-purpose Domestic Violence helps approximately 1400 women annually through its residential and non-residential site
- SPIRITT Family Services - an agency that provides group & individual counseling, education, prevention, intervention and treatment of alcohol and drug abuse as well as child abuse, domestic violence and family preservation.
- La Puente Senior Center - provides comprehensive senior services that serve as safety net for seniors , including case management
- Center for Aging Resources Heritage Clinic Pasadena - offers a variety of services for older adults, including in-home and outpatient mental health services; elder abuse and crime victim services; Alzheimer's daycare (CAPS); medication support; education and treatment services for substance and alcohol abuse, and topical support groups for elders, their families and caregivers

Feedback received from the service provider agencies is reflected in the Housing Element. The identified agencies and entities will be invited to participate at future public events and meetings to solicit input on implementation of Housing Element Programs. In the future this list of agencies will include all agencies or non-profit groups that work with lower-income and special needs residents and that receive City funding.

Specific Programs in the Housing Element will include consultation with agencies or groups that are directly related to the Program. For example: Program 20: Reasonable Accommodation will include consultation with service agencies that work with disabled and other special needs population. The consultation will ensure that the City's ordinance



Housing Element

reflects the needs, concerns, and experiences of the disabled population. Program 16: Extremely Low-Income Housing Needs includes an objective to solicit input on the addition of 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).

DATA RESOURCES

Data from a variety of resources inform the crafting of the Housing Element. One of the most cited sources is the 2000 Census; the Census, though dated, provides consistent demographic characteristics that are widely accepted. California Department of Finance 2007 Population and Housing supplements the 2000 Census data. Additional information has been drawn from the 2004 Comprehensive Housing Affordability Strategy (CHAS) data, which is drawn from Census 2000 data. CHAS data is based on special tabulations for the U.S. Department of Housing and Urban Development (HUD) from sample Census data.

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 State Department of Finance
- Various other sources

Data from the Census Bureau's yearly American Community Survey were not used, however, as they are not yet available for La Puente or many other small jurisdictions.

POPULATION TRENDS

As with any other largely built-out city, La Puente will have to address housing needs through such tools as redevelopment, 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 the 1990 and 2000, as reported by the Census, the population of La Puente grew approximately 11 percent, from 36,995 to 41,063 residents. While 11 percent growth appears substantial, this 10-year growth rate was low compared to other decades of the City's history (since incorporation in 1958). Only in the 1970s, when the population actually contracted slightly, was the growth slower. In the 1960s, for example, the population increased 26 percent (to 31,092), and in the 1980s,



the City experience nearly 20 percent growth. The most recent population increase is due to in-migration of new residents as well as natural growth (i.e., people having children).

Table 1
Population Growth: La Puente and Surrounding Cities, 1990-2007

Jurisdiction	1990	2000	2007	% Change 1990-2007	% Change 2000-2007
Whittier	77,671	83,680	87,190	12%	4%
<i>La Puente</i>	36,955	41,063	43,338	17%	6%
South El Monte	20,850	21,144	22,464	8%	6%
Diamond Bar	53,672	56,287	60,207	12%	7%
West Covina	96,086	105,080	112,953	18%	7%
Los Angeles	3,485,398	3,694,820	4,018,080	15%	9%
El Monte	106,209	115,965	126,282	19%	9%

Source: California Department of Finance

State Department of Finance population estimates made since the 2000 Census report growth of less than one percent per year between 2000 and 2007. The Department of Finance’s January 2007 population estimate for La Puente is 43,338 persons.

The Southern California Association of Governments (SCAG) periodically publishes growth forecasts for all jurisdictions within the six-county SCAG region. The most recent growth forecast (from 2004) projects a 2010 population in the City of 44,001, growing to 51,464 persons by 2020 and 58,426 by 2030.

Table 2
Population and Housing Growth in La Puente:
Reported and Projected

Year	Population		Housing Units	
	Number	Growth from Previous Year	Number	Growth from Previous Year
1991	37,306	--	9,352	--
1992	37,634	0.88%	9,470	1.26%
1993	38,647	2.69%	9,626	1.65%
1994	38,942	0.76%	9,672	0.48%
1995	39,444	1.29%	9,672	0.00%
1996	39,502	0.15%	9,680	0.08%
1997	39,641	0.35%	9,672	-0.08%
1998	39,945	0.77%	9,667	-0.05%
1999	40,344	1.00%	9,663	-0.04%
2000	40,899	1.38%	9,660	-0.03%



Table 2
Population and Housing Growth in La Puente:
Reported and Projected

Year	Population		Housing Units	
	Number	Growth from Previous Year	Number	Growth from Previous Year
2001	41,610	1.74%	9,666	0.06%
2002	42,179	1.37%	9,670	0.04%
2003	42,652	1.12%	9,676	0.06%
2004	43,053	0.94%	9,692	0.17%
2005	43,211	0.37%	9,692	0.00%
2006	43,221	0.02%	9,696	0.04%
2007	43,338	0.27%	9,699	0.03%
2010	44,001	1.53%	9,894	2.01%
2020	51,464	16.96%	11,483	16.06%
2030	58,426	13.53%	13,054	13.68%

Source: California Department of Finance, SCAG City Growth Projections (2004)

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 3** shows the age distribution of La Puente residents, as reported by the 2000 Census.

In 2000, young adults 25-44 years old constituted the largest age group, at 31 percent, followed by the school age group of 5-17 year-olds. Comparing the City’s age distribution with that of California as whole, the data show that this latter group is relatively large in La Puente, making up 25 percent of the City’s population compared to 20 percent statewide. Correspondingly, La Puente’s older age groups, specifically middle aged (45-64 years old) and seniors (65 plus) are comparatively small – five and three percentage points less than statewide, respectively. The City’s senior population has, nevertheless, grown two percentage points from 1990, which in turn was a two-percentage point gain from 1980. The large proportion of school-age children and the increase in the

senior population means that demand will likely continue to grow for larger units for young families and smaller housing units for seniors, as well as housing programs such as housing repair services for the City's older residents.

Table 3
Age Distribution of Population: La Puente and Statewide

Age Group	1990		2000		Statewide
	Number	Percent	Number	Percent	
Preschool (0-4 years)	3,593	10%	3,711	9%	7%
School Age (5-17 years)	8,418	23%	10,174	25%	20%
College Age (18-24 years)	5,294	14%	4,746	12%	10%
Young Adult (25-44 years)	11,643	32%	12,739	31%	32%
Middle Age (45-64 years)	5,790	16%	6,545	16%	21%
Senior Adults (65+ years)	2,217	6%	3,148	8%	11%
Total	36,955	100%	41,063	100%	100%
Median Age	-- ¹	--	27.7	--	--

Source: U.S. Census 1990, 2000

Racial and Ethnic Composition

Table 4 shows the racial/ethnic distribution of population in La Puente. The City primarily became more Hispanic and less white between Census years 1990 and 2000. The Hispanic population grew by nine percentage points to 83 percent in 2000. This growth slightly outpaced that in the County as a whole, which saw its Hispanic population grow from 38 percent in 1990 to 45 percent in 2000. The percentage of Whites in La Puente halved from 15 to 7 percent over the same time period. Whites and persons of Asian or Pacific Island heritage are now tied for the second most populous ethnic/racial group in the City. The share of the population that identified itself as Black has remained very low: three percent in 1990 and two percent 2000.

¹ Median age was not calculated in the 1990 Census.

Table 4
Race and Ethnicity in La Puente (1990-2000)

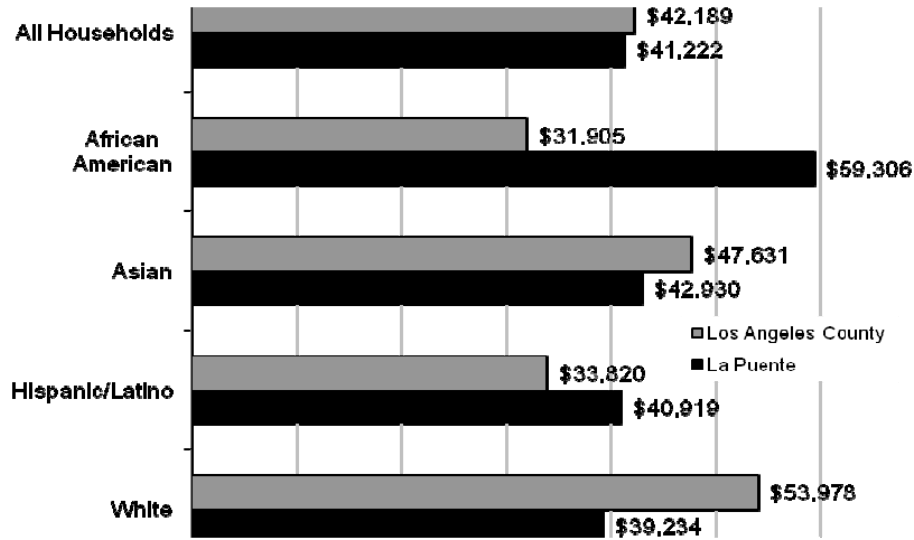
Racial/Ethnic Group	1990		2000	
	La Puente	Los Angeles County	La Puente	Los Angeles County
White	15%	41%	7%	31%
Hispanic/Latino	74%	38%	83%	45%
Black	3%	11%	2%	9%
Asian/Pacific Islander	7%	10%	7%	12%
Other	1%	< 1%	< 1%	3%
Total	100%	100%	100%	100%

Source: U.S. Census 1990, 2000

Household Income Among Racial Groups

Figure 1 shows that the breakdown of median household earnings for the various major ethnic/racial categories significantly differs from that of the County as a whole. The most extreme case is with Blacks, who earned a median household income of \$59,306 in La Puente, or almost double the income of Black households in Los Angeles County as a whole. The median income for Latinos in the City is also higher, by more than \$7,000. White and Asian La Puente residents, on the other hand, earned less than these groups in the County at large - Asians nearly \$5,000 less and Whites over \$14,000 less.

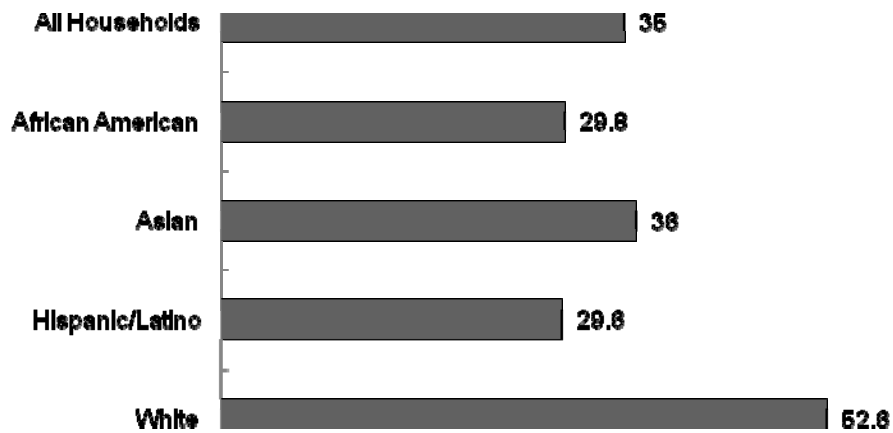
Figure 1
Median Earnings by Race/Ethnicity, 1999



Note: Median earnings represent incomes earned during the 12 months prior to the 2000 Census.
Source: U.S. Census 2000

Age distribution also varies significantly by race and ethnicity (Figure 2), as the average age of Latino and Black residents in the City is much younger than that of Asians and Whites.

Figure 2
Median Age by Race/Ethnicity



Source: U.S. Census 2000

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 California Department of Finance, at the beginning of 2007, an average of 4.56 people lived in a La Puente household. This represents a 5.53 percent increase over the 4.32 average in January 2000. Not only did the average per household size rise, the total number of households rose as well, from 9,019 to 9,461, a five percent jump. The increased average household size probably is the result of more frequent co-habitation of extended families. La Puente's average household size is much higher than that of Los Angeles County as a whole, which averaged 3.13 persons per household. The neighboring cities of El Monte and South El Monte, however, both had similar household sizes, with 4.46 and 4.81 respectively. On the other hand, two other neighbors, West Covina (3.49) and Diamond Bar (3.35), are closer to the County average

The data in **Table 5** indicate that La Puente appears to be a stable, family-oriented community, with 86 percent of all households classified as families. The City has a much higher proportion of family households than the County (68 percent), the State (69 percent), and the nation (68 percent). This proportion remained very stable between 1990, when it was 85 percent, and 2000.

Table 5
Household Characteristics

Household Type	1990		2000		Percent Change in Households
	Number	Percent	Number	Percent	
Total Households	9,019	100%	9,461	100%	5%
Families	7,695	85%	8,182	86%	6%
with children	5,179	57%	4,732	50%	-9%
with no children	2,516	28%	3,450	36%	37%
Non-Families	1,324	15%	1,279	14%	-3%
Singles	1,033	11%	955	10%	-8%
Others	291	3%	324	3%	11%
Average Household Size	4.1		4.34		6%
Average Family Size	4.27		4.48		5%
Renter-Occupied	39%		39%		0%
Owner-Occupied	61%		61%		0%

Source: U.S. Census 1990 and 2000, City of La Puente 1998-2005 Housing Element

Perhaps the most striking figure in Table 5 is the 37 percent increase in families with no children, a jump of almost 1,000 families over the course of the decade. This was marked by corresponding decreases in families with children and single households.

Household size and composition are often two interrelated factors. Communities with a large proportion of families with children tend to have a large average household size. In La Puente, however, the proportion of families without children has dramatically increased, while at the same time the average family size has also increased since 1990. The increase in household size may be due to an increase the number of extended family members sharing the home, while the increase in families without children may be due to the rise in the senior population, who tend not to have children in the household.

INCOME AND EMPLOYMENT

Income Profile

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,

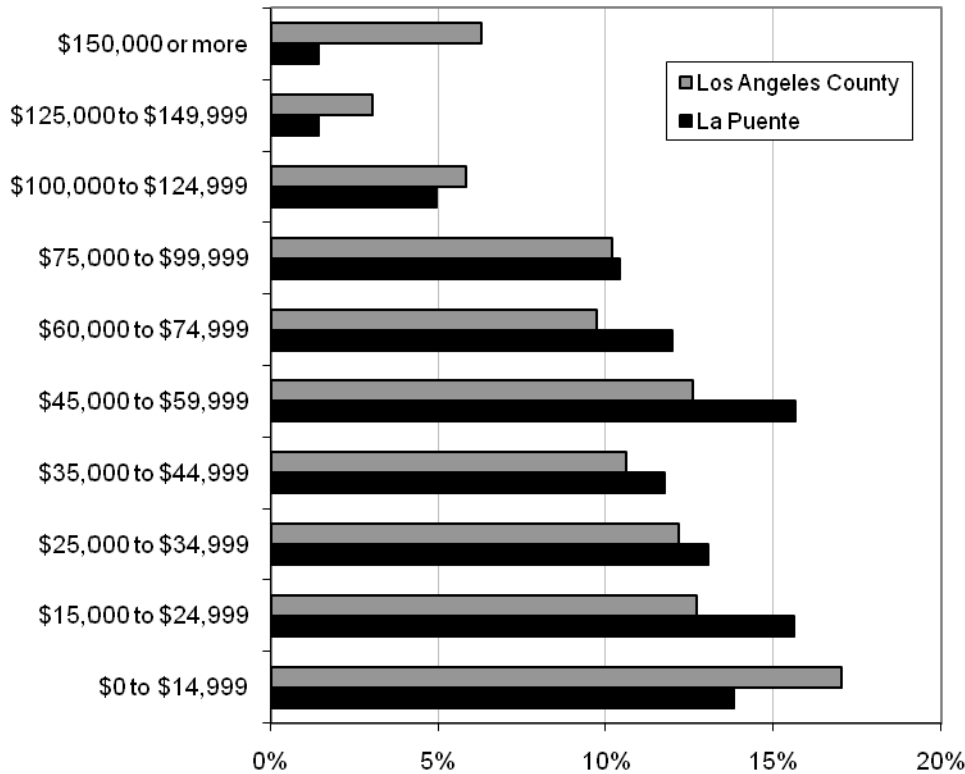
low- and moderate-income households have a more limited choice in the housing they can afford.

The median household income in La Puente in 2000 was \$41,222, slightly below the median household income for Los Angeles County (\$42,189). **Figure 3** shows that, in comparison with the County, La Puente has a smaller proportion of the very poorest residents earning less than \$15,000 per year. The middle class, on the other hand, makes up a larger percentage of La Puente than it does in the County as a whole. In every income category from \$15,000 to \$99,999 per year, the City has a proportion greater than that of the County. In the wealthiest categories where households are earning more than \$100,000 per year, however, the trend reverses.

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 between 0 and 30 percent of AMI
- Very Low-Income Households earn between 31 and 50 percent of AMI
- Low-Income Households earn between 51 and 80 percent of AMI
- Moderate-Income Households earn between 81 and 120 percent of AMI
- Above Moderate-Income Households earn over 120 percent of AMI

Figure 3
Household Income Distribution, 2000



Source: U.S. Census 2000

The CHAS special Census tabulations developed for HUD provide a specific breakdown of household income adjusted for family size. As shown in **Table 6**, moderate- and above-moderate-income households comprise the largest share of all households, though the percentage of this category (54.4 percent) is somewhat less than that of the County (59.9 percent). Low-income households comprise the second largest category. According to the 2000 CHAS, over 11 percent of the City's total households are classified as extremely low income (0-30 percent of AMI), 14 percent are classified as very low income (31-50 percent of AMI), and nearly 20 percent were classified as low income (51-80 percent AMI). The County slightly outpaces La Puente at both ends of the income spectrum, with somewhat higher percentages of moderate/above-moderate incomes as well as of extremely low incomes. The trend is reverse in the very low- and low-income categories, where the City has slightly larger proportions than the County.



Table 6
Households by Income Category

Household Type	Extremely Low- Income (0-30%)	Very Low- Income (31- 50%)	Low-Income (51-80%)	Moderate/Above Moderate- Income (81%+)
La Puente	11.6% (1,092 households)	14.0% (1,315 households)	19.9% (1,873 households)	54.4% (5,112 households)
Los Angeles County	13.2%	11.3%	15.6%	59.9%

Source: HUD CHAS Data Book, 2004 (Based on 2000 Census)

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 40 percent earning 50 percent or less of the median income for the County. This was a major difference between renter and owner households, as the proportion of owners earning less than half the median income was only 16 percent. Elderly renters are shown to be in the most precarious financial situation, with nearly two-thirds earning less than 50 percent of the median income.

Table 7
Tenure by Income Category by Household

Household Type	Extremely Low- Income (0-30%)	Very Low- Income (31-50%)	Low- Income (51-80%)	Moderate- /Above Moderate- Income (81% +)
Renter-Occupied Households				
Elderly (62+ years)	34.1%	31.9%	12.7%	21.4%
Small Families (2-4 persons)	18.6%	20.3%	24.7%	36.4%
Large Families (5+ persons)	17.8%	21.6%	24.4%	36.3%
Others	16.5%	13.9%	18.7%	50.9%
Total Renters	19.6%	21.2%	22.7%	36.5%
Owner-Occupied Households				
Elderly (62+ years)	12.8%	17.4%	25.3%	44.5%
Small Families (2-4 persons)	5.2%	7.3%	15.3%	72.2%
Large Families (5+ persons)	4.6%	8.6%	18.8%	68.0%
Others	13.5%	6.7%	12.4%	67.4%
Total Owners	6.5%	9.4%	18.2%	65.9%
Total Households	11.6%	14.0%	19.9%	54.4%

Source: HUD CHAS Data Book, 2004 (Based on 2000 Census)



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 the 2000 Census, an estimated 15,032 employed persons resided in La Puente. This number was slightly down from 1990, when 15,750 residents reported having jobs. This drop is significant, especially considering that the City’s overall population grew by over 4,100. The drop may be partly due to the increase in school age and senior populations, which are less likely to be employed.

