



# 2021-2029 HOUSING ELEMENT

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

**PUBLIC REVIEW DRAFT**  
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# ACKNOWLEDGEMENTS

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# HOUSING ELEMENT

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## 1. INTRODUCTION

State law, in recognition of the role of land use planning in local governments' provision of affordable housing, requires inclusion of a Housing Element in the General Plan for every jurisdiction. Cities and counties in California prepare their Housing Elements by consulting State law, the existing General Plan, and community stakeholders. The result is a comprehensive strategy for providing affordable housing over the next 8-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 6<sup>th</sup> planning period of October 15, 2021 to October 15, 2029 describes policies and programs that include:

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

## STATE REQUIREMENTS

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

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian is a priority of the highest order.
- b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- d. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.



- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

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

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

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

## RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The La Puente General Plan includes five elements: community development; circulation and infrastructure; housing; community resources; and community safety. This Housing Element is consistent with the General Plan's policies and proposals. The Housing Element, for example, draws upon the development capacity levels given in the Community Development Element to determine the appropriate location for affordable housing development. The City will ensure consistency between the Housing Element and other elements of the General Plan, and as new policies are introduced, they will be reviewed for consistency with existing elements. If any General Plan elements are updated, the Housing Element may also be modified to maintain consistency within the General Plan.

### Community Safety Element

As part of the adopted 2004 General Plan, flood hazards and dam inundation zones were incorporated into the Community Safety Element. However, in accordance with recently adopted SB 1241 and SB 379, updates to the Community Safety Element to incorporate new state policies regarding wildfire protection and climate adaptation and resiliency must be addressed when the Housing Element is updated. The City will commence updating the Community Safety Element concurrent with the 6<sup>th</sup> Cycle Housing Element update, with adoption of the Community Safety Element update in compliance with State law anticipated to occur by December 2023.



## Environmental Justice

As identified by utilizing the California Communities Environmental Health Screening Tool (or CalEnviroScreen), much of La Puente is considered a disadvantaged community. A disadvantaged community is defined in §39711 of the *California Health and Safety Code* as “a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

Pursuant to SB 1000, the existence of disadvantaged communities in the City will require Environmental Justice goals, policies, and objectives to be integrated into other elements of the General Plans to address environmental burdens and related health problems experienced by low-income residents, communities of color, tribal nations, and immigrant communities. The City will commence development of Environmental Justice policies concurrent with the 6<sup>th</sup> Cycle Housing Element update, with adoption of Environmental Justice policies integrated into the General Plan anticipated to occur by December 2023.

## COMMUNITY OUTREACH AND INPUT

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

In La Puente, the public was invited to participate in the 2021 update process at the following meetings:

- City Council study session on May 25, 2021
- Community workshop on June 14, 2021
- Planning Commission public hearing on [Pending Date]
- City Council public hearing on [Pending Date]

In keeping with health and safety during the COVID-19 pandemic, community outreach is primarily conducted using several virtual and digital engagement tools. Community outreach efforts include stakeholder interviews, online housing needs survey/polls, webpage on the City’s website (<https://www.lapuente.org>), a community workshop, and noticed public hearings. All project materials and notices are posted and advertised on the City’s website and social media platforms, and hardcopies made available at public facilities including the City’s main public counter, Senior Center, Community Center, and the Los Angeles County Library located in the city to ensure broad access and exposure throughout the city. A full summary of community outreach efforts is listed in Appendix B. In addition, the Draft Housing Element was made available prior to the initial Planning Commission meeting and throughout the update process on the City’s website. The availability for review and input on the Draft Housing Element was also publicized on the City’s social media platforms and on the dedicated project webpage.



To ensure that the housing concerns of low- and moderate-income and residents with particular needs were addressed, individual invitation letters were distributed via email to agencies and organizations that serve the low- and moderate-income households and particular needs communities in La Puente. These agencies were invited to review and comment on the 2021-2029 Housing Element and to attend the public meetings. Please see Appendix B for a list of organizations invited to participate in the Housing Element update. Feedback received from the service provider agencies and other interested parties is summarized in Appendix B. These agencies and entities will be invited to participate at future public events and meetings to solicit input on implementation of Housing Element programs.



## 2. NEEDS ASSESSMENT

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

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

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

### POPULATION TRENDS

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

#### Population Growth

Between 1990 and 2019 the population of La Puente grew approximately 8.3 percent, from 36,995 to 40,020 residents (**Table 1**). This 30-year growth is similar to several nearby cities such as El Monte (9 percent), West Covina (11 percent) and Whittier (11 percent) but is lower than for Los Angeles County as a whole (14 percent).

**Table 1. Population Growth: La Puente and Surrounding Cities, 1990-2019**

Jurisdiction	1990	2000	2010	2019	% Change 1990-2019
Diamond Bar	53,672	56,287	55,544	56,211	4.7%
El Monte	106,209	115,965	113,475	115,517	8.8%
Los Angeles	3,485,398	3,694,820	3,792,621	3,966,936	13.8%
<b>La Puente</b>	<b>36,955</b>	<b>41,063</b>	<b>39,816</b>	<b>40,020</b>	<b>8.3%</b>
South El Monte	20,850	21,144	20,116	20,721	-0.6%
West Covina	96,086	105,080	106,098	106,589	10.9%
Whittier	77,671	83,680	85,331	86,090	10.8%
Los Angeles County	8,863,052	9,519,330	9,818,605	10,081,570	13.7%

Source: California Department of Finance



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

### Age Distribution

Population age distribution serves as an important indicator of housing needs, as housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. Cost and access to services are important to seniors because they may be on fixed incomes and have mobility limitations. **Table 2** shows the age distribution of La Puente residents compared to Los Angeles County as a whole, as reported by the 2015-2019 ACS.

**Table 2** shows that the City's age distribution is very similar to the county as a whole. About 25 percent of City residents were children under the age of 18, while only 11 percent were seniors age 65+. More than half (52 percent) of City residents were in the prime working years of 25 to 64. The large proportion of school-age children means that demand should be strong for larger units for families, but the aging baby boom generation should also create more demand for smaller housing units, as well as housing programs such as housing repair services for the City's older residents.

**Table 2. Age Distribution**

Age Group	La Puente		Los Angeles County	
	Persons	%	Persons	%
0 to 17 years	9,723	25%	2,214,760	22%
18 to 24 years	4,751	12%	979,915	8%
25 to 39 years	8,507	21%	2,330,395	23%
40 to 54 years	8,085	20%	2,028,290	21%
55 to 64 years	4,475	11%	1,192,232	12%
65 to 74 years	2,512	6%	758,833	8%
75+ years	1,967	5%	577,145	6%
Total	40,020	100%	10,081,570	100%
Median age	33.0	-	36.5	-

Source: 2015-2019 American Communities Survey (ACS)

### Racial and Ethnic Composition

**Table 3** shows the racial/ethnic distribution of population in La Puente compared to the county as a whole. The City's proportion of Hispanic population is significantly greater than for Los Angeles County (83 percent vs. 46 percent). Asians represent the largest non-Hispanic group, with about 12 percent of the City's population.



**Table 3. Race and Ethnicity**

Racial/Ethnic Group	La Puente		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	6,843	17.1%	5,193,136	51.5%
-White	1,494	3.7%	2,641,770	26.2%
-Black or African American	320	0.8%	790,252	7.8%
-American Indian/ Alaska Native	99	0.2%	20,831	0.2%
-Asian	4,646	11.6%	1,454,769	14.4%
-Native Hawaiian/Pacific Islander	113	0.3%	24,597	0.2%
-Other races or 2+ races	171	0.4%	260,917	2.6%
Hispanic or Latino (any race)	33,177	82.9%	4,888,434	48.5%
Total	40,020	100%	10,081,570	100%

Source: 2015-2019 American Communities Survey (ACS)

## HOUSEHOLD CHARACTERISTICS

Household type and size, income level, the presence of persons with particular 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 – for example, a home, an apartment, or a mobile home.

According to the 2015-2019 ACS, the average household size in La Puente was significantly larger than for Los Angeles County as a whole (4.24 city vs. 2.99 county). Married-couple families represented 58 percent of households in the city compared to 68 percent in the county. Persons living alone comprised only 10 percent of households compared to less than one percent of county households (Table 4). With the aging of the population, the percentage of single person households in the City seems likely to increase in the coming decades.



**Table 4. Household Composition**

Household Type	La Puente		LA County	
	Households	%	Households	%
<b>Family households:</b>	8,211	87%	2,210,939	67%
Married-couple family	4,800	58%	1,495,658	68%
With own children under 18 years	2,070	25%	639,936	29%
Male householder, no wife present	1,338	16%	226,505	10%
With own children under 18 years	129	2%	86,362	4%
Female householder, no husband present	2,505	30%	488,776	22%
With own children under 18 years	607	7%	211,592	10%
<b>Non-family households:</b>	1,204	13%	1,105,856	33%
Householder living alone	963	10%	851,509	0.6%
Households with individuals under 18 years	4,627	384%	6,635	38%
Households with individuals 65 years and over	3,053	253%	293,051	26%
Total households	9,415	100%	3,316,795	100%
Average household size	4.24	-	2.99	-

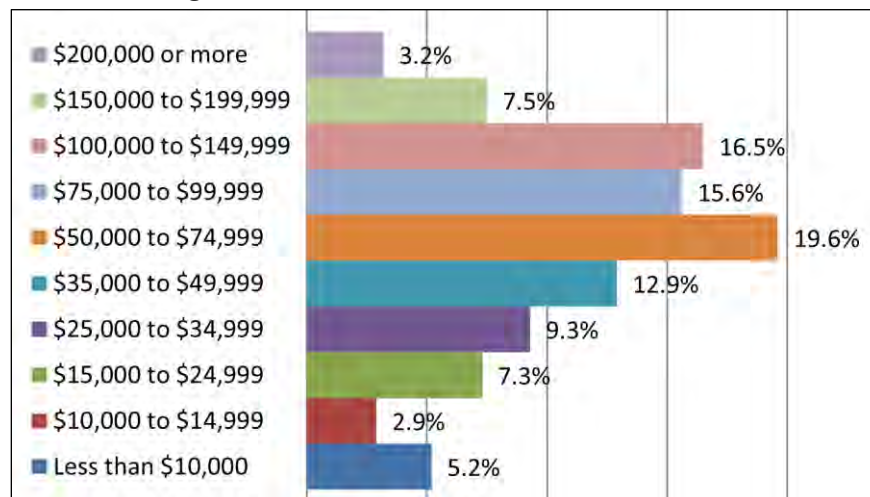
Source: 2015-2019 American Communities Survey (ACS)

## INCOME CHARACTERISTICS

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

According to 2015-2019 ACS, the median household income in La Puente was approximately \$64,592. As seen in **Figure 1**, nearly 20 percent of households had annual incomes between \$50,000 and \$74,999.

**Figure 1. Household Income Distribution**



Source: 2015-2019 American Communities Survey (ACS)





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

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

Combined, the extremely low, very low, and low-income groups are referred to as lower income. Between 2013 and 2017 (the most recent data available), approximately 61 percent of La Puente households are considered lower income (**Table 5**), while 39 percent of households had incomes in the moderate or above moderate income levels. Comparatively, Los Angeles County reported approximately 52 percent of households are consider lower income, while 48 percent of households had incomes in the moderate or above moderate income levels during the same period.

**Table 5. Household by Income Category**

Income Category	La Puente		Los Angeles County	
	Household	Percent	Households	Percent
Extremely Low (30% AMI or less)	1,765	20%	641,055	19%
Very Low (31 to 50% AMI)	1,445	16%	482,070	15%
Low (51 to 80% AMI)	2,260	25%	578,285	18%
Moderate or Above (over 81% AMI)	3,530	39%	1,593,790	48%
Total	9,000	100%	3,295,200	100%

Sources: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

### 2020 COVID-19 Pandemic Impact

With the outbreak of the COVID-19 pandemic, over 26 million unemployment insurance claims were filed between March 15, 2020 and April 18, 2020 at the start of stay-at-home orders as reported by the U.S. Department of Labor. In response, Congress passed major relief bills including the \$2 trillion CARES Act, which includes benefits and expanded eligibility for unemployment insurance, forgivable small-business loans, economic relief payments sent directly to most US households, aid to state and local governments, and increased funding for housing assistance and other safety net programs.

The Census Bureau along with other governmental agencies partnered to design the Household Pulse Survey to publish data in as close to real time as possible during the COVID-19 pandemic. The survey provides vital insights on how American households are affected and coping during the pandemic. The Census Bureau expects to collect data for 90 days and release data weekly. One such way the Census Bureau is measuring household experiences during the coronavirus pandemic is through the Household Pulse Survey. Household Pulse Survey results been reported for State and Metropolitan Area geographies including Los Angeles. Results for the Week 20 Survey (November 25, 2020 to December 7, 2020) showed that 42 percent (4.1 million) of adults in the Los Angeles Metropolitan Area reported that they or someone in their household had experienced a loss of employment income. Comparatively, survey results showed that as a whole 31 percent (1.4



million) of adults in the U.S. reported that they or someone in their household had experienced a loss of employment income during the same time period.