Table 8 shows the type of occupations held by La Puente residents. Between 1990 and 2000, there was an increase in the proportion of residents in service occupations and a decrease in construction and maintenance jobs. This is an important trend, as service occupations have the lowest earnings (Table 7). At the same time, there was a large increase in the number of Production/Transportation jobs, which may be a result of the tremendous expansion of the volume at the ports of Los Angeles and Long Beach during the 1990s. La Puente residents proportionally hold much fewer managerial/professional jobs than County residents as a whole (15 percent compared to 33 percent), and about the same amount of service occupations (16 percent compared to 17 percent).

**Table 8
Employment by Occupation**

Occupation	1990		2000	
	Employees	% of All Jobs	Employees	% of All Jobs
Managerial/Professional	2,057	13%	2,311	15%
Sales and Office	4,814	31%	3,611	24%
Service Occupations	1,911	12%	2,473	16%
Production/Transportation	3,322	21%	4,934	33%
Construction/Maintenance	3,403	22%	1,686	11%
Farming, Forestry, Fishing	243	2%	17	0%
Total Jobs	15,750	100%	15,032	100%

Source: U.S. Census 1990 and 2000

SPECIAL NEEDS GROUPS

Certain groups have more difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income earning potential, 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 housing of persons with special needs.

Elderly

According to the 2000 Census, 3,148 senior residents lived in La Puente, representing 8 percent of the population. This was a 931 person (42 percent) increase over the 1990 Census figures. The City had 1,236 senior households,² of which nearly 30 percent were renters and just over 70 percent were homeowners.

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. This fact is supported by the 2000 Census which reported that 9 percent of all elderly households, or 150 households, were below the poverty level. The proportion of elderly households in poverty dropped slightly, from 10 to 9 percent, between Census 1990 and 2000, though the actual number increased from 124 to 150.

Disabled

Both mentally and physically disabled residents face housing access and safety challenges. Disabled people, in most cases, are of limited incomes, often receiving Social Security income only, with housing costs taking the majority of their monthly income. Because people with disabilities spend a higher percentage of income on housing, overcrowding is frequent as housing expenses are shared with others, oftentimes live-in caretakers. In addition, the adults often have the problems of securing and paying for childcare. They may have the further burden of obtaining an education or training for themselves to increase their incomes and their ability to find affordable housing. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.).

² Households of one or two people. Source: 2004 HUFDC CHAS Data Book (based on U.S. Census 2000)

California State Code Title 24 requires all multiple-family residential developments of three or more units, and stacked condominium developments of four or more units, to be accessible to disabled persons. However, because Title 24 regulations were not in effect at the time that many of the City's housing units were constructed, it is likely that there exists a shortage of housing units accessible to people with disabilities.

Many La Puente residents have personal disabilities that prevent them from working, restrict their mobility, or make it difficult for them to care for themselves. In 2000, 21 percent of the population reported a disability, similar to the proportion at the County level (20 percent). Most strikingly, over half of the senior population (51 percent) reported a disability.

Table 9
Disability by Age, 2000

Age Group	Total Persons	Persons with a Disability	% of Total Age Group
5-15 Years	8,673	331	4%
16-64 Years	25,472	5,857	23%
Over 65 Years	3,145	1,604	51.0%
Total	37,290	7792	21%

Source: U.S. Census 2000

Families

State law identifies two specific family groups as having special housing needs: large families/households and families with female heads of households. The reasons for their special need status varies and may include lower income status, the presence of children, and the need for financial assistance, as well as the available of suitably sized housing.

Table 10
Special Needs Households, 2000

Characteristics	Large Households	Female-Headed Households	Female-Headed Households with Children
Total Households	3,836	1,655	843
% of all households	41%	17%	9%
Renters	35%	50%	69%
Owners	65%	50%	31%

Source: U.S. Census 2000

Large Households

In general, 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 are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in time, accelerating unit deterioration.

The 2000 Census reported 3,836 large households (five or more members) in La Puente, of which 65 percent owned a home. These households are usually families with more than two children or families with extended family members such as in-laws or grandparents living in the same housing unit. According to CHAS data, 72 percent of large-family owners and 91 percent of large-family renters experienced one or more housing problems. Housing problems include overcrowding, cost burden, and substandard conditions.

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.

In 2000, 1,655 female-headed households lived in La Puente, representing 17 percent of all households. Female-headed households with children made up nine percent of all households.

Farmworkers

According to the 2000 Census, only 17 residents of La Puente have jobs in the "Farming, Forestry and Fishing" 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 companies. The City of La Puente is urbanized; no farming operations exist in the City. As such, the City has no need for farmworker housing, and the affordable housing needs of those who hold "Farming, Forestry and Fishing" occupations can be accommodated under programs such as Section 8.

Homeless Persons

The 2007 Greater Los Angeles Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA) revealed a population of approximately 73,000 homeless in Los Angeles on a single night survey. The study projected that 141,737 are homeless annually in Los Angeles



County.³ In La Puente, LAHSA estimates that there are approximately 222 homeless persons on City streets on a given night. This statistic is an estimate and should be used with caution, as the potential margin of error is likely high, as recognized by LAHSA, whenever the data are presented at the city level.⁴

The most reliable source of information on homelessness in the City of La Puente is the East San Gabriel Valley Coalition for the Homeless (ESGVCH). This non-profit organization 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. According to ESGVCH, approximately 281 individual homeless persons citing La Puente as their place of residence have utilized their services during the past year.

The ESGVCH provides its services to the area's homeless and at-risk populations through a series of facilities. These facilities include 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.

Rather than attempting to establish its own competing programs and facilities, the City of La Puente relies upon the services provided by ESGVCH. The City has allocated CDBG funds to financially assist the operations of the ESGVCH, which appears to adequately serve the needs of the local homeless population.

Housing Profile

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

³ Los Angeles Homeless Services Authority, 2007 Greater Los Angeles Homeless Count, October 2007.

⁴ "The statistical confidence level for the Los Angeles Continuum of Care is 95% with a 7.5% margin of error. When these data are applied to a city level, the confidence level and potential margin of error increases, in some cases significantly. As a result, the regional and political subdivision numbers should be utilized with these limitations in mind, and are provided as a consideration to the many constituencies that make up the Los Angeles Continuum of Care." 2007 Greater Los Angeles Homeless Count. Los Angeles Homeless Services Authority, 2007.



Housing Stock

Residential construction activities in the City have remained relatively moderate since its incorporation in 1958. Due to its limited land area and the built-out nature of the community, the residential development which has taken place has primarily consisted of infill or replacement development. During the 1990s, when the residential real estate market had a significant decline, housing growth in La Puente, at 4.0 percent, nevertheless slightly outpaced that of surrounding communities and the County as a whole, at 3.4 percent (Table 11). In the overheated market from 2000 to 2007, however, the City’s housing stock increased only 0.4 percent compared with 3.5 percent in the County. This trend illustrates the scarcity of developable residential land in the community.

Table 11
Housing Unit Growth

Jurisdiction	1990	2000	2007	Percent Change 1990-2000	Percent Change 2000-2007	Percent Change 1990-2007
Whittier	28,758	28,958	29,006	0.7%	0.2%	0.9%
West Covina	31,163	32,058	32,797	2.9%	2.4%	5.2%
La Puente	9,285	9,660	9,699	4.0%	0.4%	4.5%
Diamond Bar	17,664	17,959	18,276	1.7%	1.8%	3.5%
South El Monte	4,867	4,724	4,774	-2.9%	1.0%	-1.9%
Los Angeles County	3,163,310	3,270,909	3,382,356	3.4%	3.5%	6.9%

Source: CA Department of Finance, 2007

Housing Types

La Puente was developed as a community of single-family dwelling units and has primarily remained such. Although multiple-family residential construction accelerated during the 1970s and 1980s it slowed from the 1990s on. Of the 39 units built in the City from 2000 to 2007, only five of them were multi-family. Single-family structures now make up 72% of the City’s housing stock, with multi-family comprising nearly 27% and mobile homes filling out the remaining one percent.

La Puente's housing supply is somewhat different than that of Los Angeles County as a whole. As is illustrated by the census and DOF figures shown in Table 12, La Puente has a higher percentage of single-family dwellings (72 percent for the City as compared to 55 percent for the County) and a lower percentage of mobile homes (1 percent for the City as compared to 2 percent for the County).

Table 12
Housing Unit Types

Housing Type	1990		2000		2007		2000-2007 Percent Change in Units
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	
Single-Family Detached	--	--	6330	65.5%	6,362	65.6%	0.5%
Single-Family Attached	--	--	640	6.6%	642	6.6%	0.3%
Total Single-Family	6,678	71.9%	6970	72.2%	7,004	72.2%	0.5%
Multi-Family 2-4 Units	--	--	340	3.5%	340	3.5%	0.0%
Multi-Family 5+ Units	--	--	2241	23.2%	2,246	23.2%	0.2%
Total Multi-Family	2,524	27.2%	2581	26.7%	2,586	26.7%	0.2%
Mobile Homes, Trailer & Other	83	0.9%	109	1.1%	109	1.1%	0.0%
Total	9,285	100.0%	9660	100.0%	9,699	100.0%	0.4%

Source: CA Department of Finance, 1990 and 2007

Tenure

Housing tenure refers to whether a unit is occupied by its owner or by a renter. **Table 13** shows that the ratio of owners to renters in La Puente remained steady between 1990 and 2000, with roughly two-thirds of La Puente residents owning the home in which they live. This speaks to the stability of the City's residential neighborhoods. The City's housing stock was developed with the intention of providing reasonably priced, detached single-family home ownership opportunities. It remains owner-predominate today, with only 39% of units in La Puente occupied by renters.

Table 13
Tenure and Vacancy

Tenure	1990		2000		
	Number	Percent of Total	Number	Percent of Total	Percent Change
Total Occupied	9019	100.0%	9461	100.0%	4.9%
Owner Occupied	5495	60.9%	5760	60.9%	4.8%
Renter Occupied	3524	39.1%	3701	39.1%	5.0%
Vacancy Rate			1990	2000	



Table 13
Tenure and Vacancy

Rental	4.2%	1.3%
Owner	0.9%	1.2%
Overall Vacancy Rate	2.9%	2.1%

Source: U.S. Census 1990 and 2000

Vacancy

The vacancy rate indicates a relationship between supply and demand. Four percent is considered to be a healthy vacancy rate – one that permits sufficient choice among a variety of housing units – though a healthy rate can be as low as two percent for ownership units and as high as five to six percent for rental units. A limited vacancy rate is an indication that demand for housing is outpacing supply and usually results in higher housing costs, reducing housing opportunities for lower-income households.

The 2007 vacancy rate of 2.1% reported by the Department of Finance (**Table 13**) was lower than the 3.6% optimum vacancy rate (**Table 14**) for the ratio of owner to rental housing that exists in La Puente. This low rate may indicate a lack of housing choice for some individuals in the community.

Table 14
Weighted Optimum Vacancy Rate

% Owner	60.9%
% Renter	39.1%
Max Ideal Owner Vacancy Rate	2.0%
Max Ideal Renter Vacancy Rate	6.0%
Weighted Optimum Rate	3.6%

Source: U.S. Census 2000

HOUSING ISSUES

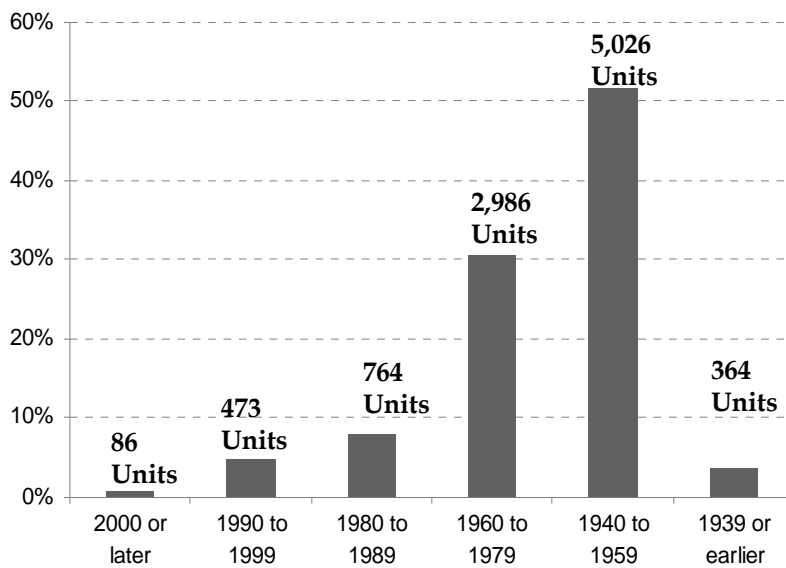
Housing Condition

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 **Figure 4**. As of 2007, approximately 86 percent of all the housing units in the City were built before 1980. Fifty-six percent 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. Only about six percent of the units in La Puente were built between 1990 and 2007. City staff has confirmed that there are no housing units in need of demolition due to housing conditions.

The City offers both deferred loans as well as outright grants to qualifying homeowners as part of its Housing Rehabilitation Program. In fiscal years 2005 through 2007, the City made \$520,000 in construction loans to 26 people and gave out \$170,000 in construction grants to 34 people. An additional 34 people were given \$2,000 grants each for the testing, abatement and clearance of asbestos and lead hazards.

Figure 4
Age of Housing Stock



Source: U.S. Census 2000, California Department of Finance 2007 data

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.

Table 15 shows the high incidence of overcrowding in La Puente. As indicated by the 2000 Census, nearly 40 percent of all housing units in the City were overcrowded, with almost 25 percent severely so. Though rates of moderate overcrowding (1-1.5 persons per room) are roughly equal for renter- and owner-occupied units, severe overcrowding is much more pronounced for renter households. Nearly 37 percent of all renter-occupied units are severely overcrowded, while only 16.8 percent of owner-occupied units are.

According to the 1990 Census, 32.5 percent of all households in the City were overcrowded, which means that the problem worsened measurably between 1990 and 2000. The City’s 2000 overcrowding rate of 39.5 percent was also significantly higher than the rate for the County as a whole, which was 23 percent. The City has resources in place to address overcrowded conditions. Because most new developments in La Puente consist of 3-and 4-bedroom units, encouraging overall residential development and removing constraints to development are important goals. The primary financial resource available to assist overcrowded households is funding through the residential rehabilitation programs. The programs can provide financial assistance for the construction of bedroom additions to eliminate overcrowding conditions. To further encourage the use of this valuable resource, the City will expand marketing of this program to target households living in crowded conditions.

Table 15
Overcrowding by Tenure – 2000

	Housing Units	% of all Housing Units	% of all Renter Units	% of all Owner Units
Overcrowded (1 - 1.5 persons/room)	1,410	14.9%	14.8%	15.0%
Severely Overcrowded (>1.5 persons/room)	2,323	24.6%	36.5%	16.8%
Total Overcrowded (>1 persons/room)	3,733	39.5%	51.3%	31.8%

Source: U.S. Census 2000

Housing Costs

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

Ownership Housing

The median La Puente home price in October 2007 was \$400,000. This was over 13 percent lower than the median price in October 2006. (This figure reflects a sample size of 32 units sold.) While much of the region is expected to see home prices decline following the sub-prime mortgage market collapse of 2007, overall home sale prices throughout Southern California are expected to continue to be dramatically higher than in 2000. The median home price in Los Angeles County as a whole was \$100,000 higher than in La Puente, and had only seen a drop of nearly five percent from the previous year, from \$525,000 to \$500,000.

According to DataQuick, only one condominium sold in La Puente in October, 2007, for \$330,000.

Table 16
Los Angeles County Median Home Prices

County/City/Area	Oct. 2007	Oct. 2006	% Change
La Puente	\$400,000	\$460,000	-13.04%
Whittier	\$450,000	\$499,750	-9.95%
South El Monte	\$420,000	\$494,000	-14.98%
Diamond Bar	\$562,000	\$570,000	-1.40%
Los Angeles County	\$500,000	\$525,000	-4.76%

Source: DataQuick Information Systems

Rental Housing

According to the Census, 39.1 percent of La Puente households live in rental housing. In December 2007, rents in La Puente ranged from \$950 to \$1,025 for a one-bedroom unit, between \$1,135 and \$1,300 for a two-bedroom unit, and between \$1,495 and \$1,850 for a three-bedroom unit.⁵ These rents generally fall within the range of HUD-determined fair market rents for the County of Los Angeles (Table 17).

⁵ Search conducted on December 19, 2007 on Move.com, Everyaptnmapped.com, and Apartmenthunterz.com.



Table 17
2008 Los Angeles County Fair Market Rents

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$863	\$1,041	\$1,300	\$1,746	\$2,101

Source: HUD User 2008

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 18 shows the connection between income, household type, and cost burden. The proportion of households experiencing cost burden declined significantly as income increased. Overall cost burden was more prevalent among renter households in all income categories. In particular, extremely-low-income large family renters (90 percent) and very-low-income large family renter households (85 percent) had the highest proportion of cost burden compared with the proportion experiencing cost burden citywide (34 percent). Significantly, a lower proportion of extremely low-income renters experienced housing cost burden as compared to very-low- and low-income renters. This is likely due to increased subsidies available to those of extremely low income.

Table 18
Experiencing Housing Cost Burden

Household Type	Extremely Low-Income (0-30%)	Very Low-Income (31-50%)	Low-Income (51-80%)	Moderate -/Above Moderate Income (81% +)	All Income Categories
Renter-Occupied Households					
Elderly (62+ years)	66%	20%	38%	13%	37%
Large Families (5+ persons)	90%	85%	28%	0%	41%
Total Renters	76%	69%	39%	2%	39%
Owner-Occupied Households					
Elderly (62+ years)	38%	31%	27%	8%	21%
Large Families (5+ persons)	70%	84%	63%	12%	31%
Total Owners	63%	63%	57%	16%	31%
Total Households	72%	67%	49%	13%	34%

Source: HUD CHAS Data Book, 2004 (Based on 2000 Census)

Affordability

Affordability is determined by comparing the cost of housing to the income of local households. High housing costs in Los Angeles County impact communities far beyond the affordability problem. The lack of affordable housing contributed to high levels of housing cost burden, overcrowding, and even homelessness. In assessing housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income level (AMI) adjusted by family size and income level:

Calculation of Affordable Housing Cost

	Owner	Rental
Extremely Low (0-30% AMI)	30% of 30% AMI	30% of 30% AMI
Very Low (0-50% AMI)	30% of 50% AMI	30% of 50% AMI
Lower (51-80% AMI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% AMI)	35% of 110% AMI	30% of 110% AMI



Using these updated affordability thresholds, current housing affordability, at the County level, can be estimated for the various income groups (Table 19).

Table 19
Housing Affordability

Income Group	AMI adjusted by size	Affordable Payment		Housing Costs		Maximum Affordable Price		
		Renter	Owner	Utilities	Taxes & Insurance	Home	Rental	
Extremely Low (0-30% AMI)								
	30% AMI							
One Person	\$11,880	\$297	\$297	\$50	\$80	\$29,357	\$247	
Small Family	\$15,270	\$382	\$382	\$100	\$90	\$33,708	\$282	
Four Person Family	\$16,950	\$424	\$424	\$125	\$95	\$35,817	\$299	
Large Family	\$18,300	\$458	\$458	\$150	\$100	\$36,476	\$308	
Very Low (30-50% AMI)								
	50% AMI							
One Person	\$19,800	\$495	\$495	\$85	\$115	\$51,858	\$410	
Small Family	\$25,450	\$636	\$636	\$125	\$130	\$67,020	\$511	
Four-Person Family	\$28,250	\$706	\$706	\$175	\$140	\$68,778	\$531	
Large Family	\$30,500	\$763	\$763	\$200	\$145	\$73,392	\$563	
Lower (50-80% AMI)								
	60% AMI	70% AMI						
One Person	\$23,760	\$27,720	\$594	\$693	\$100	\$165	\$75,238	\$494
Small Family	\$30,540	\$35,630	\$764	\$891	\$150	\$190	\$96,816	\$614
Four-Person Family	\$33,900	\$39,550	\$848	\$989	\$200	\$210	\$101,738	\$648
Large Family	\$36,600	\$42,700	\$915	\$1,068	\$250	\$220	\$105,034	\$665
Moderate (81-120% AMI)								
	110% AMI							
One Person	\$43,560	\$1,089	\$1,271	\$100	\$215	\$167,967	\$989	
Small Family	\$55,990	\$1,400	\$1,633	\$150	\$260	\$214,998	\$1,250	
Four-Person Family	\$62,150	\$1,554	\$1,813	\$200	\$280	\$234,277	\$1,354	
Large Family	\$67,100	\$1,678	\$1,957	\$250	\$300	\$247,351	\$1,428	

Notations:

1. Small Family = 3 persons; Large Families = 5 persons
 2. Property taxes and insurance based on averages for the region
 3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 6.5%, 30-year mortgage, and monthly payment 30% of gross household income
 4. Based on Los Angeles County AMI \$56,500 and 2007 HCD State Income Limits
 5. Monthly affordable rent based on payments of no more than 30% of household income
- Definition of affordable housing cost per Health and Safety Code Section 50052.5



Comparing housing costs and maximum affordable prices for low-income households shows that low-income households are being priced out of the Los Angeles County rental and ownership market. Given the median home prices presented in **Table 16**, single-family home ownership is beyond the reach even of most moderate-income households. Even condominiums are likely to be too expensive to be bought without incurring a cost burden.

In the rental market, extremely low-income households generally cannot afford the market rents in La Puente without paying more than 30 percent of their income. While some low-income households may be able to afford one-bedroom units in the City, such units are too small for large households. Moderate-income large families may be able to afford a modestly priced three-bedroom home without incurring a cost burden.

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 ever-present 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,⁶ the HUD contract administrator for the Los Angeles area, none of the owners of the four project-based Section 8 buildings in La Puente had given notice of intent to withdraw from the program as of December 2007.

⁶ 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.



None of the four subsidized properties listed in **Table 20** is owned by a non-profit, increasing the eventual risk of conversion to market rate. Three of them are owned by for-profit companies and the fourth, Amar Plaza, is a cooperative, jointly owned by the tenants of the property. According to the manager of Amar Plaza, each prospective tenant has to put up just under \$20,000 per household, in exchange for which they receive a share in the corporation that owns the building, as well as the right to rent a two- or three-bedroom unit at a rate significantly below market. In addition to the Section 8 funding, the building’s mortgage is also subsidized under Section 236. This portion of the mortgage is close to being paid off, however, meaning that affordability of the units in the building would only be guaranteed by the short-term Section 8 contract. The coming expiration of the Section 236 restrictions and the building’s cooperative ownership structure make it quite possible that it will be converted to condominiums in the near future. The tenants, as owners of the corporation, would of course have to approve any such conversion, but such approval seems likely given the probable buyout amount to be offered by a converter, especially when compared with an initial investment of \$20,000.

Table 20
Subsidized Dwelling Units

Project Name	Tenant Type	Total Units	# of Affordable Units	Funding Program	Earliest Conversion Date
Amar Plaza 15622 Amar Rd.	Family	96	42	LMSA , Section 236	12/31/2007
La Villa Puente Apartments 17351 E Main St.	Family	121	119	LMSA	5/31/2009
La Puente Park Apartments 14714 E. Pritchard St.	Family	132	132	Preservation, Low Income Housing Tax Credit	6/30/2008
Nantes Manor 775 Nantes Ave.	Family	40	40	Sec 8 NC , Section 221(d)	7/7/2009

Source: HUD Section 8 Database, Special Report: Low Income Housing Tax Credit Properties in California (Housing Trust, April 2007)

At-Risk Units

Over the next ten years (2008-2018), all four federally assisted developments in La Puente, which provide 333 affordable units, have expiring affordability covenants (**Table 20**). Three of these projects - La Villa Puente Apartments, La Puente Park Apartments, and Nantes Manor



- are owned by for-profit corporations (La Villa Puente is a limited-dividend corporation). It is unknown at this time whether the owners will renew the Section 8 contracts for these properties or not. The fourth development, Amar Plaza, is cooperatively owned by its tenants, as described above. This development is very likely to convert to market-rate units over the next decade.

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 developers and housing organizations
- Providing rental assistance to renters through other funding sources
- Purchase affordability covenants
- Refinance mortgage revenue bonds

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 actually 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 City will 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 properties indicate plans to convert to market rate, the City will contact qualified entities to explore transfer of ownership options. The entities will be select from the State's list of qualified entities to acquire/manage affordable housing and may include Jamboree Housing Corporation which is identified by the State as a qualified entity, have knowledge of La Puente based on previous developments.



In La Puente, the estimated value for the 333 affordable units in the at-risk projects is evaluated in **Table 21**. The current market value for all affordable, at-risk units is estimated to be over \$42.6 million.

Table 21
Market Value of At Risk Projects

Project Units	Units at Risk
0-bdrm	0
1-bdrm	24
2-bdrm	156
3-bdrm	125
Total	333
Annual Operating Costs	(\$1,225,500)
Gross Annual Income	\$5,106,780
Net Annual Income	\$3,881,280
Market Value	\$42,694,080

1. Median Rent: Studio = \$800, 1-bed = \$1,050, 2-bed = \$1,300, 3-bed = \$1,650
2. Average Size: Studio = 500 sqft, 1-bed = 650 sqft, 2-bed = 800 sqft, 3-bed = 900 sqft
3. 5% vacancy rate and annual operating expenses per square foot = \$5.00
4. Market value = Annual net project income * multiplication factor
5. Multiplication factor for a building in moderate condition = 11

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. Given the mix of unit sizes of the at-risk developments, the total annual subsidy to maintain the 333 at-risk units is estimated at between \$900,000 and \$4.1 million, depending on the level of affordability of the units. **Table 22** shows the calculation, assuming that all units are affordable to moderate-income households, while **Table 23** shows the calculation for very low-income households.

Table 22
Rent Subsidies Required to Preserve At-Risk Rental Units
(assumes all units are moderate income)

Unit Size	Total Very Low-Income Units	Per Unit Subsidy	Total Low-Income Units	Per Unit Subsidy	Total Moderate-Income Units	Per Unit Subsidy	Total Annual Subsidy
0-bdrm	0	\$5,436	0	\$4,248	0	\$0	\$0
1-bdrm	0	\$7,212	0	\$5,856	24	\$0	\$0
2-bdrm	0	\$10,065	0	\$8,538	156	\$903	\$140,868
3-bdrm	0	\$14,877	0	\$13,182	125	\$4,707	\$588,375
4-bdrm	0	\$18,462	0	\$16,632	28	\$7,482	\$209,496
Total	0		0		333		\$938,739

Source: Hogle-Ireland, Inc.

Table 23
Rent Subsidies Required to Preserve At-Risk Rental Units
(assumes all units are very low income)

Unit Size	Total Very Low-Income Units	Per Unit Subsidy	Total Low-Income Units	Per Unit Subsidy	Total Moderate-Income Units	Per Unit Subsidy	Total Annual Subsidy
0-bdrm	0	\$5,436	0	\$4,248	0	\$0	\$0
1-bdrm	24	\$7,212	0	\$5,856	0	\$0	\$173,088
2-bdrm	156	\$10,065	0	\$8,538	0	\$903	\$1,570,140
3-bdrm	125	\$14,877	0	\$13,182	0	\$4,707	\$1,859,625
4-bdrm	28	\$18,462	0	\$16,632	0	\$7,482	\$516,936
Total	333		0		0		\$4,119,789

Source: Hogle-Ireland, Inc.

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 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, the City can ensure that some or all of the units 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 \$200,000 for a multi-family unit, the cost of replacing all 333 affordable, at-risk units would be approximately \$67 million.

Estimates of Housing Need

Several factors influence the degree of demand, or “need,” for housing in La Puente. The four major needs categories considered in this element are:

- Housing needs resulting from population growth, both in the City and the surrounding region;
- Housing needs resulting from the overcrowding of units;
- Housing needs that result when households pay more than they can afford for housing; and
- Housing needs of “special needs groups” such as the elderly, large families, female-headed households, households with a disabled person, farmworkers, and the homeless.

Table 24
Summary of Existing Housing Need

Overpaying Households		Special Needs Groups	
Renter	1,442	Elderly Households	1,236
Owner	1,785	Disabled Persons	7,792
Total	3,227	Large Households	3,804
Extremely Low-Income (0-30% AMI)	783	Female Headed Households	1,655
Very Low-Income (31-50% AMI)	880	Female Headed Households with Children	843
Low-Income (51-80% AMI)	918	Farmworkers	17
Overcrowded Households		Homeless ⁷	112
Renter	1,902		
Owner	1,831	Affordable Units At-Risk of Conversion	333
Total	3,733		

Source: 2000 Census, 2000 CHAS

CHAS data, developed by the Census for HUD, provides detailed information on housing needs (e.g. housing cost burden) by income level for different types of households in La Puente. The CHAS defines housing problems to include:

- Units with physical defects (lacking complete kitchen or bathroom)
- Overcrowded conditions (housing units with more than one person per room)
- Housing cost burden, including utilities, exceeding 30% of gross income
- Severe cost burden, including utilities, exceeding 50% of gross income

⁷ Los Angeles Homeless Services Authority (LAHSA) Census Tract estimate, 2007. Estimate breakdown - 71 = street count projection, 41 = general population telephone survey projection (to find homeless living on private property). The statistical confidence level for the Los Angeles Continuum of Care (includes all of LA County except for the cities of Glendale, Pasadena, and Long Beach) is 95% with a 7.5% margin of error. When these data are applied to a more granular level, i.e., supervisorial district, city council district, or city within Los Angeles County, the confidence level decreases and the potential margin of error increases, in some cases significantly.

Table 25
Housing Assistance Needs of Low-Income Households

Household by Type, Income and Housing Problem	Renters			Owners			Total Households
	Elderly	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low- Income (<30% AMI)	126	233	720	111	108	372	1092
% with any housing problems	65.9%	100.0%	82.9%	37.8%	100.0%	75.3%	80.3%
% Cost Burden >30%	65.9%	89.7%	76.1%	37.8%	69.6%	63.2%	71.7%
% Cost Burden >50%	46.0%	77.3%	66.9%	20.7%	69.6%	57.0%	63.6%
Very Low-Income (>30 to 50% AMI)	118	283	777	151	215	538	1315
% with any housing problems	71.2%	98.6%	87.4%	31.1%	93.0%	67.8%	79.4%
% Cost Burden >30%	20.3%	84.5%	69.4%	31.1%	83.7%	63.4%	66.9%
% Cost Burden >50%	0.0%	20.8%	19.4%	25.8%	72.1%	53.7%	33.5%
Low-Income (>50 to 80% AMI)	47	319	832	219	469	1,041	1,873
% with any housing problems	78.7%	95.3%	81.5%	31.1%	93.0%	67.8%	79.4%
% Cost Burden >30%	38.3%	27.9%	39.1%	31.1%	83.7%	63.4%	66.9%
% Cost Burden >50%	8.5%	0.0%	4.6%	25.8%	72.1%	53.7%	33.5%
Total Households	370	1,310	3,666	866	2,494	5,726	9,392
% with any housing problems	57.8%	91.3%	69.9%	20.6%	73.7%	52.6%	59.3%
% Cost Burden >30%	36.5%	41.0%	39.3%	20.6%	30.7%	31.2%	34.3%
% Cost Burden >50%	16.8%	18.2%	18.3%	11.1%	11.4%	13.0%	15.1%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Datebook, 2004 (Census 2000 data).

Specific households in La Puente had disproportionate housing needs. In general, renter-households had a higher level of housing problems (69.9 percent) compared to owner households (52.6 percent). Among the 370 elderly renter-households in the City, 291 or 79 percent are at or below 80 percent of Area Median Income. Nearly 58 percent of this category has one or more housing problems. Large renter families, which are by far the category most affected by housing problems, constitute about 14 percent of all households in the City. Over 91 percent of large renter families reported having some housing problems.

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. This share, known as the Regional Housing Needs Allocation (RHNA), is 504,758 new housing units for the 2008-2014 planning period. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of La Puente has a RHNA of 807 housing units to accommodate in the housing element period. The income distribution is as shown in **Table 26**.

Table 26
Regional Housing Needs Allocation 2008-2014

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low ⁸	0-50%	201	24.9%
Low	51-80%	124	15.4%
Moderate	81-120%	136	16.9%
Above Moderate	120%+	346	42.9%
Total	---	807	100%

⁸ State law allows local jurisdictions to use 50% of the very low income category to represent households of extremely low-income (less than 30 percent of the MFI).

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

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: \$111.73 to \$126.43 per sq. ft.
- Type V Wood Frame, Multi-Family: \$86.28 to \$90.83 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: \$94.06 to \$99.79 per sq. ft.

The unit costs for residential care facilities generally range between \$109 and \$150 per square foot. 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. The cost per square foot of a mobile home ranges from \$45 to \$55. A modular single family dwelling typically costs approximately 85 percent of what a typical wood-frame dwelling would cost.

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.

The price of land is can be the most significant component of housing development costs. 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 in La Puente and surrounding cities has risen



substantially over the past decade due to a decrease in the availability of vacant or otherwise developable land in the greater Los Angeles region. Current land costs in La Puente are similar to land costs in the neighboring cities of Covina, West Covina, Baldwin Park, and in County unincorporated areas. The land prices in **Table 27** are based on sales of vacant residential land in December 2007.

Table 27
Vacant Residential Land Sales, December 2007

Property located in City	Price	sf	Price per sf
Avocado Heights (LA County)			
	\$925,000	87,120	\$21.24
	\$533,333	32,670	\$12.24
Baldwin Park			
	\$1,065,590	36,750	\$24.46
Covina			
	\$1,000,000	74,052	\$22.96
	\$999,000	43,560	\$22.93
	\$2,279,528	16,797	\$52.33
	\$490,049	40,000	\$11.25
West Covina			
	\$990,000	43,560	\$22.73
	\$972,840	30,000	\$22.33
La Puente			
	\$2,504,282	15,620	\$57.49
Average Price per Square Foot			\$20.02
Average Price per Square Foot: Entitled			\$54.91

Source: MLS Listings, December 2007

Vacant land in La Puente and surrounding areas generally averages around \$20.00 per square foot; vacant land with full entitlement approvals averages over \$50.00 per square foot. The high cost of land is a contributing factor to the lack of affordable housing in Southern California, particularly in cities lacking vacant residentially zoned parcels, such as La Puente.

LAND AVAILABILITY

The City of La Puente is nearly built-out. There are few remaining parcels that have not been previously developed, and those that do remain are generally less than an acre in size. A survey of MLS listings in December 2007 revealed only one 0.36 acre vacant residentially zoned parcel in the City for sale. Therefore, the City will have to rely heavily on the recycling and intensification of existing residential uses in the future. This lack of

raw land is a significant constraint on the development of new housing. The costs and other complexities associated with the creation of new housing through the recycling of currently developed properties makes the provision of affordable housing even more difficult. However, smaller infill projects, as well as higher-density mixed-use development in the Downtown Business District, may be feasible projects to explore.

Labor Cost

The California Labor Code applies prevailing wage rates to public works projects exceeding \$1,000 in value. Public works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. State law exempts affordable housing projects from the prevailing wage requirement if they are financially assisted with only redevelopment housing set-aside funds. However, if other public funds are involved, which is often the case, prevailing wage rates may still apply. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

AVAILABILITY OF MORTGAGE AND REHABILITATION FINANCING

The availability of financing affects a person's ability to purchase or improve a home; the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions, and there is virtually nothing a local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs are an option available to some households to reduce mortgage requirements.

Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The availability of financing for a home greatly affects a person's ability to purchase a home or invest in repairs and improvements.

As shown in **Table 28**, a total of nearly 300,000 households applied for conventional mortgage loans to purchase homes in the Los Angeles-Long Beach-Glendale MSA during 2006, of which La Puente is a part. The data includes purchases of one- to four-unit homes, as well as manufactured



homes. Close to 90 percent of the loan applications were received from households that reported their income as above moderate-income (earning greater than 120 percent of Median Family Income [MFI]). Moderate-income households (80 to 120 percent of MFI) and lower-income households (less than 80 percent MFI) accounted for four percent and one percent, respectively. More than half of the applications were originated (approved by lenders and accepted by applicants) and nearly 23 percent were denied, with the remaining 26 percent of the applications withdrawn, closed for incompleteness, or not accepted by the applicants (see Table 28). As expected, the denial rate was lowest for the moderate- and upper-income groups.

Table 28
Disposition of Conventional Home Purchase Loan Applications
for the Los Angeles-Long Beach-Glendale MSA

Applicant Income	Total Apps.	% of Total	% Orig.	% Denied	% Other*
Lower- Income (<80% MFI)	3,533	1%	28.8%	33.3%	37.9%
Moderate-Income (80 to 120% MFI)	10,229	4%	44.9%	25.7%	29.4%
Upper-Income (>120% MFI)	260,014	89%	52.2%	22.8%	25.0%
All	291,366**	100% ⁹	51.2%	22.9%	25.9%

Source: Home Mortgage Disclosure Act (HMDA), 2006.

* "Other" includes applications approved but not accepted, withdrawn, and files closed for incompleteness.

**Totals do not sum to equal "all" due to the unavailability of income data for some applicants.

Origination rates can be expected to contract further, as a recent national survey conducted by the Federal Reserve found that 60 percent of banks responding reported they had tightened their lending standards for subprime mortgages. Additionally, 40 percent of responding banks said they had tightened lending standards for prime mortgages in the prior three months for people with the best credit records, while none reported easing standards.¹⁰

Government-backed lending represents a significant, although underutilized, alternative financing option for La Puente residents. Only 332 Los Angeles-area households applied for government-backed lending

⁹ Income data was unavailable for six percent of the applicants.

¹⁰ Sudeep Reddy, "Banks Hit Borrowers with Stricter Rules," The Wall Street Journal Online, 7 November 2007. Accessed February 2008 at <http://www.realestatejournal.com/buysell/mortgages/20071107-reddy.html>.

in 2006. Surprisingly, very few lower-income households took advantage of government-backed lending such as Fannie Mae and Freddie Mac, and the denial rate for low-income applicant households was higher than that for moderate- and upper-income applicants. Usually, low-income households have a much better chance of getting a government-assisted loan than a conventional loan. However, the recent lending market offered other loan options such as zero percent down, interest-only, and adjustable loans. As a result, government-backed loans have been a less attractive option for many households.

Table 29
Disposition of Government-Assisted Home Purchase Loan Applications
for the Los Angeles-Long Beach-Glendale MSA

Applicant Income	Total Apps.	% of Total	% Orig.	% Denied	% Other*
Lower-Income (<80% MFI)	34	10%	32%	29%	38%
Moderate-Income (80 to 120% MFI)	104	31%	51%	11%	38%
Upper-Income (>120% MFI)	185	56%	70%	10%	20%
All	332**	100% ¹¹	58%	13%	29%

Source: Home Mortgage Disclosure Act (HMDA), 2006.

* "Other" includes applications approved but not accepted, withdrawn, and files closed for incompleteness.

**Totals do not sum to equal "all" due to the unavailability of income data for some applicants.

Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5 percent can make a drastic difference in the annual income needed to qualify for a loan. In the recent past, La Puente and the country as a whole have experienced interest rates at historically low levels, enabling many households to purchase a home. These rates have risen over the past few years, and many households - particularly households with adjustable rate mortgages - have realized that they are unable to pay new mortgage rates. However, as the Federal Reserve lowered rates in September and October 2007, options for refinancing are again becoming an option. Even so, the availability and cost of capital required for pre-development costs for new housing, such as land purchase option money and project design and entitlement processing, as well as uncertainty in the larger housing market, remain a deterrent to development of affordable multi-family housing.