## EMPLOYMENT TRENDS

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

According to recent Census estimates, approximately 19,027 employed persons resided in La Puente. **Table 6** shows the type of occupations held by La Puente residents compared to Los Angeles County as a whole. La Puente residents proportionally hold much fewer managerial jobs than County residents as a whole (19 percent compared to 39 percent), but more service occupations (22 percent compared to 19 percent). The City’s proportion of sales and office occupations was similar to the county (23 percent vs. 21 percent) although the proportion of City residents with production and transportation occupations was substantially greater than for the entire county (26 percent vs. 13 percent).

**Table 6. Employment by Occupation**

Occupation	La Puente		Los Angeles County	
	Employees	% of All Jobs	Employees	% of All Jobs
Management, business, science, and arts occupations	3,653	18.7%	1,967,198	39.0%
Service occupations	4,233	22.2%	966,972	19.2%
Sales and office occupations	4,425	23.3%	1,053,462	20.9%
Natural resources, construction, and maintenance occupations	1,921	10.1%	384,138	7.6%
Production, transportation, and material moving occupations	4,885	25.7%	666,045	13.2%
Total jobs	19,027	100%	4,929,863	100%

Source: 2015-2019 American Communities Survey (ACS)

## PARTICULAR NEEDS GROUPS

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



Elderly

According to the 2015-2019 ACS (Table 7) about 28 percent of owner households and about 15 percent of renter households were headed by an elderly person (age 65+).

**Table 7. Elderly Households by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	3,833	71.7%	3,458	85.0%
65 to 74 years	760	14.2%	312	7.7%
75 to 84 years	470	8.8%	181	4.4%
85 years and over	282	5.3%	119	2.9%
Total Households	5,345	100%	4,070	100%

Source: 2015-2019 American Communities Survey (ACS)

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

As of May 2021, there is only one licensed residential care facilities for the elderly located in La Puente: Tonopah Home Living (6 beds) located at 333 Tonopah Avenue.

The La Puente Senior Center is available to area seniors to enjoy and utilize for a variety of purposes. The Senior Center offers programs and services relating to physical activity, learning, socialization, and nutrition.

**Persons with Disabilities**

According to the 2015-2019 ACS, approximately 9 percent of non-institutionalized La Puente residents reported some type of disability (Table 8). As might be expected, those aged 65 and over reported the highest disability rates. Approximately 8 percent of seniors reported some type of disability, compared to only 30 percent for persons between age 18 and 64. The most frequently reported disabilities included ambulatory difficulty (8 percent of the working age population and 25 percent of the senior population). Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units, and ground floor units.



Table 8. Disabilities by Age Group

Disability by Age	Persons	Percent
Total civilian noninstitutionalized population	39,987	-
With any disability	3,610	9.0%
Under Age 5 - total persons	2,244	-
With a hearing difficulty	13	6.0%
With a vision difficulty	0	0.0%
Age 5 to 17 - total persons	7,479	-
With a hearing difficulty	26	3.5%
With a vision difficulty	44	5.9%
With a cognitive difficulty	161	2.2%
With an ambulatory difficulty	22	0.3%
With a self-care difficulty	55	0.7%
Age 18 to 64 - total persons	11,153	-
With a hearing difficulty	467	4.2%
With a vision difficulty	277	2.5%
With a cognitive difficulty	584	5.2%
With an ambulatory difficulty	850	7.6%
With a self-care difficulty	478	4.3%
With an independent living difficulty	688	6.2%
Age 65 and over - total persons	4,479	-
With a hearing difficulty	619	13.8%
With a vision difficulty	267	6.0%
With a cognitive difficulty	535	11.9%
With an ambulatory difficulty	1,103	24.6%
With a self-care difficulty	469	10.5%
With an independent living difficulty	829	18.5%

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

Source: 2015-2019 American Communities Survey (ACS)

### Developmental Disabilities

California law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law (Public Law 106-402), “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of



the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. As of 2019, the DDS reported that approximately 1,426 residents living in La Puente (ZIP codes 91744 and 91746) received services of which about 59 percent were age 18 and under. The San Gabriel-Pomona Regional Center (SG/PRC) located in Pomona (<https://www.sgprc.org/>) provides services for people with developmental disabilities in the San Gabriel Valley. The SG/PRC is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

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

### Large Households

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

Recent SCAG data reported that approximately 35 percent of owner households and about 34 percent of renter households had five or more members (**Table 9**).



Table 9. Large Households by Tenure

Household Size	Owners		Renters	
	Households	%	Households	%
2 persons	1,099	20.4%	643	16.3%
3 persons	810	15.0%	768	19.5%
4 persons	1,056	19.6%	734	18.7%
<b>5 persons</b>	<b>833</b>	<b>15.5%</b>	<b>682</b>	<b>17.3%</b>
<b>6 persons</b>	<b>472</b>	<b>8.8%</b>	<b>384</b>	<b>9.8%</b>
<b>7+ persons</b>	<b>589</b>	<b>10.9%</b>	<b>267</b>	<b>6.8%</b>
Total households	5,385	100%	3,934	100%

Source: SCAG Local Profile (2019)

### Single-Parent 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.

The 2015-2019 ACS reported that female-headed households comprised about 18 percent of owner households and 34 percent of renter households in La Puente (Table 10).

Table 10. Family Household Type by Tenure

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	3,299	61.7%	1,501	36.9%
Male householder, no wife present	495	9.3%	568	14.0%
<b>Female householder, no husband present</b>	<b>975</b>	<b>18.2%</b>	<b>1,373</b>	<b>33.7%</b>
Non-family households	576	10.8%	628	15.4%
Total households	5,345	100%	4,070	100%

Source: 2015-2019 American Communities Survey (ACS)

### Farmworkers

La Puente is a fully urbanized city with no significant agricultural operations. The 2015-2019 ACS reported 139 residents of La Puente employed in the "Agriculture, forestry, fishing and hunting, and mining" industries. Due to the limited opportunities for agriculture in and around the City, it is likely that these persons are not farmworkers but are instead employed in plant nurseries, landscaping, or gardening occupations. As such, the City can accommodate the few employed residents in this industry sector as well as a portion of the potential housing needs for farmworkers that may be in nearby communities under housing programs provided for the general population.

### Homeless Persons

The 2019 Greater Los Angeles Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA) revealed a population of approximately 58,936 homeless persons in Los Angeles





County on a single night survey conducted in June 2019<sup>1</sup>. La Puente is located in Service Planning Area (SPA) 3, San Gabriel Valley. The 2019 homeless count for SPA 3 was 5,031 persons with more than half of those (3,613 persons) unsheltered. The 2019 LAHSA point-in-time survey revealed a population of approximately 35 unsheltered homeless persons in La Puente.