¹¹ Income data was unavailable for three percent of the applicants.



The recent increases in interest rates have also resulted in an increase in the number of foreclosures for households with sub-prime loans. In many cases, financing for these homes was made through the sub-prime credit market. Sub-prime loans are characterized by higher interest rates and fees than prime loans, and are more likely to include prepayment penalties. Los Angeles County reported the lowest overall increase in notices of default of any area in Southern California; however, this still represented an increase of 126 percent from the second quarter in 2006. The median increase for Southern California was 151 percent.

Table 30
Southern California Notices of Default

County/Region	2006Q2	2007Q2	Percent Change
Los Angeles	4,586	10,393	126.60%
Orange	1,255	2,984	137.80%
San Diego	1,778	4,383	146.50%
Riverside	2,287	6,648	190.70%
San Bernardino	1,839	5,141	179.60%
Ventura	452	1,059	134.30%
Southern CA*	12,271	30,828	151.20%

* Includes additional counties
Source: DataQuick June 24, 2007 News Release,
California Foreclosure Activity Continues to Rise

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) could have direct effects 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 residential development opportunities consistent with those allowed under the City's existing R-E, R-1, R-2, R-3, and R-4 zones.¹² It also introduced a new 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.

The Community Development Element includes a projection of the number of housing units that will exist at build out pursuant to the Land Use Plan. At build-out, 10,459 housing units can be accommodated in La Puente. According to the Census, 9,660 units existed in 2000. Department of Finance estimates indicate that the current housing stock is approximately 9,699 (reported in May of 2007). Thus, current land use policy allows for a maximum potential of another 760 units, although this number is flexible, depending upon the actual density yields of individual development projects.

¹² The City of La Puente is undergoing a Comprehensive Zoning Regulations update. Initial draft changes to the Zoning Regulations have been incorporated as much as possible, including changes in development standards for all zones and the consolidation of the R-S (Residential Suburban) Zone into R-1, and the R-VL (Multiple Residential) Zone into R-2.



Table 31
Residential Land Use Designations

General Plan Land Use Category	Corresponding Zone Districts	Maximum Densities	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	26 DU/acre	Higher-intensity apartments, planned unit developments, condominiums and townhomes.
Downtown Mixed-Use (MIX)	DBD	There is 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.

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

Source: City of La Puente General Plan

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 26 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.

Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Title 10 - Zoning 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.

**Table 32
Residential Development Standards**

Standards	R-E	R-1	R-2	R-3	R-4	PUD
Density (Units/Acre)	7	7	14	18	26	14
Minimum Lot Area	10,000 sf	6,000 sf	6,000 sf	12,000 sf	15,000 sf	15,000 sf
Minimum Lot Width	80 ft	60 ft	60 ft	80 ft	80 ft	20 ft
Minimum Lot Depth	125 ft	100 ft	N/A	N/A	N/A	50 ft
Lot Area per Dwelling Unit	N/A	N/A	1 unit per 3,000 sf of lot area	1 unit per 2,420 sf of lot area	1 unit per 1,675 sf of lot area	1,000 sf
Minimum DU Floor Area	1,550 sf	1,250 sf	1,000 sf + additional 70 sf for each bedroom in excess of two.	SFR/ Duplex: 850 sf Multi-family: Studio: 400 sf 1-bed: 650 sf 2-bed: 750 sf 3-bed: 820 sf 4-bed: 890 sf	SFR/Duplex: 850 sf Multi-family: Studio: 400 sf 1-bed: 650 sf 2-bed: 750 sf 3-bed: 820 sf 4-bed: 890 sf	1,000 sf; and an average of 1,250 sf throughout development
Horizontal Building Length	N/A	N/A	N/A	155 ft	155 ft	175 ft
Minimum Setbacks	Front: 20 ft Side: 5 ft Rear: 10 ft	Front: 20 ft Side: 5 ft Rear: 10 ft	Front: 20 ft Side: 5 ft Rear: 10 ft	Front: 20 ft Side: 5 ft Rear: 10 ft	Front: 15 ft Side: 5 ft Rear: 10 ft	N/A



Table 32
Residential Development Standards

Standards	R-E	R-1	R-2	R-3	R-4	PUD
Maximum Building Coverage	40%	45%	45%	50%	50%	80%
Maximum Building Height	25 ft or 2 stories ¹³	25 ft or 2 stories	25 ft or 2 stories	25 ft or 2 stories	25 ft or 2 stories	2 stories

Source: City of La Puente Comprehensive Zoning Regulations and Draft Revisions, 2007.

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 40 and 50 percent of the lot, leaving the remaining 60 to 50 percent for open space. Most of this open space is located within the required front and back yards.

Zones R-2, R-3, and R-4 require 100 square feet of open space for each one-bedroom dwelling unit, with the minimum dimension for the open yard or patio being 10 feet. If, however, the open space is provided through balcony space, the minimum dimension is 7 feet. For each dwelling unit with more than one bedroom, an additional one hundred square feet of open space per bedroom must be provided. The PUD zone requires a minimum of 200 feet for private open space. Zoning regulations also require that multi-family projects including eight or more units provide additional space for community recreation (common open space), at 200 square feet per dwelling unit. In the PUD zone, community recreation facilities must comprise at least 20 percent of the net project area.

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 33

¹³ Public notice (and notice of the impending two-story building mailed to all owners within a 250 foot radius of subject site) is required for buildings exceeding one story in the R-E and R-1 zone.

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 33
Parking Requirements

Type of Dwelling	Parking Requirements
Single-Family Dwelling	2 covered parking spaces per DU
Multiple-Family Dwelling Units ¹⁴	
One-bedroom unit	1 covered and ½ uncovered parking spaces per DU
Two- to Four-bedroom unit	2 covered and ½ uncovered parking spaces per DU
Planned development project	2 parking spaces and 1 guest parking space for every 4 units
Rooming and boarding houses	2 covered parking spaces for each 2 guest rooms
Convalescent, nursing and/or rest homes	1 open parking space for each 2 beds and/or residents and 1 for each vehicle used in the operation
Mobile home and/or trailer parks	2 open parking spaces on each trailer site and 1 guest parking space for each 2 trailer sites.

Source: City of La Puente Zoning Regulations, 2007.

Planned Residential Unit Developments

The planned residential unit development (PUD) zone is intended to allow greater design flexibility and to encourage well-planned developments. An unclassified use permit, tentative tract map, and final tract map are required to develop a planned residential unit development. The PUD zone permits single-family residential dwellings, accessory buildings and structures, similar community facilities related to a planned residential unit development, and the planned residential unit development. Public and private parks, open space, and recreational facilities are also permitted by right.

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, the City has provided expanded opportunities for different types of housing and increased densities. **Table 34** identifies the development standards for the two areas of the Downtown Business District that permit residential uses.

¹⁴ According to Title 10, multi-family housing containing eight or more units must provide an additional guest space for each eight dwelling units in the development.



These standards identified assume that a portion of the development contains residential uses.

**Table 34
Mixed-Use Development Standards**

Standards	DBD SP	
	Mixed-Use	Multi-Family
Maximum Density	There is 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 ¹⁵	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

¹⁵ 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.



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 DBD specific plan 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. However, Title 10 provisions for the DBD area differ on some development standards, including height restrictions. The City will revise Title 10, as part of a comprehensive update process recently initiated, to make the development standards for the Downtown Business District (DBD) consistent with the Downtown Business District Specific Plan. Alternatively, the City may eliminate the DBD zone and let the Specific Plan regulate development in the area.

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 standard for suburban communities in Los Angeles County and Southern California and do not impede the ability to develop housing at appropriate densities. **Table 34** lists the allowed location of specific uses. To better facilitate the understanding of housing types permitted in zones in the City, a matrix of approved uses in residential zones will be incorporated into the comprehensively updated Title 10.



Table 34
Permitted Uses in Residential Zones

Uses	R-E	R-1	R-2	R-3	R-4	DBBSP MIX	DBBSP Multi-family
One Family Homes	P	P	P	P	P	-	-
Two-Family Homes	-	-	P	P	P	-	-
Multi-Family Housing	-	-	P*	P	P	C	P
Alcohol Treatment Facility	C	C	C	C	C	-	-
Boarding Homes	-	-	-	P	P	-	P
Group Houses	-	-	-	P	P	-	P
Home Occupations	A*	A*	A*	A*	A*	C	A
Mobile Home on Permanent Foundation	-	P*	-	-	-	-	-
Mobile Home Park	C	C	C	C	C	-	-
Motels and Hotels	C	C	C	C	C	C	C
Planned Residential Unit Development	C	C	C	C	C	-	-
Rest Homes	-	-	-	P	P	-	P
Second units	A*	A*	A*	A*	A*	-	-
Senior Citizen Housing	-	-	-	SP	SP	-	C
SRO	-	-	-	-	-	C*	C
24-hour Foster care homes	P	P	P	P	P	-	P

P = Automatically permitted use

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.

SP = Use permitted with creation of a specific plan.

* = Use shall be subject to special conditions or specific restrictions as listed in this section.

- = Not a permitted use.

Source: La Puente Municipal Code, 2007

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. Multi-family developments in residential zones are subject to regulations related to the distance between buildings, as this distance is not permitted to be less than 15 feet. Additional privacy standards related to the placement of windows are also required in all multi-family housing projects.

Second Units

As indicated in Table 36, 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.
- The gross floor area for the accessory dwelling unit must not exceed 35 percent of the existing residence.
- Separate utility hookups are prohibited.
- The second unit must be compatible with the existing primary residence in terms of form, material, and architectural design.
- The unit must be attached to the primary residence; however, the entrance to the second unit must be located on a different building elevation than the main entrance of the primary residence.
- Second units must include one off-street parking space in a garage or carport. If there is more than one bedroom in an accessory dwelling unit, two parking spaces must be provided.

Section 10.60.020 of the Zoning Ordinance lists unclassified uses that are permitted with an unclassified use permit (akin to a conditional use permit) in La Puente. This section indicates that accessory dwelling units, or second units, require an unclassified use permit. However, as noted above, second units are permitted by right in all residential zones that permit single family homes. Because the section, which has not been modified to comply with current State law, may contribute to misunderstandings regarding City policy on second units, the City shall modify Title 10 to remove second units as a unclassified use from this section.

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 in the PUD, R-3, R-4, C-1, and C-2 zoning districts, subject to the preparation of a specific plan. The senior citizen housing project development standards are intended to provide a greater flexibility in design to promote a more desirable living environment and to encourage, due to the unique needs of senior citizens, a more creative and efficient approach to land development. The intent of requiring a specific plan is to foster flexibility to encourage efficient utilization of property and thereby reduce costs to the senior citizen resident. However, these aims could be achieved through a less onerous permitting process than a specific plan, and this issue will be addressed as part of the City's current comprehensive update of Title 10 (Program 13).

Developers have used this option to approve two large-scale senior housing developments in La Puente: the completed Sunny Garden

Specific Plan (1988) and the proposed Unruh Specific Plan-Pueblo Bonito (2007). Sunny Garden Specific Plan 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 June 2007 and will provide 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 will 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 is also permitted to be up to four stories tall, a full story taller than the underlying zoning would have permitted.

These developments were able to achieve substantially higher densities and concessions through the use of the specific plan process. However, the specific plan process can be expensive for developers of smaller parcels that will yield fewer units and thus can be considered a constraint to the development of smaller affordable senior housing projects. As noted above, the City will revise Title 10 to remove the requirement that senior housing projects prepare a specific plan. As an alternative, the City may add density bonus provisions to Title 10 that provide incentives to develop senior housing in the R-3 and R-4 zones.

In addition, the Downtown Business District Specific Plan conditionally permits senior housing. While the intent of the conditional use permit is to revise development standards to allow more density, the added requirement of a conditional use permit may be seen as discriminatory and a fair housing issue. The City will amend the Specific Plan to remove the requirement of a conditional use permit for senior citizen housing in the Downtown Business District and include specific development standards in the amended Specific Plan (Program 4)

Community Care Facilities

Title 10 does not define residential or community care facilities, nor indicate areas that they may be permitted. However, consistent with State law, the City facilitates the development of residential care facilities by treating licensed facilities that serve six or fewer persons as standard residential uses. The City also permits rest homes by right in the R-3, R-4, and Downtown Business District Specific Plan multi-family areas. As part of the comprehensive update of Title 10, the City will permit residential care facilities with more than six persons in the R-3 and R-4 zones, subject to some level of discretionary review.



Emergency and Transitional Housing

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. Title 10 does not currently address emergency housing. To facilitate the development of emergency housing and comply with State law, Title 10 will be amended to identify zone(s) to permit emergency shelters by right. Potential zones may include Commercial Manufacturing (CM) and/or Office Business Park (OBP) zones Combined, the CM and OBP zones encompass 21.5 acres of land. The properties in the CM zone are currently zoned for Light Manufacturing (M-1) but are being amended as part of the City's comprehensive zoning update currently underway. The change from M-1 to CM is in recognition that many uses in this area are transitioning to lighter manufacturing uses that include a commercial component. The proximity of the original M-1 zone to residential uses was also a consideration in the proposed zone change. The Office Business Park zone (located adjacent to the CM zone) was established to provide areas in the city within which administrative, professional, and business uses may be conducted with appropriate development standards to ensure high-quality developments and to minimize adverse impacts to adjacent uses. Due to the age of many businesses in these zones, the areas are ripe for recycling of uses. Emergency shelter conditions for approval will be clearly specified in Title 10, consistent with state law, and will be similar to conditions required for similar uses in the same zones.

Transitional housing provides longer-term housing (up to two years), coupled with supportive services such as job training and counseling, to individuals and families who are transitioning to permanent housing. Consistent with State law, transitional housing serving six or fewer people is considered a standard residential use and is permitted in all zones where residential uses are permitted. Transitional housing for more than seven people that is operated as a single-room occupancy development (SRO) is conditionally permitted in the Downtown Business District Mixed-Use and multi-family zones. Transitional housing that functions as a regular multi-family use (such as apartments) is permitted by right where multi-family uses are permitted (R-2, R-3, R-4 and Downtown Business District Specific Plan Mixed-Use and Multi-family areas).

Manufactured and Mobile Homes

Manufactured housing is permitted by right on all lots which permit single-family houses, pursuant to State law. Mobile homes on a permanent foundation are conditionally permitted in all zones and are permitted by right in the R-1 district, subject to certain restrictions. These restrictions include the following:

- The mobile home must be certified pursuant to the National Mobilehome Construction and Safety Standards Act of 1974.
- The mobilehome must be installed on a permanent foundation.
- The minimum net floor area of the mobilehome is at least 1,250 square feet.
- Roof overhang, roofing material, and exterior siding must not be in variance with the existing or proposed neighborhood.

The R-1 zone may be revised, as part of the comprehensive update process, to remove the minimum floor area requirement for single-family homes. If this occurs, similar treatment will be afforded to mobile homes and manufactured housing.

Farmworker Housing

As indicated in the Community Needs Assessment only 17 La Puente residents have “Farming, Forestry, and Fishing” occupations, according to the 2000 Census. City records indicate that there are no agricultural operations in La Puente, and the only parcel that was historically zoned for agriculture will be rezoned open space as part of the comprehensive Zoning Ordinance update. (The existing use is a golf course.) Upon completion of the comprehensive zoning update, the City will no longer have an agricultural zone. As La Puente is a completely urbanized community and does not permit large-scale commercial agricultural activities, 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 in the Downtown Business District Specific Plan Mixed-Use and Multi-family residential districts, consistent with established development standards. The density and services available in the Downtown Business District make this an ideal location for permitting SROs. The unclassified use permit criteria for the review of SROs pertain to performance standards such as hours of operation, security, and parking, etc.

Supportive Housing

In a supportive housing development, housing can be coupled with social services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as the homeless, those suffering from mental illness or substance abuse problems, and the elderly or medically frail. A supportive housing development in the form of a residential care facility serving six or fewer persons is treated as a residential use, consistent with State law, but is subject to development



standards for the zoning district in which it is located. Institutions for the treatment of alcoholics and mental hospitals are permitted with an unclassified use permit in various zones of the City. Rest homes, boarding homes, and group homes are all permitted by right in the R-3, R-4, and DBDSP multi-family zones.

Specific Plan Areas

The City of La Puente has adopted a number of specific plans to facilitate a diversity of development types. The La Puente Downtown Business District Specific Plan was developed in 1994 to encourage and provide guidelines for the intensification and redevelopment of the Downtown Business District. The Plan introduced a mixed use district, as well as incorporating residential-only uses, business park uses, and office uses. The mixed use district intends for commercial uses to be developed on the ground floor, with residential uses above. Two other specific plans, the Sunny Garden Specific Plan and the Unruh Avenue Specific Plan-Pueblo Bonito Specific Plan, were prepared to provide high-density senior housing in two different areas of the City (discussed above).

Density Bonus

Consistent with State law, developers in La Puente can receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided, and concessions or exceptions from normally applicable zoning and other development standards. As part of the City’s Zoning Ordinance update, the City will adopt the density bonus provisions of State Law.

**Table 36
Density Bonus Opportunities**

Group	Minimum Percent of Units	Bonus Granted	Additional Bonus for Each 1% Increase in Target Units	% Target Units Required For Maximum 35% Bonus
Very Low-Income	5%	20%	2.5%	11%
Low-Income	10%	20%	1.5%	20%
Moderate-Income (Condo or PUD Only)	10%	5%	1%	40%
Senior Citizen Housing Development	100%	20%	--	--

Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing

development meeting the density bonus criteria. The developer must show that the waiver or modification is necessary to make the housing units economically feasible.

Consistent with State law the City also offers incentives and concessions. A developer can receive an incentive or concession based on the proportion of affordable units for target groups. Incentives or concessions may include, but are not limited to, a reduction in setback and square footage requirements and a reduction in the ratio of vehicular parking spaces. These concessions must demonstrably result in financially sufficient and actual cost reductions. 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. With an average household size of 4.34, the City is seeking to address overcrowded conditions by requiring larger rooms.

The City utilizes its code enforcement powers in a manner that does not constrain housing development or improvement. The goal of the Community Preservation 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 Community Preservation Officers assist individuals in keeping their properties in compliance. The Community Preservation 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.

Energy Conservation

Title 24 of the California Administrative Code mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through Title 24 may increase initial construction costs throughout the State, but reduce operating expenses and expenditure of natural resources over the long run and contribute to the abatement of global warming.

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.

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

Development and Planning Fees

Various fees are collected by the City to cover costs of processing development permits. **Table 37** includes a comparison of La Puente permit fees with those of neighboring jurisdictions. Application fees can pose a constraint on the production of housing units and adversely affect housing affordability, especially when they are higher than those found in surrounding communities. A survey of entitlement fees imposed by surrounding communities was conducted to determine how they compare to the development fees charged in La Puente. Fees in La Puente are comparable to, and often less than, those of surrounding communities, and do not represent a constraint on the production or preservation of housing, including affordable housing.