## HOUSING PROFILE

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

### Housing Type and Vacancy

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

La Puente’s housing supply is somewhat different than that of Los Angeles County as a whole. As is illustrated in **Table 11**, La Puente has a higher percentage of single-family dwellings (74 percent for the City as compared to 55 percent for the County) and a lower percentage of mobile homes (0 percent for the City as compared to 2 percent for the County) in 2021. Development of multi-family dwellings have been relatively modest with only 40 units built over a six-year period (2015-2021).

**Table 11. Housing Type 2015-2021**

Structure Type	2015		2021		Growth	
	Units	%	Units	%	Units	%
<b>La Puente</b>						
Single-family	7,260	74%	7,325	74%	65	62%
Multi-family	2,501	26%	2,541	26%	40	38%
Mobile homes	30	0%	30	0%	0	0%
Total units	9,791	100%	9,896	100%	105	100%
<b>Los Angeles County</b>						
Single-family	1,951,578	56%	1,971,020	54%	19,442	15%
Multi-family	1,477,583	42%	1,585,448	44%	107,865	85%
Mobile homes	58,273	2%	58,341	2%	68	0.05%
Total units	3,487,434	100%	3,614,809	100%	127,375	100%

Source: California Department of Finance, Tables E-5 & E-8

Additionally, the Department of Finance reported the 2021 vacancy rate in La Puente as 3.7 percent compared to 6.4 percent for Los Angeles County as a whole.

### Housing Conditions

The age and condition of La Puente’s housing stock is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof,

1 Los Angeles Homeless Services Authority, 2019 Greater Los Angeles Homeless Count, <https://www.lahsa.org/documents?id=3437-2019-greater-los-angeles-homeless-count-presentation.pdf> . This count excludes the cities of Glendale, Long Beach and Pasadena.



foundation work, and plumbing. La Puente’s housing stock is aging. The age of the housing stock, as defined by the year the units were built, is shown in **Table 12**. According to 2015-2019 ACS data, approximately 81 percent of all the housing units in the City were built before 1980. In other words, many housing units in the City are likely in need of major rehabilitation, if routine maintenance has not been performed over time. City staff estimates that approximately 30 percent of housing units may be in need of substantial repair due to deferred maintenance.

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

**Table 12. Age of Housing Stock**

Year Built	La Puente		Los Angeles County	
	Units	%	Units	%
2014 or later	42	0.45%	33,479	1.0%
2010 to 2013	28	0.29%	38,695	1.2%
2000 to 2009	214	2.3%	177,103	5.3%
1980 to 1999	1,499	15.9%	594,271	17.9%
1960 to 1979	2,155	22.9%	954,955	28.8%
1940 to 1959	5,226	55.5%	1,036,421	31.2%
1939 or earlier	251	2.7%	481,871	14.5%
Total units	9,415	100%	3,316,795	100%

Source: 2015-2019 American Communities Survey (ACS)

### Overcrowding

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

The 2015-2019 ACS data (**Table 13**) show that the incidence of overcrowding is higher in La Puente than in Los Angeles County as a whole. About 10 percent of owner-occupied units and about 18 percent of rental units in the City were overcrowded.

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



**Table 13. Overcrowding by Tenure**

Occupants per Room	La Puente		LA County	
	Units	%	Units	%
Owner occupied units	5,345	100%	1,519,516	100%
1.00 or fewer	4,652	87.0%	1,435,225	94.5%
1.01 to 1.50	514	9.6%	61,697	4.1%
1.51 or more	179	3.3%	22,594	1.5%
Renter occupied units	4,070	100%	1,797,279	100%
1.01 to 1.50	3,040	74.7%	1,505,658	83.8%
1.51 to 2.00	716	17.6%	157,166	8.7%
2.01 or more	314	7.7%	134,455	7.5%

Source: 2015-2019 American Communities Survey (ACS)

## Housing Costs

### Housing Affordability Criteria

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

**Table 14** shows affordable rent levels and estimated affordable purchase prices for housing in La Puente (and Los Angeles County) by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$664, while the maximum affordable rent for very-low-income households is \$1,255. The maximum affordable rent for low-income households is \$2,142, while the maximum for moderate-income households is \$2,177.

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

**Table 14. Income Categories and Affordable Housing Costs**

2021 Los Angeles County Median Income = \$80,000	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$35,450	\$664	\$93,135
Very Low (31-50%)	\$59,100	\$1,255	\$194,418
Low (51-80%)	\$94,600	\$2,142	\$346,450
<b>Median</b>	<b>\$80,000</b>	<b>\$1,777</b>	<b>\$283,924</b>
Moderate (81-120%)	\$96,000	\$2,177	\$352,446

Assumptions: Based on a family of 4; 10% down payment, 3% interest

Sources: California HCD 2021 Income Limits; LACDA 2020 Utility Allowance Schedule; OC Housing and Community Development Department Utility Allowances, 2021; Veronica Tam & Associates, 2021.



### *For-Sale Housing*

Housing sales price statistics<sup>2</sup> for homes in La Puente during 2021 showed a median price of \$601,000 compared to a median price of \$795,000 for Los Angeles County as a whole. Based on the estimated affordable purchase prices shown in **Table 14** above, homeownership is less likely without access to public subsidies to reduce sales prices to a level that is affordable at all income levels. At a median price of \$601,000 there is a gap of about \$254,500 between the market price and the maximum price a low-income household can afford, and a gap of \$406,582 for very-low-income households. These statistics illustrate why affordable housing strategies generally focus on rental rather than ownership housing, due to the smaller affordability gap for rental units.

### *Rental Housing*

A recent internet survey<sup>3</sup> showed typical rental rates for 2- and 3-bedroom apartments in La Puente of \$1,730 to \$2,400 per month. When market rents are compared to the amounts lower-income households can afford to pay (**Table 14** above), it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. The gap between market rent for a typical 2-bedroom 1-bath apartment and affordable rent at the very-low-income level is about \$475 per month, while the gap at the extremely-low-income level is about \$1,066 per month. However, at the low-income and moderate-income levels, households are likely to find affordable rentals.

### *Cost Burden (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.

According to 2013-2017 CHAS data, the proportion of households overpaying declines significantly as income increases. **Table 15** shows overall cost burden was most prevalent among renter households in the extremely-low and very-low income categories (82 percent and 87 percent of renter households, respectively). Comparatively, **Table 16** shows the proportion of owner households experiencing cost burden in 2017 were highest in the extremely-low income categories (70 percent) with very-low and low-income categories (47 percent and 49 percent, respectively). Renters are vulnerable and subject to constant changes in the housing market. Homeowners, on the other hand, with a housing cost burden have the option of selling the homes and become renters.

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2 Source: [www.redfin.com](http://www.redfin.com), access as of May 13, 2021

3 Source: [www.zumper.com](http://www.zumper.com), accessed May 13, 2021



**Table 15. Cost Burden by Housing Tenure (Renter)**

Income by Cost Burden	With Cost Burden >30%	With Cost Burden >50%	Total
Extremely Low Income (0-30% AMI)	910 (82.3%)	790 (71.4%)	1,105
Very Low Income (31-50% AMI)	675 (87.1%)	145 (18.7%)	775
Low Income (51-80% AMI)	334 (39.2%)	4 (4.7%)	850
Moderate Income (81-100% AMI)	20 (3.9%)	-	510
Above Moderate Income (>100% AMI)	-	-	635
<b>Total</b>	<b>1,939</b>	<b>939</b>	<b>3,870</b>

Source: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

**Table 16. Cost Burden by Housing Tenure (Owner)**

Income by Cost Burden	With Cost Burden >30%	With Cost Burden >50%	Total
Extremely Low Income (0-30% AMI)	465 (70.4%)	420 (63.6%)	660
Very Low Income (31-50% AMI)	320 (47.4%)	215 (32.1%)	670
Low Income (51-80% AMI)	700 (49.6%)	225 (15.9%)	1,410
Moderate Income (81-100% AMI)	215 (30.9%)	10 (1.4%)	695
Above Moderate Income (>100% AMI)	95 (5.6%)	-	1,690
<b>Total</b>	<b>1,795</b>	<b>870</b>	<b>5,130</b>

Source: Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) (2013-2017)

### Affordable Housing in La Puente

There are at least 4 affordable housing projects within the La Puente city limits.

The only subsidized affordable rental 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 3 to 5 years in length. Though these contracts are usually renewed by the building owner, the fact that they do not have to be renewed means that many project-based Section 8 subsidized units face the possibility of conversion to market rate.

To opt out of the Section 8 program, an owner of a project-based subsidized building is required to provide at least 1 year’s notice to residents, the local HUD contract administrator, and the local jurisdiction. According to the Los Angeles LOMOD Corporation,<sup>4</sup> 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 June 2021. Three of the four subsidized properties listed in **Table 17** are currently owned by nonprofit entities.

4 The Los Angeles LOMOD Corporation is a nonprofit 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.

**Table 17. Subsidized Dwelling Units**

Project Name	Tenant Type	Total Units	# of Affordable Units	Funding Program	Earliest Conversion Date
La Villa Puente Apartments 17351 E Main Street (nonprofit)	Family	121	119	Sec 8 LMSA CA16L000133	5/31/2037
La Puente Park Apartments 14721 Nelson Avenue (nonprofit)	Family	132	132	Preservation, Low Income Housing Tax Credit CA16L000010	7/1/2036
Amar Plaza Apartments 15662 Amar Road (nonprofit)	Family	96	42	Sec 8 LMSA CA16M000382	1/1/2026
Nantes Manor 775 Nantes Avenue (for-profit)	Family	40	40	Sec 8 NC, Section 221(d) CA160049006	8/1/2027
<b>Total</b>		<b>389</b>	<b>333</b>		

Sources: Los Angeles LOMOD Corporation, 2021; US Department of Housing and Urban Development, 2021

### At-Risk Units

State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low-income housing use and that will become unrestricted and possibly be lost as low-income housing (i.e., “units at risk” or “at-risk units”). State law requires the following:

- An inventory of restricted low-income housing projects in the City and their potential for conversion within 10 years from the Housing Element update deadline;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk”; and
- Programs for preserving the at-risk units.

Two of the four federally assisted developments in La Puente (Amar Plaza Apartments and Nantes Manor), consisting of a combined 82 affordable units, are considered at risk of converting to market-rate housing during the planning period of this at-risk analysis (October 15, 2021 through October 15, 2031). The Amar Plaza Apartments has a HAP (Housing Assistance Payment) contract set to expire in 2026. Nantes Manor has a HAP contract set to expire in 2027. The City will work with the property owners of Amar Plaza Apartments and Nantes Manor, interested groups, and the State and federal governments to conserve its affordable housing stock through the planning period (Program 9). The other two subsidized developments, La Villa Puente Apartments and La Puente Park Apartments have affordability covenants in place through 2037; therefore, they are at minimal risk to losing their current supply affordable units.



### Preservation and Replacement Options

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

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

Alternatively, units that are converted to market rate may be replaced with new, assisted, multi-family units with specified affordability timeframes. The City was instrumental in facilitating the preservation of 251 affordable units at the La Villa Puente Apartments and La Puente Park Apartments by approving project financing through the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) public hearing process.

#### *Transfer of Ownership*

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

#### *Rental Assistance*

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

#### *Purchase Affordability Covenants*

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





### *Construction of Replacement Units*

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors, including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of approximately \$400,000 for an affordable multi-family unit, the cost of replacing all 82 at-risk units would be approximately \$33 million.

### **Projected Housing Need**

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. The California Department of Housing and Community Development (HCD), in conjunction with the SCAG, determine a projected housing need for the region covered by SCAG, including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial. SCAG has, in turn, allocated a share of the region's total housing need to each of its constituent jurisdictions. The City of La Puente has a total RHNA of 1,929 housing units distributed among income categories as shown in **Table 18**.

**Table 18. Regional Housing Needs Allocation 2021-2029**

Income Group	Percent of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low*	0-50%	544	28.20%
Low	51-80%	275	14.26%
Moderate	81-120%	275	14.26%
Above Moderate	120%+	835	43.29%
Total	-	1,929	100%

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

## AFFIRMATIVELY FURTHERING FAIR HOUSING

In January 2019, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element, which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

A complete assessment of AFFH for La Puente is provided under Appendix C.

### 3. CONSTRAINTS ANALYSIS

While the City of La Puente recognizes the need for the development of sound, affordable housing for all its residents, this goal is not easy to achieve. The built-out nature of La Puente leaves few opportunity areas for new development. The key factors constraining housing development include land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. These constraints may result in housing that is not affordable to low- and moderate-income households, or may make new residential construction economically difficult for developers. Constraints to housing production significantly impact households with lower incomes and particular 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. If constraints preclude the achievement of housing goals, jurisdictions are required to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to mitigate these constraints are included in the Housing Plan.

#### MARKET CONSTRAINTS

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

##### Development Costs

###### *Building Materials and Labor*

Hard construction costs including the cost of materials (wood, cement, asphalt, roofing, pipe, glass, and other interior materials) and labor comprise more than 60 percent of total development costs. Materials costs vary depending on the type of housing being constructed and amenities provided. Labor costs are influenced by the availability of workers and prevailing wages.