Table 37
Development Fees

Action/Activity	La Puente	El Monte	Baldwin Park
Development Plan-Residential			
Single Family Dwelling Project	\$641	\$2,200	N/A
Categorically Exempt Project	\$2,928		
Negative Declaration Project	\$4,066		
Building Plan Check	165% County Fees		\$1,156 - \$2,825
Site Plan Review	\$254	\$2,200	\$2,500
Tenant Improvement Plan Check	\$30		N/A
Tentative Parcel Map	\$1,751 + \$3,650 deposit*	\$2,100	3000
Tentative Tract Map	\$2,170 + \$4,180 deposit*	\$2,400	\$3,500+
Lot Line Adjustment	\$1,074	N/A	\$500
Unclassified/Conditional Use Permit			
Categorically Exempt Project	\$3,377		
Negative Declaration Project	\$5,048	\$2,300	\$325 - \$1,000
Categ. Exempt w/ other permits	\$2,171		
Neg. Dec. with other permits	\$3,122		
Development Agreement	\$8,709 deposit*	N/A	\$2,500 deposit*
Variance			
Categorically Exempt Variance	\$1,847	\$2,900	\$325-\$1,000
Negative Declaration Variance	\$2,365		
General Plan Amendment	\$1,200 + \$1,875 deposit*	\$4,700	\$2,500
Zone Change/GP LU Change			
0-5 acres	\$1,000 + \$1,994 deposit*	\$4,700	\$1,800
5.1-10 acres	\$1,656 + \$3,820 deposit*		
10+ acres	\$1,879 + \$5,710 deposit*		
Municipal Code Amendment	\$1,378 + \$3,612 deposit*	\$11,100	\$2,500
Specific Plan	\$14,000 deposit*	N/A	\$2,500 deposit*

Table 37
Development Fees

Action/Activity	La Puente	El Monte	Baldwin Park
Specific Plan Amendment	\$1,090 + \$3,077 deposit*	N/A	N/A
Final Subdivision Map Check	\$2,273	N/A	N/A
Sewer Connection/Impact Fees	\$5,824 - Single-Family		
	\$4,368 - Condominium		
	\$3,490 - Multi-Unit Res.		N/A
	\$3,490 - Mobile Home		

*With actual hours charged for the project planner

Source: Cities of La Puente, Baldwin Park, and El Monte, 2007.

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. A 2007 National Impact Fee Survey surveyed 38 California jurisdictions and estimated an average total impact fee of \$26,392 for single-family residences and \$17,558 for multi-family units within the state.¹⁶

In 2006, the City began collecting a sewer rate charge from all property owners to help fund sewer upgrades. For fiscal year 2006-2007, the revenue received amounted to \$822,000. Unlike many municipalities, the City has not previously charged capacity charges. Capacity charges are a common source of capital funding. Under California Government Code Section 66000, public agencies are allowed to charge capacity chargers at the time a new customer connects for the first time. The genesis for the sewer charges and upgrades was the 2004 Sewer Master Plan. The 2004 Sewer Master Plan outlines 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. The purpose of the sewer rate charge is to recover the reasonable cost of facilities attributable to development. Funds from this capacity charge will be used for replacing and renewing exiting 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.

¹⁶ Source: Clancy Mullen, Duncan Associates, 2007 and City of Monterey Park, 2007



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.

The review process in La Puente involves up to three levels of reviewing bodies: Planning Staff, Planning Commission, and the City Council. Certain projects are also subject to review by the Design Review Board (DRB); the Planning Commission sits separately as the DRB to review applicable projects.

The majority of residential developments in the City are single-family homes or small subdivisions which do not require an additional or extended period of processing time. All new multi-family residential developments must complete a development plan application, which is then reviewed and approved, conditionally approved, or rejected by the Development Review Board. **Table 38** provides a list of average processing times for the various permits or procedures that may be required prior to the final approval of a project. As can be seen in this table, the processing times required for the various entitlement applications are reasonable and do not represent a constraint to, or contribute to the cost of, the development or preservation of housing. These timeframes are approximate and depend on the scope of the project, number of corrections in plan check, and timeliness of the applicant’s resubmittals. In addition, projects requiring environmental review and/or appeals may take substantially longer to process.

**Table 38
Development Review Timeframes**

Type of Process	Approximate Timeframe	Reviewing Body
Design Review	30-45 days	Development Review Board
Plan Check/Building Permits	10 days	Planning and Building Staff
Unclassified Use Permit	30-60 days	Planning Commission
Variance	30-60 days	Planning Commission
Tentative Parcel Map	90 days	Planning Commission/City Council
General Plan Amendment	90 days	Planning Commission/City Council
Zone Change	60-90 days	Planning Commission/City Council

Source: La Puente City Staff, 2007

The City's development timeframes are designed to accommodate development. The average processing times for single-family and multi-family projects vary depending upon the size of the development and if a subdivision map is involved. For example, small homes constructed on existing lots of record could be issued permits within five to six weeks, including Planning and Building and Safety review. Apartment developments require Development Review Board approval. As such, the development process is increased by approximately two months. Larger projects with many corrections required during Building review typically take longer to process.

The City's average development processing times are typical of those for surrounding jurisdictions. They allow for State-mandated review periods for environmental documents as well as for legally advertised and noticed public hearings. In addition, the City of La Puente, like surrounding jurisdictions, is required to adhere to the development review timeframes mandated by the State Permit Streamlining Act.

Unclassified Use Permit¹⁷

An unclassified use permit is an entitlement application which requires a public hearing and the adoption of specific findings, including:

- The proposed use is in conformance with the General Plan and any applicable specific plan.
- The nature, condition, and development of adjacent uses, buildings, and structures are considered, and do not adversely affect adjacent uses.
- The site is adequate in size and shape for the proposed use.
- The site is served by highways adequate in capacity to carry the kind and quantity of traffic the use would generate.
- The site is provided with adequate sewerage, water, fire protection, and storm drainage facilities.

The purpose and intent of the unclassified use permit is to ensure that these uses which are not permitted by right are located, planned, and used in such a manner as not to be detrimental to the abutting properties and to the community as a whole. Conditions of approval are utilized to preserve the integrity and character of the zoning district, the utility and value of adjacent property, and the general welfare of the neighborhood and the public. Conditions can include such requirements as special yards and fencing, specific parking and circulation requirements, street

¹⁷ The "Unclassified Use Permit" will be renamed "Conditional Use Permit."

and/or alley dedications, landscaping, regulations of noise and other nuisances, and height and residential density limitations. Residential uses requiring an unclassified use permit include mobile home parks, drug and alcohol treatment facilities, mental hospitals, planned residential unit developments, and motels and hotels. As part of the comprehensive update of Title 10, 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.

Housing for Disabled Persons

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.

In accordance with State law, La Puente permits State-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. Several housing types for persons with disabilities are permitted by right or require a discretionary permit that is no more stringent than those for other conditional uses. Rest homes and boarding homes are permitted by right in the R-3, R-4, and Downtown Business District Specific Plan multi-family areas. Twenty-four hour foster care homes are permitted in all residential zones of the City, and SROs are conditionally permitted in the Downtown Business District Specific Plan mixed-use areas.

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. The La Puente Municipal Code defines family as “an individual, or two or more persons related by blood or marriage, or a group of not more than five persons who are not related by blood or marriage, excluding servants, living together as a single housekeeping unit in a dwelling unit.” In recognition of legal standards related to fair housing and civil right, the City of La Puente does not use this definition. The City acknowledges that the definition of “family” is outdated and may cause the misperception by the public that development can be restricted to blood related families. To prevent this misperception, the City will amend Title 10 as part of the comprehensive update to remove the definition of family.

As stated above, the City has adopted a revised version of the California Building Code. Standards within the Code include provisions to ensure

accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted. To accommodate disabled persons in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code.

Reasonable Accommodation

The Fair Housing Act, as amended in 1988, 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 will create and adopt a reasonable accommodation procedure and provide information to residents via their public counters and website.

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. 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. For fiscal year 2006-2007, the revenue received from sewer charges amounted to \$822,000. 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.

HOUSING ELEMENT 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, the financial resources available to support housing activities, and the 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 ALLOCATION (RHNA)

State law requires that the community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of housing for all income levels. La Puente's Regional Housing Needs Allocation (RHNA) for the 2008-2014 planning period has been determined by SCAG to be 807 units. This total includes 201 units for very low-income households, 124 units for low-income households, 136 units for moderate-income households, and 346 units for upper-income households.

PROGRESS TOWARDS RHNA

Since the RHNA process establishes January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2008-2014, jurisdictions may count toward the RHNA any new units built or approved since January 1, 2006.

The City of La Puente has met 189 units of the RHNA with credits. This includes:

- 171 units that have been constructed, are under construction, or have been approved since January 1, 2006 (including 4 second units built or entitled since 2006); and
- 18 projected new second units to be constructed during the planning period, for a total of 189 units.

Units Developed, Approved or Constructed

Since January 2006, 171 housing units have been developed, approved, or are under construction in La Puente. These units fall within the following income distribution: 0 very low-income units, 22 low-income units, 58 moderate-income units, and 91 above moderate-income units (**Table 39**).

Projected Second Units

An additional 18 accessory (second) units are included in the credits and discussed in this section.

Table 39
Credits Towards RHNA

	Affordability Level				Total
	Very Low Income 0-50% AMI	Low Income 51-80% AMI	Moderate Income 81-120% AMI	Above Moderate Income >120% AMI	
<i>Units Constructed, Under Construction, or Approved</i>					
Scattered sites for single-family homes	0	0	0	9	9
Accessory (second units) 1001-1007 Unruh Avenue condominiums	0	22*	0	0	22*
15917 Sierra Vista condominiums	0	0	0	4	4
523 Tonopah Avenue condominiums	0	0	0	5	5
16029 Main Street condominiums	0	0	0	10	10
135 N. 1st Street condominiums	0	0	0	48	48
15909 Sierra Vista condominiums	0	0	0	5	5
1068 Larimore Avenue condominiums	0	0	0	5	5
15943 Main Street apartments	0	0	1	0	1
1040 Unruh Avenue apartments	0	18	56	0	74
1141 Aileron Avenue apartments	0	0	1	0	1
Total	0	40	58	91	189

* Includes 4 second units built, and 18 units projected to be built in the planning period

Units Constructed, Under Construction, or Approved

According to City records, 171 units have been constructed, are under construction, or have been approved since January 1, 2006. Apartment units are included under the moderate-income affordability category

based on market rents in the City. In February 2008, rents in La Puente ranged from \$600 to \$800 for a studio apartment, \$530 to \$1,050 for a one-bedroom unit, between \$1,100 to \$1,695 for a two-bedroom unit, and between \$1,495 and \$1,850 for a three-bedroom unit.¹⁸ These rents generally fall within the range of HUD-determined fair market rents for the County of Los Angeles.

Affordable housing units are provided at the 1040 Unruh Avenue Apartments. These apartments are part of the Unruh Specific Plan, approved in June 2007 and built at a density of 65 units per acre (74 units on a 1.3 acres) Eighteen of these units will 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 is also permitted to be up to four stories high, a full story taller than the underlying zoning would have permitted.

Second Units

Second Units Built

Also included in the RHNA credits are 4 second units built or entitled since 2006. These units are anticipated to be affordable to low-income households given their comparable size and rent relative to small rental units in La Puente (0- to 1-bedroom units). Based on a survey from December 2007, average rents for one-bedroom rental units ranged from \$530 to \$1,025, which meets the affordability criteria for moderate-income persons (1-person households) set forth in **Table 40** of the Community Needs Assessment.¹⁹ Using this as a baseline, smaller 0-bedroom or studio units such as second units would be affordable to low-income persons (1 person households).

Projected Second Units

The City projects that during the planning period, approximately 18 second units will be developed (3 per year). These 18 second units are included as credits consistent with HCD guidelines.

Total Credits

The City of La Puente has met 189 units of the RHNA with credits. This includes:

¹⁸ Search conducted on December 19, 2007 on Move.com, Everyaptmapped.com, and Apartmenthunterz.com.

¹⁹ Search conducted on December 19, 2007 on move.com, everyaptmapped.com, and apartmenthunterz.com.



- 171 units that have been constructed, are under construction, or have been approved since January 1, 2006 (including 4 second units built or entitled since 2006); and
- 18 projected new second units to be constructed during the planning period, for a total of 189 units

The City has 189 credits toward the RHNA units.

Remaining RHNA

With these credits, the City has met a portion of its RHNA allocation and has a remaining RHNA of 618 housing units, including 201 units for very low-income households, 84 units for low-income households, 78 units for moderate-income households, and 255 units for above moderate-income households.

RESIDENTIAL SITES INVENTORY

The analysis below indicates the sites available in La Puente to accommodate the remaining RHNA.

Vacant Land

State law requires that jurisdictions demonstrate in the housing element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. The inventory of vacant residential land in La Puente totals 6.54 acres. Based on this inventory, it is clear that the City is fully developed, with limited opportunities for development on vacant land. Of these vacant parcels, 4.55 acres are designated Low Density Residential, 1.27 acres are designated Medium Density Residential, and 0.72 acres are designated for mixed-use development within the Downtown Business District. These vacant properties have the potential to yield 65 units.



Table 40
Vacant Land Inventory

General Plan	Zoning	Maximum Density	Vacant Acreage	Expected Dwelling Units *	Affordability Level
Low Density Residential (LDR)	R-1	7 du/ac	3.70 ac	21	Above Moderate
Low Density Residential (LDR) with topographical constraints	R-1	7 du/ac	0.85 ac	1	Above Moderate
Medium Density Residential (MDR)	R-2	14 du/ac	1.27 ac	14	Above Moderate
	Downtown Business District	40 du/ac			
Mixed-Use	District	expected	0.72 ac	29	Lower
Total			6.54 ac	65	

Source: Hogle-Ireland, Inc, 2008

* Expected dwelling units do not reflect straight application of maximum density to vacant land. The number of dwelling units has been reduced to reflect expected densities and in many cases due to topographic constraints. Within the mixed-use areas in the Downtown Business District, expected densities are based on approved mixed-use projects and on the City’s intent to establish a minimum density.

Recyclable Land

In addition to vacant sites, future housing units can be accommodated on underutilized lots currently developed at less than the maximum permitted density. 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 recyclable land included in this section focuses on residentially zoned land and mixed-use sites in the Downtown Business District (DBD), where achievement of densities of 40 units per acre is expected.

Residentially Zoned Land

The analysis of underutilized residentially zoned land reveals that underutilized properties in La Puente have the potential for development of at least 407 residential units on 30 acres of land. Infill trends in the City indicate that multi-family developments such as 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 most cost effective in these higher density areas. **Table 41** presents a summary of residential capacity on underutilized residential land. A detailed listing

of the underutilized properties is included in Appendix A. The densities that can be achieved in the MHDR and HDR areas are appropriate to facilitate the production of housing that is affordable to moderate-income households. The moderately sized properties in MHDR and HDR areas consist of a mix of multi-family and single-family units.

Table 41
Summary of Residential Capacity on Underutilized Residential Land

General Plan	Zoning	Maximum Density	Acres	Existing Units	Realistic Capacity (80% of maximum allowed density)	Affordability Level
LDR	R1	7 du/ac	0.83	2	4	Above Moderate
MDR	R2	14 du/ac	13.52	56	156	Above Moderate
MHDR	R3	18 du/ac	13.79	66	199	Moderate
HDR	R4	26 du/ac	2.28	17	48	Moderate
Total			30.42	141	407	

Most properties included in the underutilized land inventory are properties over a third of an acre in size. For properties containing less than a third of an acre, realistic capacity (80 percent of maximum density) must be more than twice the number of existing housing units. The City acknowledges that small lot development may be more difficult; thus, the City has included only those smaller properties that have the potential for sufficient added capacity to make recycling of land economically feasible.

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.

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 City has initiated a process to re-zone sites located north of Amar Road, and between Sierra Vista Street and E. Temple Avenue, to reflect General Plan land use designations. The increased densities that will be allowed in this area as a result of achieving General Plan consistency will provide incentive to property owners to maximize housing potential. The City does not charge processing fees for rezoning to achieve General Plan consistency, and the City will be initiating broad-based rezoning as part of the current Zoning Code rewrite program. This effort will include property owner notification, which will alert owners of increased development potential. This will further contribute to the common trend in La Puente of owners of R3-zoned properties initiating replacement of single-family homes on larger lots with multiple units. The trend is also assisted by lower housing prices in La Puente as compared to the surrounding region (Table 16). The lower cost of properties and the additional units that can be added (more than twice the number of existing units) will support and encourage redevelopment of smaller sites to higher densities.

To further encourage recycling of land in underutilized areas, the City has initiated a comprehensive update of the Zoning Ordinance. As part of this effort, properties that are zoned for densities lower than those allowed in the General Plan will be re-zoned to achieve General Plan consistency. This change will serve as an incentive to property owners to recycle land to achieve the most efficient use of land. In addition, zone changes to achieve General Plan consistency will be accomplished at no cost to property owners. Most General Plan/Zone inconsistencies have zoning that allows densities below those allowed by the General Plan. These zone changes will facilitate development at appropriate densities. Of the 407 units, zoning will be adjusted on 269 units by December 2008, consistent with the City's comprehensive zoning code update (Program 13).

Downtown Mixed-Use Opportunity Areas

One of the greatest opportunities for infill development is found in the City's Downtown Business District (DBD), where an adopted Specific Plan allows residential development as both freestanding and mixed-use configurations. The potential for creation of 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. In addition, location of the Downtown Business District within the City's Redevelopment Project Area (see Figure 5), provides the City additional tools to assist with property acquisition for developers as well as lot consolidation assistance. The City formed the Redevelopment Agency in 2004. Because of its recent formation, the Agency has not yet generated significant tax increment funds. While resources are limited, the Agency is committed to assisting in the acquisition of properties and lot consolidation to create larger properties for mixed-use projects in the downtown area.

Consistent with the Land Use Element, the City encourages residential uses in Downtown as a catalyst for revitalization and economic development. The Downtown Business District Specific Plan provides for mixed-use districts within portions of Downtown. 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 is the result of the City's commitment to pursuing high-quality, mixed-use development that contribute to the overall vision for the Downtown area.

The Downtown Business District Specific Plan (DBD SP) currently does not include a density range for mixed-use developments. In omitting density ranges in the DBD SP, 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 a program to adopt guidance on density ranges in the mixed-use areas.

The sites inventory for Downtown identified 8 sites with the potential combined capacity for 257 units. Of these units, 209 are expected to achieve densities of at least 40 units per acre. A detailed listing of parcels is included in Appendix A and **Figure 5**.

The sites chosen are significantly underutilized given their size and location. In addition, a proposed new mixed-use development in Area 1 will serve as a catalyst for more intense development of the Downtown area. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. If the trend continues, the City can anticipate increased recycling of land, particularly in higher-density areas where economies of scale can be realized. The City has in place incentives to facilitate recycling activities that are included in the DBD SP. These include: 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 3) relaxation of development standards.

Table 42
La Puente Mixed-Use Opportunity Areas

Area	Acreage	Expected Residential Density(a)	Potential Housing Units	Affordability Level
Area 1(b)	0.96	40 du/ac	48	Above Moderate
Area 2	0.97	40 du/ac	39	Very Low/Low
Area 3	0.52	40 du/ac	21	Very Low/Low
Area 4	0.69	40 du/ac	28	Very Low/Low
Area 5 (c)	1.01	40 du/ac	41	Very Low/Low
Area 6(d)	0.84	40 du/ac	35	Very Low/Low
Area 7	0.59	40 du/ac	24	Very Low/Low
Area 8	0.52	40 du/ac	21	Very Low/Low
Total	27.4		257	

Notes:

- (a) In mixed-use areas, densities of at least 40 units per acre are expected to be achieved based on approved mixed-use projects.
- (b) Area 1 is the site of an approved mixed-use project. The developer has proposed 48 units. While the opportunity exists for the provision of affordable units through a density bonus or through City assistance, the development is in preliminary stages, and the units are currently planned to be priced at market rates (above moderate).
- (c) Area 5 excludes one vacant parcel that is accounted for in the vacant land inventory.
- (d) The City owns 0.56 acres in contiguous parking area in this site that that can either be traded or used in negotiations with private landowners to facilitate lot consolidated.



To further encourage and facilitate the development, redevelopment, restoration, and intensification of the desired uses within the Downtown Business District, the City will review the Specific Plan and make any amendments necessary to assure that the development standards, incentives, and overall vision for mixed-use in Downtown La Puente comports with market demand. The City will also expand mixed-use opportunities through an amendment to the Downtown Business District Specific Plan to encourage and facilitate mixed-use developments on these sites (Program 13). Of the 257 mixed-use units indicated in Table 42, 29 units will be available by December 2008, consistent with the City's comprehensive zoning code update and amendment to the Downtown Business District Specific Plan.