According to the Turner Center for Housing Innovation at UC Berkeley, affordable and market-rate developers have seen increasing construction costs throughout the State. For example, the cost of building a 100-unit affordable project in California increased from \$265,000 per unit in 2000 to almost \$425,000 in 2016. On a square foot basis, the Turner Center reports that the cost of constructing multi-family housing increased by 25 percent between 2009 and 2018, reaching an average of \$222 per square foot by 2018.



The cost increases reported by Turner align with other industry measures of construction cost including the California Construction Cost index, which recorded a 24 percent change in costs between 2009 and 2018. In the Los Angeles region the costs increased even more, with the average hard costs exceeding the statewide average by \$35 per square foot. Although construction costs are a significant factor in the overall cost of development, the City of La Puente has no direct influence over materials and labor costs.

#### *Timing and Density*

The housing market can also constrain the timing between project approval and requests for building permits. In most cases, this may be due to developers' ability to secure financing for construction. In La Puente, the average time between project approval and request for building permit for a multi-family development is typically 2 to 4 months. Market-rate developers for residential development typically propose products at the lower end of the allowable density range. As part of the 6<sup>th</sup> cycle Housing Element update, the City will be exploring tools and changes to development standards that will facilitate in achieving the maximum density.

#### *Land Cost*

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

#### *Availability of Financing*

In May 2021, home mortgages for borrowers with good credit were available at historically low rates (just over 3 percent). This comparatively low rate does not represent a constraint to the purchase of housing. However, the high cost of housing in the City in itself may reduce access to mortgages as potential homebuyers lack the necessary down payment and the percent of income required to cover mortgage payments that lenders generally require. These conditions make a home purchase particularly difficult for first-time homebuyers and lower- and moderate-income households.

Per federal law (Home Mortgage Disclosure Act), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. Loan application data including home purchase loans (government-backed and conventional), refinancing, and home improvement loans, were compiled by aggregating La Puente's census tracts (406901, 407101, 407102, 407200, 407501, 407601, 707602, 407701, and 407702).

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, 52 households applied for mortgage loans for homes in La Puente in 2019 (**Table 19**). Out of 18 applicants for government-backed home purchase loans, none were approved while 16 percent were denied and 5.5 percent were withdrawn or closed for incompleteness. Of the applications for conventional





purchase loans, 5.8 percent were approved, 5.8 percent were denied, and 15 percent were withdrawn or closed for incompleteness in 2019

**Table 19. Disposition of Home Purchase and Improvement Loan Applications (2019)**

Loan Type	Total Applicants	Approved, Not Accepted	Denied	Other
Government-Backed Purchase	74	2.7%	10.8%	13.5%
Conventional Purchase	195	6.1%	5.6%	12.8%
Refinance	873	3.5%	14.7%	24.0%
Home Improvement	88	1.1%	55.6%	14.7%
Total	1230	13.4%	86.7%	65.0%

Notes:

- Loans on 1- to 4-Family and Manufactured Home Dwellings
- “Approved, Not Accepted” are those applications approved by the lenders but not accepted by the applicants.
- “Other” includes files closed for incompleteness, and applications withdrawn.
- City of La Puente Census Tracts 406901, 407101, 2407102, 407200, 407501, 407601, 707602, 407701, and 407702.

Source: FFIEC Home Mortgage Disclosure Act, 2019

## 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 (*California Government Code §65583*) this section addresses six potential constraints to housing development:

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

### Land Use Controls

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

#### *General Plan Community Development Element*

The City completed a comprehensive update of its General Plan in 2004. The Community Development Element sets forth the City's policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the City. The Community Development Element provides a variety of residential land use



designations as well as a mixed-use development category that promotes development of mixed commercial, office, and residential uses in the downtown business district, consistent with the goals of the Downtown Business District Specific Plan (Table 20).

**Table 20. Residential Land Use Designations**

General Plan Land Use Category	Corresponding Zone Districts	Maximum Densities <sup>1</sup>	Typical Residential Types
Low Density Residential (LDR)	R-E R-1	7 DU/acre	Primarily detached single-family dwellings on individual lots.
Medium Density Residential (MDR)	R-2	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	18 DU/acre	Moderate density apartments, townhomes, condominiums, and planned unit developments.
High Density Residential (HDR)	R-4	30 DU/acre	Higher-intensity apartments, planned unit developments, condominiums and townhomes.
Mixed-Use (MIX)	DBD	No density maximum for mixed-use developments. Based on approved projects, the expected density is 40-50 DU/acre <sup>2</sup>	Apartments, condominiums, and single-room occupancy (SRO) units above the first floor of a commercial use, and stand-alone multiple-family residential uses in subareas established by the Downtown Business District Specific Plan.

Notes:

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

2. See Program 4 in the Housing Plan (Chapter 5)

Source: City of La Puente General Plan, 2004

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

The Community Development Element designates over two-thirds of the City's land for residential use. In addition, 11 acres are designated Mixed-Use (MIX), which allows residential uses to be integrated with commercial uses in the Downtown Business District. Uses may be mixed vertically, with residential dwellings above street-level office and retail businesses in all areas designated for mixed use, and stand-alone multiple-family developments are allowed in certain subareas of the designation. The higher densities allowed in the MIX designation creates opportunities for providing affordable housing.



**Zoning and Residential Development Standards**

In 2015, the City adopted a comprehensive Zoning Code update to comply with State and Federal regulations, establish clear and streamlined administration procedures, make Zoning standards more user-friendly (including the consolidation of a number of zones), and implement the goals and policies established in the 2008-2014 certified Housing Element.

The City regulates the type, location, density, and scale of residential development primarily through Title 10 of the Municipal Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the City’s General Plan. The zoning regulations also serve to preserve the character and integrity of existing neighborhoods. Residential development standards are summarized in **Table 21**.

**Table 21. Residential Development Standards**

Standards	R-E	R-1	R-2	R-3	R-4
Min/Max Density (Units/Acre)	-/4.4	-/7	-/14	14/18	20/30
Minimum Lot Area	10,000 sf	6,000 sf	6,500 sf	12,000 sf	15,000 sf
Minimum Lot Width	80 ft	60 ft	60 ft	60 ft	60 ft
Minimum Lot Depth	125 ft	100 ft	N/A	N/A	N/A
Min Lot Area per Dwelling Unit	N/A	N/A	3,111 sf	2,420 sf	1,450 sf
Minimum Floor Area per Dwelling Unit	N/A	N/A	SFR: 1,000 sf Duplex: 850 sf	SFR: 1,000 sf Duplex: 850 sf Multi-family: None	SFR: 1,000 sf Duplex: 850 sf Multi-family: Studio: 450 sf 1-bed: 650 sf 2-bed: 750 sf 3-bed: 750 sf 4-bed: 750 sf
Minimum Setbacks					
Front	20 ft	20 ft	20 ft	20 ft	15 ft
Side	5 ft	5 ft	5 ft	5 ft	5 ft
Rear	10 ft	10 ft	10 ft	10 ft	10 ft
Maximum Building Coverage	35%	40%	45%	50%	50%
Maximum Building Height	30 ft	25 ft	25 ft	40 ft	40 ft

Source: City of La Puente Zoning Regulations, 2021

**Open Space**

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

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



of private open space per unit in the R-3 zone and 50 square feet of private open space per unit in the R-4 zone. La Puente's open space standards mirror those of similar suburban communities and are not considered a constraint to development.