Sites Infrastructure

Currently infrastructure is in place to accommodate all development identified in the site inventory. The sewer system has sufficient capacity to accommodate all housing developments and is undergoing maintenance upgrades to address aging facilities. In 2004 the City adopted the Sewer Master Plan which outlines the condition of the sewers and the need for capital improvements throughout the City. In 2006, the City began collecting a sewer rate charge from all property owners to help fund the 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. In 2007, the City initiated construction of Phase I of the sewer upgrade project. The sewer upgrade project is a proactive and ongoing project that does not target specific site deficiencies but responds to the age of the City's infrastructure and to requirements imposed on all jurisdictions by the regional water quality board. Phase I spans from 2007 to 2012 with additional phases to follow. During Phase I the City will replace at least 37,895 feet of sewer, or 11 percent of the entire City System. Data provided by the Public Works Department indicates that the planned citywide upgrades will not limit or in any way constrain potential development in the City during the Housing Element planning period. These Citywide sewer maintenance and upgrades are not considered to be an obstacle to the provision of additional housing in La Puente.

COMPARISON OF SITES INVENTORY AND RHNA

Identified properties have the combined capacity to accommodate 729 additional housing units on vacant and underutilized residential and mixed-use land (**Table 42**). These sites and the associated land use regulations can facilitate the production of 491 moderate-income and above moderate-income units. 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 43
Comparison of Sites Inventory and RHNA

Income Category	RHNA	RHNA Credits	Remaining RHNA	Vacant Sites	Under-utilized Residential Sites	Mixed Use Sites	Difference: Remaining RHNA minus Sites
Very Low	201	0	201	29	0	172	0
Low	124	40	84	0	0	37	47
Moderate	136	58	78	0	188	0	0
Above Moderate	346	91	255	36	219	48	0
Total Units	807	189	618	65	407	257	47

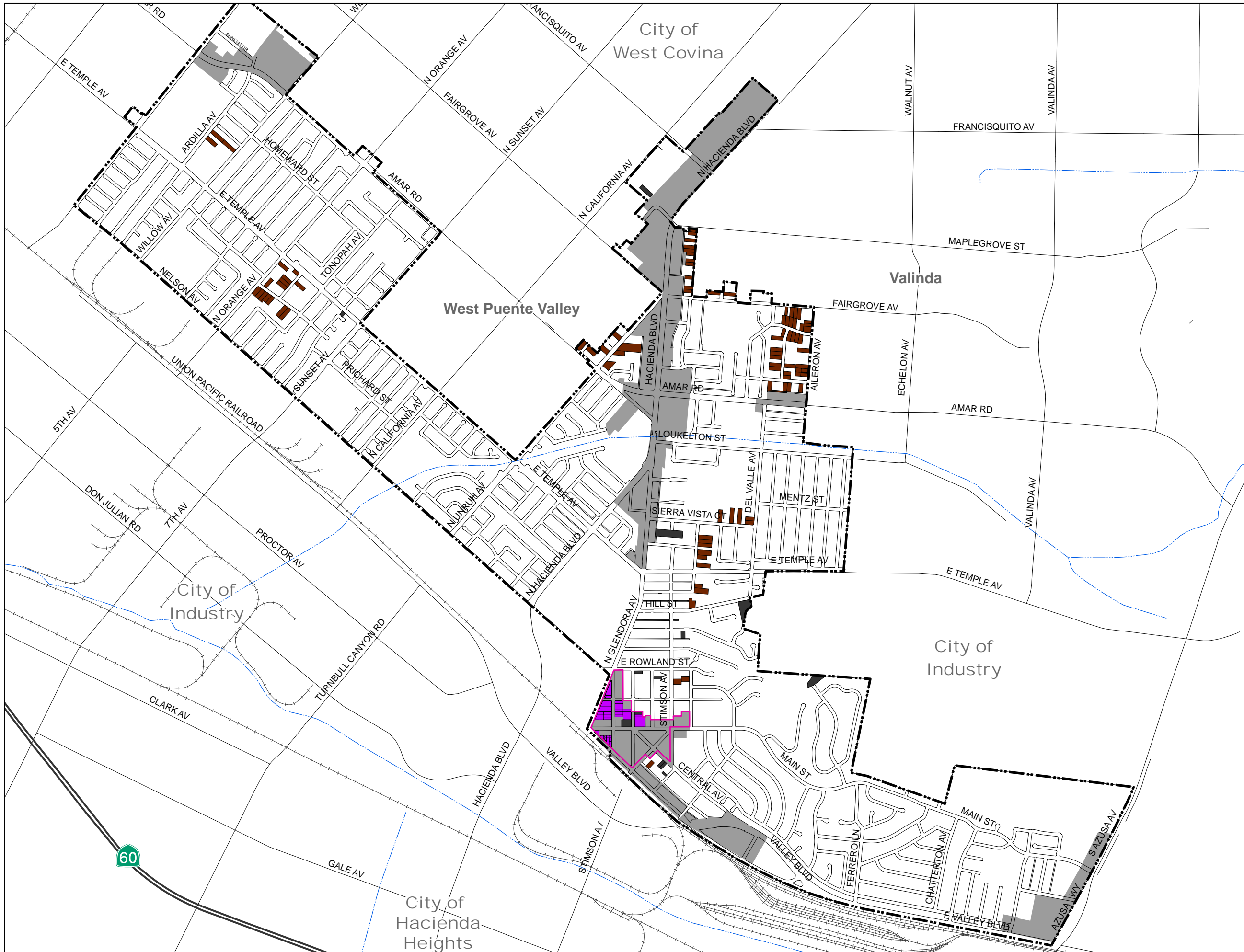
The analysis of available sites indicates that these sites can accommodate most of the remaining RHNA, with the exception of 47 low-income units. To accommodate these remaining 47 units, the City is committed to identifying sites at appropriate densities as required by law. The State, through AB 2348, has established “default” density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for urban jurisdictions such as La Puente, as being able to facilitate the production of housing affordable to lower income households. Within this Housing Element planning period, the City will undertake an in-depth analysis of all properties in La Puente to identify the most appropriate location to change land use policy to accommodate an additional 47 units for lower-income households.



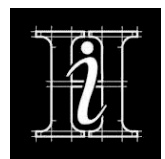
Housing Element

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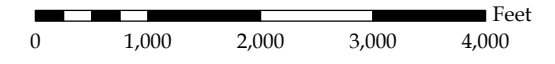
Figure 5
Sites Inventory Map



- Legend**
-  City Boundary
 -  Downtown Business District
 -  Water Feature
 -  Freeway
 -  Railroad
 -  Redevelopment Project Area
- Sites Inventory**
-  Vacant Sites
 -  Recyclable Residential Sites
 -  Mixed Use Inventory



Source: City of La Puente, August 22, 2007.



La Puente
Los Angeles County, CA
July, 2008



Housing Element

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HOUSING RESOURCES

FINANCIAL RESOURCES

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

Redevelopment Set-Aside

The Redevelopment Set-Aside fund is one of the primary sources of financing used for the preservation, improvement, and development of affordable housing. The La Puente Redevelopment Agency sets 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. This set-aside is placed in a separate Low- and Moderate-Income Housing Fund. According to the City's Finance 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.

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 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.

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 for 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 2008-2009 Program Year, the City received \$587,595 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 a very low-income household 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 La Puente, 361 households receive rental assistance under the HUD Section 8 program.

Industry Funds

City of Industry Funds (Industry Funds) are a financing resource for the development of affordable housing. Industry Funds are tax increment set-aside funds administered by the Los Angeles County Housing Authority (HACoLA). Proposals or applications for affordable and special needs rental housing are only accepted following the Housing Authority's issuance of a Notice of Funding Availability (NOFA). A development proposal to use Industry Funds for an affordable rental housing development must set aside a minimum of 20 percent of the units for rental purposes by households earning at or less than 50 percent of the Los Angeles County median income. Proposals for special needs housing must be designed to serve one of the following special needs populations: victims of domestic violence; persons with HIV/AIDS; transition age youth; developmentally disabled persons; frequent users of Department of Mental Health and Department of Health Services emergency facilities; families that are homeless or at risk of homelessness; and mentally ill persons. Each proposal must incorporate a component on how the specific Special Needs population will be served. To date, no project in La Puente has used Industry Funds.

East San Gabriel Valley Coalition for the Homeless (ESGVCH)

The East San Gabriel Valley Coalition for the Homeless provides homeless and transitional housing assistance for people in the East San Gabriel Valley. Since 2000, the City has provided approximately \$39,200 in financial assistance to ESGVCH, paid for by the General Fund.

ADMINISTRATIVE RESOURCES

City of La Puente Community Development Department

The department functions include planning, building and safety, engineering, code compliance, community development grant administration, public transit services, 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 Community Preservation Division 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 Redevelopment Agency

The La Puente City Council adopted the City's first redevelopment ordinance in July 2004, founding the La Puente Redevelopment Agency to "reinvent" the City through redevelopment of the business districts. One of the major goals of the Redevelopment Agency is to support the City's housing efforts to increase, improve, and preserve the community's supply of affordable housing for persons of low and moderate income.

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.

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 updated in 2004 is 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 in the City will be infill development 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.

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 2007 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).



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 updated 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.

- Policy 1.1:* 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.
- Policy 1.2:* Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.
- Policy 1.3:* Prevent the encroachment of incompatible commercial and industrial uses into residential neighborhoods.
- Policy 1.4:* Facilitate the removal of housing units that poses serious health and safety hazards to residents and adjacent structures.
- Policy 1.5:* Eliminate housing conditions that contribute to overcrowding.
-

Program 1: Residential Rehabilitation Program

Most housing units in La Puente were built in the 1950s and '60s. 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. The City has budgeted roughly \$232,000 in state CalHome funds for the rehabilitation loan program and \$96,000 in federal funds (CDBG) for the rehabilitation grant program for fiscal year 2008-09. Funding levels are contingent on federal funding of the CDBG program and varies from year to year. The City has been successful over the past 8 years in receiving over \$1,320,000 in CalHome grants, and in May, 2008 the city applied for an additional \$520,000 grant which, if awarded, will provide funding for thirteen \$40,000 loans over 3 years.



- 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 disabled persons
 - 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.
 - 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

Objective: Rehabilitation of 35 units per year, or 210 units during the 2008-2014 planning period.

Responsible Agency: Community Development Department.

Funding: CDBG, CalHome funds, Departmental budget

Schedule: 2008-2014

Program 2: Code Enforcement

The City's Community Preservation Division 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: Community Development Department.

Funding: Department budget and CDBG funds.

Schedule: 2008-2014



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 Land Use 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.
 - Policy 2.5:* 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

Program 3 articulates the City’s strategies for meeting the RHNA shortfall.



Based on units developed and approved, the City has met a portion of its RHNA and has a remaining RHNA of 618 housing units, including 201 units for extremely-low/very low-income households, 84 units for low-income households, 78 units for moderate-income households, and 255 units for above moderate-income households. The sites inventory capacity analysis conducted for this Element indicates that existing land use policy can accommodate most of the remaining RHNA, with the exception of the 47 low-income units. To provide opportunities for an additional income-targeted 47 units, the City is committed to identifying sites at appropriate densities as required by law. The City has two strategies to identify 47 low-income sites. California Code 65583.2(h) requires site shortfalls to be accommodated on properties that permit by right owner occupied and rental multi-family residential uses. California Code 65583.2(h) also requires these sites to 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. Because the RHNA shortfall is for low income units, at least 32 units must be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted. Consistent with this requirement, increasing the maximum density of the High Density Residential (HDR) properties to at least 30 units per acre will be the City's primary strategy for accommodating the 47 low-income unit RHNA shortfall. Potentially the City may combine this strategy with a second strategy that expands the City's Mixed Use District in the Downtown Business District Specific Plan. The strategies are presented below:

Strategy 1: The City will increase the maximum density for properties in the High Density Residential (HDR) district to at least 30 units per acre.

Residential land use designations in the City allow densities that range from one to seven units per acre for Low Density areas and to up to 26 units per acre in the High Density Residential areas. While much of the land designated for residential development is already built out, additional residential development can be accommodated by recycling of uses on underutilized properties. The greatest potential for meeting the 47 unit low income RHNA shortfall is through increase in maximum densities in the High Density Residential (HDR) designation. Currently the designation allows up to 26 units per acre for development of higher-intensity apartments, planned unit developments, condominiums and townhomes. Consistent with California Code 65583.2 an increase in the maximum density for the HDR designation to at least 30 units per acre will provide opportunities to accommodate housing for lower income households. The HDR designation encompasses 76 acres of the City (84

parcels). Parcel sizes range in size from 0.1 acres to over 6 acres with an average size of just less than 1 acre. The inventory of underutilized sites includes 2.29 acres of HDR properties with a realistic capacity for 48 units at a density of 26 units per acre. With an increase to a maximum density of at least 30 units per acre this realistic capacity is increased to 55 units that can accommodate housing for lower income households based on California Code 65583.2.

Strategy 2: The City will increase the maximum density for properties in the High Density Residential (HDR) district to at least 30 units per acre together with expansion of the Mixed Use District in the Downtown Business District Specific Plan(DBD)

As stated above, an increase to a maximum density of at least 30 units per acre in the HDR designation can accommodate the remaining 47 units of lower income housing. To expand opportunities for lower income housing the City will, in conjunction with an increased HDR density, consider expanding the Mixed Use District in the DBD. State law (California Code 65583.2(h)) requires that 50 percent of the sites shortfall be in residential zones. As a result, expansion of mixed use in the DBD can not wholly fulfill the City’s RHNA (only about 15 units of the RHNA shortfall), but can expand potential opportunities for lower income housing to complement the sites accommodation in the HDR areas. Consistent with the Land Use Element, the City encourages residential uses in Downtown as a catalyst for revitalization and economic development. The Downtown Business District Specific Plan (DBD) provides for mixed-use districts within portions of Downtown. Development within the DBD is expected to achieve densities of 40 units per acre or more and Program 4 commits the City to establishing a minimum density standard of at least 40 units per acre in the Mixed Use District of the DBD. The DBD encompasses 23.6 acres of properties, 47% (11 acres) of which is in the mixed use district (60 parcels). Parcel sizes range in size from 0.1 acres to just over 2.0 acres with an average size 0.2 acres. To accommodate the remaining RHNA of 47 low income units, the City must rezone just over 1 acre of land in the remaining areas of the DBD to mixed use. In these rezoned areas, owner occupied and rental multi-family residential uses will be permitted by right consistent with California Code 65583.2(h).

In addition, to these strategies, the City will adopt regulatory incentives for lot consolidation (Program 6).

- Facilitate the construction of 618 housing income targeted units identified in the sites inventory
- 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. 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).

- 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 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.

Objective: 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.

Responsible Agency: Community Development Department.

Funding: Department Budget.

Schedule: 2008-2014; Zoning Code and Specific Plan Update: December 2008

Program 4: Review of 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. To achieve these objectives, the City Council adopted a Downtown Business District Specific Plan (DBD) in 1994 to revitalize Downtown and preserve the neighborhood’s small town charm. Because interest in mixed-use development has increased, the City will review the Specific Plan and make any amendments necessary by January 2009 to assure that the development standards, incentives, and overall vision for mixed-use in Downtown La Puente comports with market demand.

As part of the Specific Plan review, the City will establish clear guidance on densities for future mixed-use development based on previously approved projects. The DBD currently 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. While the City's intent of allowing greater flexibility in density ranges to achieve higher density developments is still applicable, as a further demonstration of City commitment to mixed use in Downtown, the City will adopt a density minimum of at least 40 units per acre in the mixed-use areas. The feasibility of this density is confirmed by a previously approved project in the Downtown area (Star Theater site) that consisted of 48-unit mixed-use development on a 42,300-square-foot property (49 units per acre).

- 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.

Responsible Agencies: Community Development Department
Funding: Department Budget
Schedule: January 2009, following Zoning Update

Program 5: Downtown Mixed-Use Sites

Mixed-use development will add more residential units in the downtown area. Such development is expected to enhance the market for downtown businesses and provide significant opportunities for affordable housing development. Elderly, less-mobile residents, as well as employees of downtown business, will particularly benefit from such opportunities. The sites inventory indicates a potential for 254 new residential units in downtown. Of these units, 208 are expected to achieve densities of at least



40 units per acre. To assure that development opportunities are provided to meet the City's regional housing need, the City will:

- 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.
- Establish a protocol to monitor development interest, inquiries and, progress towards mixed-use development.
- Periodically re-evaluate approach and progress.

Objective: Site availability for 254 residential units in Downtown
Responsible Agency: Community Development Department.
Funding: Redevelopment funds
Schedule: 2008-2014, Marketing Program: 2009, Re-evaluation of Program: 2010, establishment of minimum densities: January 2009, following December 2008 Zoning Update

Program 6: Recycling of Underutilized Properties

Production of new affordable housing 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 (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 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.

- Waive or reduce fees for affordable projects, including sewer impact fees.
- 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.
- 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:

Increased Building Coverage:

Increased building coverage will be granted to projects initiating a lot consolidation. The bonus coverage will apply to the gross square footage of a single parcel following consolidation. For example:

Example of Building Coverage Incentive

District	Base Building Coverage	Allowable Building Coverage for Lot Consolidation
R-2	45% for minimum lot area of 6,000 s.f.	XX* % for lot consolidation resulting in a parcel size of over 12,000 s.f.
R-3	50% for minimum lot area of 12,000 s.f.	XX* % for lot consolidation resulting in a parcel size of over 24,000 s.f.
R-4	50% for minimum lot area of 15,000 s.f.	XX* % for lot consolidation resulting in a parcel size of over 30,000 s.f.

Examples are for explicatory purposes only. Final standards will be determined as part of the Zoning Ordinance update.

*XX: building coverage percentage that is higher than the base building coverage

Financial Incentives

At the discretion of the City of La Puente and contingent upon available funding as determined by the City of La Puente, fee assistance and other financial incentives will be made available to encourage lot consolidation activities.

Financial incentives will include, but are not limited to:

- Permit fee assistance (waivers, reduced fees, etc.)
- Shortening the approval procedure timeline.
- Waived or reduced sewer impact (connection) fee
- Redevelopment Set Aside Funds
- Other incentives as deemed appropriate by the City

Processing Assistance

Processing assistance will be provided to projects initiating a lot consolidation. Assistance will include, but is not limited to:

- Counseling applicant on the lot consolidation process. Presenting and explaining an alternative lot consolidation processing method to significantly expedite lot consolidation: completing a Covenant to Hold as a Single Parcel (lot tie) in place of recording a parcel or tract map. The lot tie process can expedite the lot consolidation process most significantly for traditional multi-family projects.
- Provided interested developers a “Benefits of Lot Consolidation in La Puente” brochure. The City will produce a brochure that walks applicants through the lot consolidation



process and lists the incentives to lot consolidation in La Puente.

The City also encourages the use of density bonuses for affordable and senior housing projects as provided under law.

Responsible Agencies: Community Development 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: 2008-2014, Lot Consolidation Incentives December 2008 as part of the Zoning Ordinance Update

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.**

Policy 3.1: 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.

Policy 3.2: 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 lower-income households.



Policy 3.3: 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 7: Section 8 Assistance

The Housing Choice Voucher Program helps extremely-low/very low-income families, elderly, and the disabled 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). Tenant and property owners enter into a lease agreement, in which the tenant pays no more than 40 percent of his or her adjusted income directly to the property owner as rent. In a separate agreement, the Los Angeles County Housing Authority 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 located in subsidized housing projects.

- Support the Los Angeles County Housing Authority'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.
- Direct eligible households to the program through direct referrals and the City website.
- Provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.

Responsible Agencies: Community Development Department.
Funding: HUD Section 8 Housing Voucher Program.
Schedule: 2008-2014

Program 8: Financial Assistance

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.