### *Parking*

City parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. The Zoning Code requires parking based on the number of units on the property. Parking requirements for residential uses are listed in **Table 22**. 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 22. Parking Requirements**

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

Source: City of La Puente Zoning Code, 2021.

### *Mixed-Use and Residential Multi-Family Development Standards in Downtown*

The City's overriding constraint with regard to residential development is the lack of vacant land. With the introduction of a mixed-use designation into the General Plan in 2004 to be consistent with the mixed-use areas provided for in the Downtown Business District Specific Plan (DBDSP), the City has provided expanded opportunities for different types of housing and increased densities. **Table 23** identifies the development standards for the nine sub-areas of the Downtown Business District that permit mixed-use and multi-family residential uses (Sub-areas 1, 2, 3, 4, and 5 allow for residential mixed-use and Sub-area 6, 9, 10, and 15 allow for residential multi-family). These standards assume that a portion or all (i.e., residential multi-family) of the development contains residential uses. There is no maximum density specified in the DBDSP; however, typical mixed-use densities are expected to range from 40 to 50 units per acre, while typical multi-family densities are expected to range from 16 to 75 units per acre based on recent approved and proposed projects. In addition, Program 4 includes a commitment to process an amendment to allow 4-story development in mixed-use planning areas in the DBDSP.

**Table 23. Mixed-Use Development Standards**

Standards	DBD SP	
	Mixed-Use	Multi-Family
Maximum Density	No density maximum for mixed-use developments. Based on approved projects, the expected density is 50 DU/acre.	No density maximum for multi-family developments. Based on approved projects, the expected density may range between 16 and 75 DU/acre.
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	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	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 Senior SRO: 300 sf
Parking <sup>5</sup>	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	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 zero-foot setback measured from the property line is allowed. No side yard is required, and rear yards must be 12 feet in depth at a minimum, unless a reduced yard is necessary to accommodate required on-site parking, circulation aisles, and dedication of alley rights-of-way.

In addition to allowing decreased parking requirements for senior residential developments in the DBDSP area, at the discretion of the Planning Commission, 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

<sup>5</sup> 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.



the City's Downtown area. Program 4 in the Housing Plan includes a review of the Downtown Business District Specific Plan to identify changes that would help to facilitate revitalization of the Downtown.

#### *Other Specific Plan Areas*

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

#### *Providing for a Variety of Housing Types*

The Community Development Element and Title 10 contain the basic standards that allow for the development of a variety of housing types. Title 10 development standards are considered typical for suburban communities in Los Angeles County and do not impede the ability to develop housing at appropriate densities. **Table 24** lists the allowed location of specific uses. While residential mixed-use development is permitted in the City, is it currently restricted to the downtown area via the Downtown Business District Specific Plan. Program 6 in the Housing Plan includes expanding the permissibility of residential mixed-use development to more areas of the City by establishing a Mixed-Use Overlay or other zoning tools to increase residential capacity.

#### *Multi-Family Housing*

Multi-family housing is permitted by-right in the R-2 (2 or less units per structure), R-3, and R-4 zones which is consistent with their respective MDR, MHDR and HDR General Plan land use designations. Residential Multi-Family is also permitted by-right in the DBDSP within designated sub-areas. As shown in **Table 21** above, the allowable density for multi-family developments in the R-4 zone is 20 to 30 units/acre, which is considered suitable for low- and moderate-income housing, while allowable density in the R-3 zone is 14 to 18 units/acre, which is suitable for moderate-income housing.





**Table 24. Permitted Uses in Residential Zones**

Uses	R-E	R-1	R-2	R-3	R-4	DBDSP MIX	DBDSP Multi-family
Boarding and Rooming Houses	-	-	-	-	-	-	P
Dwelling:							
Detached Single Unit	P	P	P	P <sup>1</sup>	P <sup>1</sup>	-	-
Duplex	-	-	P	P	P	-	-
Manufactured Housing	P	P	P	P <sup>1</sup>	P <sup>1</sup>	-	-
Multifamily-more than 2 units/structure	-	-	-	P	P	C	P
Accessory Dwelling Unit (ADU)	P	P	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Senior Housing	-	-	-	C	C	-	C
Group Home (6 or fewer residents)	P	P	P	P	P	-	P
Transitional and Supportive Housing	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>
Single Room Occupancy (SRO)	-	-	-	-	-	C	C
Community Care Facilities (7 or more residents):							
Foster Family Home (24 Hour)	P	P	P	P	P	-	P

P Permitted use by-right

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

- Not a permitted use.

1. Must conform with minimum density standards

2. Permitted pursuant to State law

3. Permitted subject to the same standards as other residential uses of the same type in the same zone, pursuant to State law.

Source: La Puente Municipal Code, 2021

### *Accessory Dwelling Units*

As indicated in **Table 24** above, La Puente currently permits the creation of accessory dwelling units, by right, on residential sites containing an existing single-family home. Recent amendments to State law now require City to permit the by-right development of accessory dwelling units in all residential zones including those that allow multi-family and mixed-use residential uses. The City currently applies State regulations in processing applications for accessory dwelling units, which do not impede the creation of accessory dwelling units. La Puente permitted approximately 62 accessory dwelling units between 2018 and 2020. However, Program 12 includes a commitment to process a Zoning Code amendment pertaining to accessory dwelling units to reflect recent changes in State law pertaining to applicable zones, conversion of existing space, parking requirements, building setbacks, and square footage allowances.

### *Senior Housing*

To facilitate the development of affordable senior housing (multi-family housing units that are restricted to elderly persons of lower income), the City’s 2015 Zoning Code update eliminated the requirement for a Specific Plan to develop senior housing conditionally permitting the use in higher density zones. A Conditional Use Permit is required for this type of housing to ensure the location is properly sited in proximity to shopping, services, and public transit and developed so as to not result in an adverse living environment to the senior residents due to limited open space, lack of amenities or services and/or insufficient facilities to promote a positive living environment for the residents.



The senior housing development standards allow buildings with up to five stories and are intended to promote a desirable living environment for elderly residents.

The Sunny Garden Specific Plan (Sunny Garden Apartments) was approved in 1988 and 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). In February 2020, the City Council authorized the Los Angeles County Development Authority to issue bonds to a new property owner to acquire the site, rehabilitate the living units and common areas, and establish new affordability covenants for a period of 55 years.