Defer or waive permit and development fees, and allocate funds to defray the cost of land and/or required off-site improvements, on a case-by-case basis for the low- and very low-income housing projects. Sewer impact fees (connection fee) will be waived or reduced for projects that include lower income housing (from extremely low to moderate income).

As federal 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.

As an additional 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). The funds are available on a competitive basis and require projects to have been identified and already designed to be considered. If interest is expressed by developers or development organizations, the City will coordinate and assist in the application for funds.

Responsible Agencies: Community Development and Public Works Departments
Funding: Department budgets, CDBG funds, City of Industry funds.
Schedule: 2008-2014

Program 9: Density Bonus

State law requires that cities offer density bonuses to home builders and developers to encourage affordable housing opportunities for extremely low-, very low-, low-and moderate-income households. Density bonuses and financial incentive or regulatory concessions are granted when a developer proposes to construct affordable housing. The qualifying thresholds for a density bonus are as follows:

- Ten percent of the total units of a housing development for lower-income households; or
- Five percent of the total units of a housing development for very low-income households; or
- A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobile home park that limits residency based on age requirements for housing for older persons; or
- Ten percent of the total dwelling units in a common interest development as defined in Section 1351 of the Civil Code for persons and families of moderate-income.

Consistent with State law, developers in La Puente can receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided, and concessions or exceptions from normally applicable zoning and other development standards.



As part of the Zoning Ordinance update, The City will adopt the density bonus provisions of State Law. This zoning ordinance amendment will apply to all residential zones within the City.

Responsible Agencies: Community Development Department.

Funding: Department budget

Schedule: December 2008

Program 10: Preservation of Affordable Housing

Over the next 10 years (2008-2018), all four federally assisted developments in La Puente which provide 333 affordable units have expiring affordability covenants. Three of these projects – La Villa Puente Apartments, La Puente Park Apartments, and Nantes Manor – are owned by for-profit corporations. (La Villa Puente is a limited-dividend corporation.) It is unknown at this time whether the owners will renew the Section 8 contracts for these properties. The fourth development, Amar Plaza, is cooperatively owned by its tenants, and is very likely to convert to market-rate units over the next decade. The City will track the at-risk status of these properties annually. If any properties indicate plans to convert to market rate, the City will contact qualified entities to explore transfer of ownership options.

- 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 available to interested residents, developers, or property owners.

Objective: Preservation of 333 affordable housing units

Responsible Agency: Community Development Department

Funding: Departmental Budget, Section 8,

Schedule: Initial consultation: December 2008; 2008-2014



Program 11: California Housing Finance Agency

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 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 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: Community Development Department.
Funding: Department budget
Schedule: 2008-2014

Program 12: The East San Gabriel Valley Coalition for the Homeless

Since 2000, the City has provided \$39,200 in financial assistance to the East San Gabriel Valley Coalition for the Homeless (ESGVCH). The City will continue to provide financial assistance to ESGVCH for the provision of homeless and transitional housing assistance. Future funding levels will be based on identified need, funding availability, and City Council approval.

- Provide funding for extremely low-income, homeless and at-risk persons originating from the City of La Puente.

Responsible Agency: Community Development Department and ESGVCH.
Funding: CDBG funds
Schedule: 2005-2014

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.**

Policy 4.1: 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.

Policy 4.2: 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.

Program 13: Land Use Regulations (Title 10 and General Plan)

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 remove constraints to the development of housing, the following actions will be taken by the City by December 2008, as part of the comprehensive update to Title 10 of the Municipal Code (Zoning Code):

- Finalize Zoning Code updates and any necessary General Plan amendments necessary to facilitate recycling of land. Specifically for properties that are zoned for densities lower than those allowed in the General Plan, re-zone to achieve General Plan consistency.
- 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.
- 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.

- 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.
- 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 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.
- 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.”).

Responsible Agency: Community Development Department

Funding: Department budget

Schedule: December 2008

Program 14: Manufactured Housing

Manufactured housing is permitted by right on all lots which permit single-family houses, pursuant to State law. In La Puente, mobile homes on a permanent foundation are conditionally permitted in all zones and are permitted by right in the R-1 zone, subject to certain restrictions. Facilitating the use of manufactured homes can decrease construction costs and contribute to the affordability of housing in the community.

In accordance with State law, 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.

Responsible Agency: Community Development Department.

Funding: Department budget

Schedule: By June 2009

Program 15: Extremely Low-Income Housing Need

Extremely low-income households and households with special needs have limited housing options in La Puente. Housing types appropriate for these groups include emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. The La Puente Zoning Ordinance does not specifically address the provision of such housing. The City has initiated a comprehensive update of the Zoning Ordinance. As part of the update, the City will address provisions for housing for extremely low-income persons.

- **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 to regulate the following, as permitted under SB2, including:
 - The maximum number of beds/persons permitted;
 - Parking based on demonstrated need but that does not exceed parking requirements for other uses in the same zone;
 - The size/location of exterior and interior onsite waiting and client intake areas;
 - The provision of onsite management;
 - The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
 - The length of stay;
 - Lighting; and
 - Security during hours that the emergency shelter is in operation.
 - Facilitate housing opportunities for extremely low-income persons by updating the Zoning Ordinance to establish definitions, performance standards, and siting regulations 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).

Responsible Agency: Community Development Department.
Funding: Department budget
Schedule: by December 2008 as part of the City's Zoning Update

Program 16: 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 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.

Responsible Agency: Community Development Department.
Funding: Department budget
Schedule: 2009, following the City’s zoning update

Program 17: Water and Sewer Service Providers

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, 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.

Responsible Agency: Community Development Department.
Funding: Department budget
Schedule: Immediately following adoption

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 18: Fair Housing

Through implementation of the Housing Element, the City works towards assuring fair housing choice 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.

- 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).

Responsible Agency: Community Development Department.

Funding: Department budget

Schedule: 2008-2014

Program 19: Reasonable Accommodation

The Fair Housing Act, as amended in 1988, 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. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. 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.

- 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.
- 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.
- Provide information to residents via public counters and the City's website.

Responsible Agency: Community Development Department.
Funding: Department budget
Schedule: by December 2008 as part of the City's Zoning Update

SUMMARY OF QUANTIFIED OBJECTIVES

Table 44 summarizes the City's quantified objectives for the 2008-2014 planning period by income group.

- Construction of 618 new units, representing the City's remaining RHNA for the 2008-2014 period, including 201 units for extremely low-/very low-income households, 84 units for low-income households, 78 units for moderate-income households, and 255 units for above moderate-income households.
- Rehabilitation of 35 units per year, or 210 during the planning period, to extremely low-/very low- and low-income households.
- Conservation of 333 affordable units at risk of conversion to market-rate units.

Table 44
Summary of 2008-2014 Quantified Objectives

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Construction Objective (remaining RHNA)	100	101	84	78	255	618
Rehabilitated Objective	52	53	105	--	--	210
At-Risk Units Conservation Objective	333				--	333

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 2000-2005 Housing Element. **Table 45** summarizes the quantified objectives contained in the City's 2000 Housing Element, and evaluates the progress toward fulfilling these objectives. A program-by-program review is presented in Table 45.



Table 45
Summary of 2000 Quantified Objectives and Progress

	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Construction Objectives (RHNA)					
Goal	50	100	100	125	375
Progress	--	--	2 (2%)	53 (42%)	55 (15%)
Rehabilitation Objectives					
Goal	131	131	--	--	262
Progress	323 (123%)		--	--	323 (123%)
Rental Assistance Objectives					
Goal	50	--	--	--	50
Progress	361 (722%)	--	--	--	361 (722%)
Preservation Objectives					
Goal	159	--	--	--	159
Progress	40 (25%)	--	--	--	40 (25%)

The 2000 objective for new construction (375 units) was based on a rate of 50 housing starts per year over the previous 7-1/2 year planning period. Based on a review of Building Department records, the analysis indicates that between 1998 and 2005, the City fulfilled 15 percent of its quantified objective for new housing construction. The shortfall in production relative to the stated objective is not unexpected, given that La Puente is largely built out, and further, knowing that the high cost of land requires that affordable housing projects receive significant subsidies or development incentives.

In June of 2007, the La Puente City Council approved development of 18 low-income senior housing units as part of the Unruh Specific Plan. These units have been credited toward the 2008-2014 SCAG Housing Element cycle.

The rehabilitation objective for the Housing Rehabilitation Program was 262 units. The Housing Rehabilitation Program offers grants and deferred loans to improve the exterior and interior of homes occupied by very low- and low-income residents. Between 2000-2006, the CalHome-funded rehabilitation program assisted 95 applicants; between 2002-2006, the CDBG-funded rehabilitation program assisted 228 applicants. Together, the CalHome and CDBG rehabilitation programs assisted 323 households, surpassing the objective (131 units) in the 2000 Housing Element.



Housing Element

During the previous planning period, of the 159 units that were identified as being at risk of conversion to market-rate units, 119 were converted to market-rate housing.

Table 46 summarizes progress to date in implementation of previous programs, and the continued appropriateness of identified programs. The results of this analysis form the basis for developing the comprehensive housing program strategy for the 2008-2014 Housing Element.



Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period

	Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
A. Actions in Support of Housing Availability and Production				
A1. General Plan and Zoning	Continue to utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities.	Provision of adequate sites to accommodate SCAG's projected housing need of 515 additional units by 2005 and to meet the City's quantified objective of 375 dwelling units during the planning period.	Since 2000, the City has approved the construction of 221 new units.	The City's limited land area and the built-out nature of the community are reflected in the small number of limited units constructed since 2000. The City will continue to consider ways to promote new construction. This program is incorporated into a program to address adequate sites during the planning period.
A2. Glendora Avenue Underutilized	Consider rezoning the vacant and underutilized commercial frontage along Glendora Avenue, between Temple Avenue and Hacienda Boulevard, for residential or mixed residential and commercial purposes during the update of the City's General Plan.	Provision of additional, more easily developable sites for the construction of new housing	Updated in 2004, the City's General Plan designated various commercial properties along Glendora Avenue, between Temple Avenue and Hacienda Boulevard for single-family residential use to be consistent with the type of development occurring in this area. The Comprehensive Zoning Ordinance update, currently underway, will include adjustments to the Zoning Ordinance to ensure consistency with the General Plan changes.	This program was fully implemented during the 2004 General Plan update. This program has been removed from the 2008-2014 Housing Element.



**Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period**

	Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
A3. Land Use Compatibility	Continue to use zoning and other land use controls to ensure compatibility of residential areas with surrounding uses.	Creation and maintenance of desirable living areas physically separated or otherwise protected from incompatible uses.	The General Plan was updated in 2004, and the City has initiated an update of the Zoning Ordinance. These measures, as well as General Plan policy 5.4 that ensures adjacent residential neighborhoods are buffered from potentially incompatible land uses, ensures land use compatibility in residential neighborhoods.	Ensuring land use compatibility is a standard practice for the Community Development Department and the City of La Puente during the development review process. This program has been removed from the 2008-2014 Housing Element.
A4. Adequate Public and Private Facilities and Services	Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Documentation that adequate services and facilities are or will be provided shall be a condition for their approval.	Assurance that all new residential developments are provided with adequate public and private services and facilities.	The Development Review Board and Planning Commission reviews development plans to ensure new developments are provided with adequate services and facilities as a condition for approval.	Ensuring that development occurs in an orderly manner and has adequate facilities and services is a standard practice for the Community Development Department, Development Review Board, and Planning Commission. This program has been removed from the 2008-2014 Housing Element.



**Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period**

Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
A5. Housing for Large Families	Consider amending the City's Zoning Ordinance to require that a stipulated percentage of units in proposed multi-family developments contain 5 or more units, excluding elderly housing, be three- or four-bedroom units, in order to provide for the housing needs of larger families.	Provision of more units to meet the needs of large families.	A Zoning Ordinance amendment was not necessary, as most multi-family developments in La Puente consist of 3-and 4-bedroom units.
A6. Housing for Large Families	Give preference or priority to proposed projects containing three- or four-bedroom units in any future issuance of mortgage revenue bonds for the development of affordable multi-family housing,	Provision of more units to meet the needs of large families.	City data indicate that most new residential development in La Puente provides 3- or 4-bedroom units.
A7. East San Gabriel Valley Coalition for the Homeless (ESGVCH)	Continue to provide financial assistance to the East San Gabriel Valley Coalition for the Homeless (ESGVCH) for the provision of homeless and transitional housing assistance. Future funding levels will be based on identified need, funding availability, and City Council approval. By	Provide funding for homeless and at-risk persons originating from the City of La Puente.	Since 2000, the City has provided \$39,200 in financial assistance to the East San Gabriel Valley Coalition for the Homeless (ESGVCH) paid for by General Funds and CDBG. Most multi-family developments consist of 3- and 4-bedroom units. Special preference is no longer need and has been removed from the 2008-2014 Housing Element. By providing financial assistance to the ESGVCH, the City addresses the issue of housing for its homeless population. The City will continue to use the General Fund to fund this endeavor. This program is included in the 2008-2014 Housing Element.

Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period

	Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
A8. Manufactured Housing	Amend the City's zoning ordinance to specifically allow manufactured housing in all residential zones in accordance with State law and which is compatible in style and construction material utilized with existing housing in the community.	Production of affordable units in the form of manufactured housing.	This Zoning Ordinance Amendment was not completed. The City has initiated a comprehensive Zoning Ordinance update. Regulation related to manufactured housing consistent with State law will be included.	The City has initiated a comprehensive Zoning Ordinance update which will address state laws related to manufactured housing. This program is included in the 2008-2014 Housing Element.
A9. Second Units	Continue to process and approve requests for second units in accordance with provisions of Government Code sections 65852.1 and 65852.2 and City development standards.	Production of affordable housing for elderly and other lower income person.	The City complies with State law related to second units.	The City has initiated a comprehensive Zoning Ordinance update which will include the most up-to-date legislation related to second unit. This program is included in the 2008-2014 Housing Element.
A10. Downtown Residential Development	Encourage the construction of residences, both mixed use and freestanding in the downtown area, as allowed by the Downtown Business District Specific Plan.	Creation of affordable housing as an integral part of the downtown area. Elderly, less-mobile residents as well as employees of downtown business would particularly benefit from such opportunities.	The Downtown Business District Specific Plan accommodates mixed-use development in 3 districts and stand-alone residential development in 5 districts.	The Downtown Business District Specific Plan provides incentives for development through higher FARs and densities and through alternatives to the parking standards. The DBD specific plan also allows for the City to provide greater flexibility to encourage development. This program has been updated to include a review and potential revision of the Specific Plan.



**Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period**

Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
A11. Emergency and Transitional Housing	Initiate Zoning Ordinance amendments to conditionally allow the establishment of transitional housing in the R-3 and R-4 zones and emergency shelters in the City’s commercial zones or as ancillary uses to churches.	Facilitate the establishment of transitional housing and emergency shelters as needed.	This Zoning Ordinance Amendment was not completed. The City has initiated a comprehensive Zoning Ordinance update. Regulation related to transitional housing and emergency shelters consistent with State law will be included.
B. Actions in Support of Housing Conservation and Improvement			
B1. Residential Rehab	Continue to publicize and provide financial assistance in the form of loans and grants for the rehabilitation of residences owned and occupied by lower income households.	The program objective is the rehabilitation of 35 units per year, or 262 units over the current 7-½ -year planning period.	<p>The City has a Housing Rehabilitation Program. This 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 \$20,000. This loan is offered at a 0% interest rate. The Grant Program - a \$5,000 grant is offered for owner-occupied homes with or without a deferred loan.</p> <p>From 2000-2006, the CalHome program assisted 95 applicants; from 2002-2006, the CDBG program assisted 228 applicants.</p>



**Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period**

	Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
B2. Overcrowding	Continue to allow for the construction of bedroom additions with financial assistance from the City's residential rehabilitation program, when needed to eliminate overcrowding.	Reduction in the number of overcrowded residences owned and occupied by lower income households.	No bedroom additions occurred with financial assistance from the City's residential rehabilitation program during this time.	In the 2008-2014, Housing Element this program has been incorporated into a program related to the residential rehabilitation program.
B3. Housing Stock Conditions	Continue to monitor housing conditions throughout the City, while periodically (i.e., every 5 years) conducting formal housing condition surveys.	Prevention of housing deterioration in well-maintained neighborhoods and identification of areas to be targeted for rehabilitation assistance. City will respond to changing housing conditions, as necessary, with appropriate housing assistance/neighborhood improvement programs.	The City monitors exterior housing conditions through routine code enforcement activities.	In the 2008-2014 Housing Element, this program has been incorporated into a program related to the City's code enforcement efforts.
B4. Substandard Housing	If necessary, cause the removal of substandard units which cannot be rehabilitated through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes	Elimination of dilapidated units.	No substandard units have been removed via code enforcement actions since 2000.	Identifying and removing substandard housing is important to ensuring the safety and well-being of the City's residents. This program is included in the 2008-2014 Housing Element.
B5. Code Enforcement	Continue and expand existing code enforcement efforts, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas.	Elimination and prevention of unsightly or hazardous conditions in residential areas.	From 2000-2006, the City's Community Preservation Division has handled an average of 1,083 cases per year in residential and commercial areas of the City.	Consistent code enforcement prevents residential units from becoming substandard. This program is included in the 2008-2014 Housing Element.



**Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period**

	Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
B6. Property Maintenance	Continue to provide information and technical assistance to local property owners regarding housing maintenance.	Continued maintenance of currently sound housing, thereby preventing deterioration and avoiding the need for rehabilitation assistance.	The City has a Housing Rehabilitation Program. This 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 \$20,000. This loan is offered at a 0% interest rate. The Grant Program - a \$5,000 grant is offered for owner-occupied homes with or without a deferred loan.	In the 2008-2014 Housing Element this program has been incorporated into two programs related to the residential rehabilitation program and the City's code enforcement efforts.
B7. Incompatible Uses	Continue to utilize the General Plan and zoning ordinance to prevent the encroachment of incompatible uses into established residential areas.	Protection of established residential neighborhoods from incompatible land uses.	The General Plan was updated in 2004, and the City has initiated an update of the Zoning Ordinance. These measures, as well as General Plan policy 5.4, ensures adjacent residential neighborhoods are buffered from potentially incompatible land uses, and ensures land use compatibility in residential neighborhoods.	Ensuring land use compatibility is a standard practice for the Community Development Department and the development review process. This program is no longer needed and has been removed from the 2008-2014 Housing Element.



**Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period**

Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
C. Actions in Support of Housing Affordability			
C1. Rental Assistance	Actively support the Los Angeles County Housing Authority's efforts to secure additional Section 8 rental assistance for La Puente residents.	Rental assistance for 50 additional lower income households in the form of Section 8 Housing Vouchers.	In 2007, 361 lower-income households in La Puente received rental assistance in the form of Section 8 Housing Vouchers.
C2. Housing Development Costs	Continue to use innovative land use techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc., to minimize housing development costs and encourage the development of very low and low income housing.	Reduction in housing development costs without compromising basic health, safety and aesthetic considerations.	To minimize housing development costs, most developers utilize the most cost-effective development techniques.



**Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period**

Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
C3. Housing Construction Costs	Periodically reexamine the zoning ordinance (i.e., every 5 years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.	Utilization of codes that do not unnecessarily add to the cost of housing, while reflecting technological advances and changing public attitudes.	The City is in the process of updating the Zoning Ordinance.
C4. Local Development Fees	Periodically survey (i.e., every 5 years) other cities in the east San Gabriel Valley to ensure that local development fees are reasonable.	Assurance that local development fees are reasonable and do not unnecessarily contribute to the cost of housing.	The 2008-2014 Housing Element includes a comparison of development fees.
			The City is undergoing a comprehensive update; development standards and administrative processes will be re-evaluated to streamline the development process and in turn, lower costs and time. This program has been removed from the 2008-2014 Housing Element. In addition to the 2008-2014 Housing Element fee comparison, the City will complete a survey of other cities in the East San Gabriel Valley in 2008. This survey will be periodically conducted in the future to ensure local development fees are reasonable. As part of the Housing Element, State law requires an evaluation of fees every 5 years. This program is no longer needed and has been removed from the 2008-2014 Housing Element.

Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period

	Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
C5. Development Assistance	Allocate funds to defray the cost of land and/or required off-site improvements for lower income housing projects.	Reduction in overall development cost, thereby facilitating construction of lower income housing.	The City's Redevelopment Project Areas were only established in 2004, as such, the Agency funding is still limited and has been unable to provide sufficient funds to buy property for a lower-income housing project.	This program is included as part of an overall strategy to provide development assistance as a means to reduce overall development cost.
C6. Affordable Housing Development Fees	Defer or waive permit and development fees, on a case-by-case basis, for proposed housing units affordable to low- and very low-income households.	Reduction in overall development cost as a means to facilitate the construction of lower-income housing.	The City defers or waives permit and development fees, on a case-by-case basis. In the previous planning period the City did not received any request for fee waivers.	This program is included as part of an overall strategy to provide development assistance as a means to reduce overall development cost.
C7. State Density Bonus Law	Amend the City's zoning ordinance to formally enact the density bonus provisions of State Law.	Expansion of affordable housing supply through provision of density bonuses and other incentives. This action is being initiated in response to Section 65915 et seq. of the California Government Code. This zoning ordinance amendment will apply to all residential zones within the City. In preparing the ordinance, the City will consider providing an additional bonus or other incentive for projects that incorporate units for large families.	While the amendment was not completed, the City does defer to State law when processing second unit applications. The City has initiated a comprehensive Zoning Ordinance update. Regulations related to and consistent with the State density bonus law will be included.	The State Density Bonus Law is an effective tool the City can use to expand its affordable housing supply. This is included in the 2008-2014 Housing Element.



Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period

Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness	
C8. California Housing Finance Agency (CHFA)	Inform private developers of the below market interest rate mortgage programs operated by the California Housing Finance Agency (CHFA) and direct interested developers to CHFA as a means to facilitate the construction of new, affordable housing for moderate income households.	Production of new, affordable housing for purchase by moderate income, first-time homebuyers.	Since 2000, 5 affordable housing units have been created.	Public-private partnerships will be an important way to pursue affordable housing projects and will remain a priority for the City. Improved communication in this area will increase opportunities to create affordable housing units. This is included in the 2008-2014 Housing Element.
C9. Affordable Housing Funds	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 lower income households, and proactively seek such organizations/developers to sponsor affordable housing projects in La Puente.	Procurement of funding for the development of lower income housing including 50 very low- income and 100 low-income units.	Since 2000, 5 affordable housing units have been created.	The City support the efforts of non-profit organizations and private developers to develop housing. This program is no longer needed and has been removed from the 2008-2014 Housing Element.
C10. Condominium Conversions	Continue to enforce the provisions of the City's zoning ordinance regulating the conversion of apartments to condominiums.	Preservation of affordable rental units and purchase housing, and provision of assistance to households displaced by condominium conversion activity.	The City's condominium conversion ordinance is in place to regulate the conversion of apartments to condominiums.	As there is an established procedure for condominium conversions, this program is no longer needed and has been removed from the 2008-2014 Housing Element.

Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period

	Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
C11. Development Standards	Consider revisions to existing development standards that would support the development of affordable housing.	Creation of incentives for the development of lower-income housing.	City is undergoing a comprehensive update of zoning ordinance development standards and administrative processes. These regulations will be re-evaluated to streamline the development process and in turn, lower costs and time.	The City has initiated a comprehensive update of the Zoning Ordinance. This program is no longer needed and has been removed from the 2008-2014 Housing Element.
C12. Lot Assembly	Utilize the City's authority under State law to facilitate the assembly and recycling of under-utilized properties for new affordable housing construction, if necessary.	Production of new affordable housing by assisting prospective developers with the assembly of project sites.	The City's works with developers to facilitate the merging of lots, as necessary.	In the 2008-2014 Housing Element, this program is included as part of a larger program to encourage recycling of underutilized properties.
C13. Specific Plan/Planned Development Standards	Continue to use the Specific Plan and Planned Development zoning classifications to facilitate the development of new affordable housing.	Production of new affordable housing through greater flexibility in application of development standards and accompanying reduction in overall development cost.	The Unruh Specific Plan, approved in June 2007, will provide 18 units of low-income senior housing,	Using the specific plan and planned development processes, the City is able to offer flexible development standards to meet the City's housing needs. As a specific plan already applies to the downtown area, where the majority of new development will occur, this program is no longer needed. The program has been removed from the 2008-2014 Housing Element.



**Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period**

	Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
C14. Preservation of Affordable Housing	Proactively support the efforts of non- profit organizations and private developers to obtain State/Federal funds for the preservation of affordable housing for lower-income households by initiating contact with such entities and financially assisting them with preservation efforts to the extent possible.	Preservation of 159 units of low-income rental housing.	119 units of affordable housing converted to market rate housing during the previous planning period.	Preservation of affordable housing is paramount to meeting the City’s housing needs, This program is included in the 2008-2014 Housing Element.
D. Actions in Support of Energy Conservation				
D1. Energy Conservation	Utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences	Minimization of energy consumption in new housing	The City is interested in incorporating green or sustainable building and development into the Municipal Code in the future.	The residential rehabilitation program offers a significant opportunity to encourage energy-efficient upgrades to the City’s housing stock. This program is included as part of the residential rehabilitation program in the 2008-2014 Housing Element.
D2. Title 24	Continue to require that all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.	Minimization of energy consumption in new housing.	The City enforces Title 24 of the California Administrative Code.	Compliance with Title 24 of the California Administrative Code is required of all developments. This Program is no longer necessary and has been removed from the 2008-2014 Housing Element.

Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period

	Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
D3. Residential Rehabilitation and Energy Conservation	Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.	Reduction in energy consumption in existing residences	Residents can utilize funds from the City's residential rehabilitation program to spend on energy conservation improvements.	Better promotion of this program will increase the amount of people utilizing residential rehabilitation funding in this manner. This program is included as part of the residential rehabilitation program in the 2008-2014 Housing Element.
D4. Southern California Edison	Assist in distributing information to the public regarding free home energy audits and other programs offered by Southern California Edison (SCE).	Reduction in energy consumption in existing residences.	Information on energy efficiency programs sponsored by utility companies is prominently displayed on the City's website.	Energy-saving programs allow low/moderate-income residents to spend more on maintenance of their residences. SCE advertises these programs widely. This program is no longer necessary and has been removed from the 2008-2014 Housing Element.



Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period

Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness	
E. Actions in Support of Equal Housing Opportunity				
E1. Fair Housing Outreach	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).	Assurance that all La Puente residents are afforded equal opportunity when attempting to procure housing.	The City distributes literature and gives referrals to residents wanting assistance in procuring housing.	Providing fair housing resources is an important goal for the City. This program is included in the 2008-2014 Housing Element.
E2. Removal of Architectural Barriers	Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier-free housing for handicapped or disabled persons.	Continued removal of architectural barriers in residences occupied by handicapped or disabled persons.	The removal of architectural barriers qualifies for funding under the City's residential rehabilitation program.	Providing accessible housing for handicapped or disabled individuals is an important goal for the City. This program is included as part of the residential rehabilitation program in the 2008-2014 Housing Element.
E3. Handicapped Accessibility Requirements	Enforce the handicapped accessibility requirements of Federal fair housing law that apply to all new multi-family residential projects containing four or more units.	Provision of new barrier-free housing for handicapped or disabled persons.	This is part of the development review process for any project.	Providing accessible housing for handicapped or disabled individuals is an important goal for the City. This program is included as part of the residential rehabilitation program in the 2008-2014 Housing Element.



**Table 46
City of La Puente Housing Element Accomplishments
for 2000-2008 Planning Period**

	Action	Anticipated Impact	2000-2008 Accomplishments	Effectiveness and Appropriateness
E4. Transitional Care Facilities	Continue to allow pursuant to current unclassified use permit process requests for the establishment of transitional care facilities, in accordance with Section 1566.3 of the Health and Safety Code as a means of providing long-term transitional housing for very low-income persons.	Provision of transitional housing for additional very low income persons.	The City allows the establishment of transitional care facilities in La Puente.	The City complies with State law regarding the siting and approval of residential care facilities, including transitional shelter. The 2008-2014 Housing Element will include a program to clarify siting and standards for transitional shelters.
E5. Los Angeles County Housing Authority	Continue to utilize the housing information and referral services offered by the Los Angeles County Housing Authority for persons seeking affordable rental and purchase housing.	Provision of housing referral and other assistance to low and moderate income households seeking affordable housing.	City staff refers interested parties to the HACLA for housing services including, Section 8 vouchers.	Providing information and assistance to people seeking affordable housing continues to be an important goal. This program is included in the 2008-2014 Housing Element as part of a program related to the HACLA Section 8 program.

APPENDIX A

Table A-1: Vacant Land Inventory

Parcel Number (APN)	Zoning	General Plan Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
8246008013	DBD	MU	open, 40 dwelling units/acre expected	0.17		7 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246009017	DBD	MU	open, 40 dwelling units/acre expected	0.55		22 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203020025	R1	LDR	7 dwelling units/acre	0.14		1 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8247002037	R1	LDR	7 dwelling units/acre	1.33		7 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8247005018	R1	LDR	7 dwelling units/acre	0.24		1 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8247041060	R1*	LDR (CONSTRAINED)	7 dwelling units/acre	0.85		1 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	Topography
8251014048	R1	LDR	7 dwelling units/acre	1.52		9 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8471018021	R1*	LDR	7 dwelling units/acre	0.47		3 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246006018	R2	MDR	14 dwelling units/acre	0.17		2 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246008001	R2	MDR	14 dwelling units/acre	0.17		2 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246008016	R2	MDR	14 dwelling units/acre	0.17		2 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246017006	R2	MDR	14 dwelling units/acre	0.17		2 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246017007	R2	MDR	14 dwelling units/acre	0.17		2 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246017014	R2	MDR	14 dwelling units/acre	0.09		1 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251018025	R2*	MDR	14 dwelling units/acre	0.15		2 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246005021	R2*	MDR	14 dwelling units/acre	0.17		2 Vacant	Citywide sewer deficiencies identified in Sewer Master Plan	None

* The City has initiated a Zoning Ordinance update. As part of the update, the City is revising zone designations on these parcels to be consistent with the General Plan designation. In all cases, the zone change results in increased density, as the zones for the identified parcel originally allowed densities that were lower than the densities allowed by the General Plan.

Table A-2: Underutilized Residential Sites

Parcel Number (APN)	Zoning	General Plan Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use (residential units)	Infrastructure Capacity	On-Site Constraints
8203017003	R3	MHDR	18	0.31	5	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254013026	R2*	MDR	14	0.23	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254013016	R2*	MDR	14	0.23	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254013033	R2*	MDR	14	0.24	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254014018	R2*	MDR	14	0.24	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254014015	R2*	MDR	14	0.24	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254014014	R2*	MDR	14	0.24	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254013037	R2*	MDR	14	0.24	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251017037	R2	MDR	14	0.25	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254014038	R2*	MDR	14	0.25	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251002011	R2*	MDR	14	0.26	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246017026	R2	MDR	14	0.26	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251002012	R2*	MDR	14	0.28	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252012006	R2*	MDR	14	0.28	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252012002	R2*	MDR	14	0.28	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252012005	R2	MDR	14	0.28	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252012010	R2*	MDR	14	0.29	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009025	R2*	MHDR	18	0.17	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009015	R2*	MHDR	18	0.18	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009028	R2*	MHDR	18	0.18	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010031	R2*	MHDR	18	0.18	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010034	R2*	MHDR	18	0.18	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010024	R2*	MHDR	18	0.20	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010035	R2*	MHDR	18	0.20	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203017012	R2*	MHDR	18	0.20	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009031	R2*	MHDR	18	0.21	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252011004	R2*	MHDR	18	0.22	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010001	R2*	MHDR	18	0.22	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010030	R2*	MHDR	18	0.22	3	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251018036	R2*	MDR	14	0.31	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254015033	R2*	MDR	14	0.32	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009022	R2*	MHDR	18	0.27	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None

Table A-2: Underutilized Residential Sites

Parcel Number (APN)	Zoning	General Plan Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use (residential units)	Infrastructure Capacity	On-Site Constraints
8252010013	R2*	MHDR	18	0.28	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009005	R2*	MHDR	18	0.29	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203030010	R2*	MHDR	18	0.29	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009021	R2*	MHDR	18	0.29	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009020	R2*	MHDR	18	0.30	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010012	R2*	MHDR	18	0.30	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010014	R2*	MHDR	18	0.30	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009019	R2*	MHDR	18	0.30	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009006	R2*	MHDR	18	0.31	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203030011	R3	MHDR	18	0.32	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8472038051	R4	HDR	26	0.37	8	7	Citywide sewer deficiencies identified in Sewer Master Plan	None
8472032015	R1	LDR	7	0.41	2	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8472033007	R1	LDR	7	0.42	2	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254016029	R2	MDR	14	0.33	4	3	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009035	R3*	MHDR	18	0.34	5	4	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010040	R3*	MHDR	18	0.36	5	4	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010022	R3*	MHDR	18	0.38	5	4	Citywide sewer deficiencies identified in Sewer Master Plan	None
8472038059	R4	HDR	26	0.52	11	9	Citywide sewer deficiencies identified in Sewer Master Plan	None
8247008024	R2*	MDR	14	0.34	4	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8247008028	R2	MDR	14	0.35	4	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8472033012	R2	MDR	14	0.38	4	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251018009	R2	MDR	14	0.41	5	3	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251017028	R2*	MDR	14	0.44	5	3	Citywide sewer deficiencies identified in Sewer Master Plan	None
8201008001	R2*	MDR	14	0.47	5	3	Citywide sewer deficiencies identified in Sewer Master Plan	None
8201008016	R2*	MDR	14	0.47	5	3	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252011005	R3*	MHDR	18	0.36	5	3	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254013011	R2*	MDR	14	0.33	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254013010	R2	MDR	14	0.33	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8254013013	R2*	MDR	14	0.33	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8472034015	R2	MDR	14	0.35	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251002015	R2	MDR	14	0.39	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251018008	R2	MDR	14	0.40	4	1	Citywide sewer deficiencies identified in Sewer Master Plan	None

Table A-2: Underutilized Residential Sites

Parcel Number (APN)	Zoning	General Plan Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use (residential units)	Infrastructure Capacity	On-Site Constraints
8251018030	R2	MDR	14	0.60	7	4	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010011	R3*	MHDR	18	0.33	5	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203017015	R3	MHDR	18	0.34	5	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203017009	R3*	MHDR	18	0.34	5	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203030014	R3	MHDR	18	0.34	5	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203017017	R3	MHDR	18	0.34	5	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252010018	R3*	MHDR	18	0.38	5	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8201008019	R2*	MDR	14	0.40	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251018016	R2	MDR	14	0.44	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251002007	R2	MDR	14	0.48	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251002005	R2	MDR	14	0.48	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251018026	R2*	MDR	14	0.50	6	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203030013	R3	MHDR	18	0.33	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203017016	R3	MHDR	18	0.33	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203030012	R3	MHDR	18	0.34	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252009007	R3*	MHDR	18	0.34	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203018006	R3*	MHDR	18	0.35	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252011010	R3*	MHDR	18	0.36	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252011009	R3	MHDR	18	0.36	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252011013	R3*	MHDR	18	0.36	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252011012	R3*	MHDR	18	0.36	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8252011008	R3*	MHDR	18	0.36	5	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203030005	R3*	MHDR	18	0.43	6	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8203030006	R3	MHDR	18	0.43	6	2	Citywide sewer deficiencies identified in Sewer Master Plan	None
8251017038	R2	MDR	14	0.59	7	1	Citywide sewer deficiencies identified in Sewer Master Plan	None
8472037030	R4*	HDR	26	1.40	29	1	Citywide sewer deficiencies identified in Sewer Master Plan	None

* The City has initiated a Zoning Ordinance update. As part of the update, the City is revising zone designations on these parcels to be consistent with the General Plan designation. In all cases, the zone change results in increased density, as the zones for the identified parcel originally allowed densities that were lower than the densities allowed by the General Plan.

Table A-3: Mixed-Use Opportunity Sites

Parcel Number (APN)	Mixed-Use Site Number	Zoning	General Plan Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
8246010001	site 1	DBD	MU	open, 40 dwelling units/acre expected	0.43	24	Old theater/parking lot	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246010900	site 1	DBD	MU	open, 40 dwelling units/acre expected	0.53	24	Parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246010015	site 2	DBD	MU	open, 40 dwelling units/acre expected	0.13	5	Commercial	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246010003	site 2	DBD	MU	open, 40 dwelling units/acre expected	0.17	7	1 SF unit	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246010004	site 2	DBD	MU	open, 40 dwelling units/acre expected	0.17	7	1 SF unit	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246010005	site 2	DBD	MU	open, 40 dwelling units/acre expected	0.17	7	1 SF unit/commercial	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246010016	site 2	DBD	MU	open, 40 dwelling units/acre expected	0.34	13	1 SF unit/large parking lot	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246009012	site 3	DBD	MU	open, 40 dwelling units/acre expected	0.17	7	Parking lot	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246009011	site 3	DBD	MU	open, 40 dwelling units/acre expected	0.17	7	Commercial/parking lot	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246009010	site 3	DBD	MU	open, 40 dwelling units/acre expected	0.17	7	Commercial/parking lot	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246009001	site 4	DBD	MU	open, 40 dwelling units/acre expected	0.17	7	1 SF unit	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246009002	site 4	DBD	MU	open, 40 dwelling units/acre expected	0.52	21	Restaurant/large parking lot	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246008012	site 5	DBD	MU	open, 40 dwelling units/acre expected	0.17	7	Parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246008019	site 5	DBD	MU	open, 40 dwelling units/acre expected	0.84	34	Commercial/parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013015	site 6	DBD	MU	open, 40 dwelling units/acre expected	0.14	6	Restaurant/parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013904	site 6	DBD	MU*	open, 40 dwelling units/acre expected	0.06	2	Parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013900	site 6	DBD	MU*	open, 40 dwelling units/acre expected	0.05	2	Parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013902	site 6	DBD	MU*	open, 40 dwelling units/acre expected	0.03	1	Parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013908	site 6	DBD	MU*	open, 40 dwelling units/acre expected	0.04	2	Parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013906	site 6	DBD	MU*	open, 40 dwelling units/acre expected	0.08	3	Parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013907	site 6	DBD	MU*	open, 40 dwelling units/acre expected	0.15	6	Parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013901	site 6	DBD	MU*	open, 40 dwelling units/acre expected	0.04	2	Parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013903	site 6	DBD	MU*	open, 40 dwelling units/acre expected	0.09	4	Parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013905	site 6	DBD	MU*	open, 40 dwelling units/acre expected	0.03	1	Parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013017	site 6	DBD	MU*	open, 40 dwelling units/acre expected	0.02	1	Light Industrial/Office	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246013022	site 6	DBD	MU*	open, 40 dwelling units/acre expected	0.12	5	Light Industrial/Office	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246004024	site 7	DBD	MU	open, 40 dwelling units/acre expected	0.44	18	Office/large parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246004022	site 7	DBD	MU	open, 40 dwelling units/acre expected	0.03	1	Office/commercial	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246004002	site 7	DBD	MU	open, 40 dwelling units/acre expected	0.12	5	Office/commercial	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246009015	site 8	DBD	MU	open, 40 dwelling units/acre expected	0.17	7	Commercial/parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None
8246009016	site 8	DBD	MU	open, 40 dwelling units/acre expected	0.34	14	Commercial/parking area	Citywide sewer deficiencies identified in Sewer Master Plan	None

* The City has initiated a Zoning Ordinance update. As part of the update, the City is expanding mixed-use opportunities through an amendment to the Downtown Business District Specific Plan to encourage and facilitate mixed-use developments on these sites.