The Unruh Specific Plan was approved in 2007 for the development of senior housing, consisting of 74 total units with 18 of the units set-aside to be rented to low income seniors, and one manager's unit. The remainder of the units (55 apartments) would be market rate apartments available to seniors 62 years of age and older. The development approved with this entitlement was never constructed. In July 2019, the City Council approved Ordinance No. 19-962 amending the Unruh Specific Plan to allowing a new property owner to develop the senior housing project. The amended Unruh Specific Plan consists of 74 total units with 73 of the units dedicated affordable to low-income seniors 62 years of age or older earning not more than 60 percent of the area median income. In addition, 50 percent of the units would be mobility accessible with four percent of the units equipped with communication features for the hearing and visually impaired. Overall parking was slightly reduced from 0.7 spaces per unit to 0.6 spaces per unit; however, the project qualified under Assembly Bill 744 for a reduced number of required parking spaces (requiring not more than 0.5 spaces per unit) as a result of the development being rental housing for individuals that are 62 years of age or older that has either paratransit service or unobstructed access, within one-half mile, to a fixed bus route service that operates at least eight times per day. As of May 2021, the senior rental apartment complex (Arboleda Senior Apartments) was under construction with completion anticipated in late 2021.

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

### ***Housing for Persons with Disabilities***

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

### **Group Homes and Community Care Facilities**

In accordance with State law, La Puente permits State-licensed residential group care homes serving six or fewer persons in all residential zoning districts by-right. In addition, State-licensed Community Care Facilities serving seven or more persons including 24-hour Foster Family Homes are permitted in all residential zoning districts by-right. Residential Care Facilities for the Elderly (RCFEs) are permitted by CUP in the C-1 and C-2 zones. There are no separation requirements for these facilities other than as may be required under state law.



### **Definition of Family**

The Zoning Code defines *family* as “One or more persons, related or unrelated, living together as a single housekeeping unit with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit.” This definition is in conformance with state law.

### **Reasonable Accommodation**

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

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

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

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

### ***Emergency Shelters***

Emergency shelters provide short-term shelter (usually for up to six months of stay) for homeless persons or persons facing other difficulties, such as domestic violence. To facilitate the development of emergency housing consistent with State law, emergency shelters are permitted by-right in the



Commercial Manufacturing (CM) zone. The CM zone encompasses 21.5 acres of land and contains underutilized properties near services and public transportation that could accommodate local needs for new shelter facilities. With the exception of parking, development standards for emergency shelters are the same as for other uses in the CM zone. On-site parking for emergency shelters only need to be sufficient to accommodate all staff working in the facility. These development and parking requirements are consistent with state law and do not pose a constraint to establishment of emergency shelters.

#### *Low Barrier Navigation Centers*

A low barrier navigation centers (LBNC) is defined as a Housing First, low-barrier, service enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Consistent with State law, LBNCs must be allowed by right in mixed-use and nonresidential zones where multi-family uses are permitted. The City's Zoning Code will be updated to establish regulations and development standards for this use, as described in Program 11.

#### *Transitional and Supportive Housing*

Transitional housing provides longer-term temporary housing (up to two years) for individuals and families who are transitioning to permanent housing. Supportive housing is coupled with services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as those suffering from mental illness or substance abuse problems, and the elderly or medically frail. Consistent with State law, transitional and supportive housing are allowed by right in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within a ½ mile of a public transit stop.

#### *Manufactured and Mobile Homes*

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

#### *Farmworker Housing*

As indicated in the Community Needs Assessment, 139 La Puente residents have "Farming, Forestry, and Fishing" occupations, according to 2015-2019 ACS data. City records indicate that there are no agricultural operations in La Puente, and the only parcel that was historically used for agriculture is zoned Open Space and is currently a golf course. As La Puente is a completely urbanized community and does not permit commercial agricultural activities in any zone, there is no need for land use regulations to address the State Employee Housing Act (*California Health and Safety Code §17000*).



### *Single-Room Occupancy Facilities*

Single-room occupancy (SRO) buildings house people in single rooms, with tenants often sharing bathrooms and kitchens. SROs are not specifically identified in Title 10 but are conditionally permitted as studio apartments under the multi-family regulations in the Downtown Business District Specific Plan Mixed-Use and Multi-Family Residential districts, consistent with established development standards, including minimum unit size of 450 square feet. The density and services available in the Downtown Business District make this an ideal location for SROs. The use permit criteria for the review of SROs pertain to performance standards such as hours of operation, security, and parking. As noted in Program 11 in the Housing Plan, the City will review current regulations for SROs to determine whether revisions are needed to better facilitate this type of housing.

### *Density Bonus*

Recent amendments to State density bonus law (*Government Code* §65915 et seq.) allow a maximum density bonus of up to 50 percent plus other incentives or concessions when a project provides affordable or senior housing. Section 10.10.090 of the Zoning Code incorporates the current provisions of state density bonus law.

### **Building Codes and Enforcement**

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

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

To ensure that the Municipal Code is followed, three Code Enforcement Officers assist individuals in keeping their properties in compliance. The Code Enforcement Officers have the authority to expeditiously abate problems that may endanger the health, safety, and welfare of the community, which helps preserve the housing stock by requiring owners to maintain their properties in sound condition. The abatement process typically requires the clean-up or repair of properties that are found to be in violation of City Code. City staff promptly responds to property maintenance complaints and is available to work with property owners in preventing and correcting Code violations. In addition, the City offers financial assistance programs to assist homeowners in helping



maintain the safety and quality of their residences. The local enforcement of these codes does not add significantly to the cost of housing.

### On-Site and Off-Site Improvements

Site improvements are a necessary component of the new development process. Improvements can include the laying of sewer and water lines and new streets for use by a community when that infrastructure is lacking, and these improvements make the development feasible. All residential areas in La Puente are served by sufficient infrastructure, due to the built-out nature of the City. The 2004 Sewer Master Plan outlines the condition of the sewers and the need for capital improvements throughout the City. The Master Plan identifies a number of deficiencies within the existing sewer system such as line collapses, inadequate capacity in some areas, minimum flow velocity, and aging pipes. In 2006, the City began collecting a sewer rate charge from all property owners to help fund sewer upgrades. In 2007, the City Council voted to proceed with the issuance of sewer revenue bonds to fund the construction of Phase I of the sewer upgrade project. Additional upgrades have been completed to the sewer system with completion of the Sewer Upgrade Project in 2017.

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

### Fees and Exactions

#### *Planning, Development, and Infrastructure Fees*

Various fees are collected by the City to cover costs of processing development permits and providing infrastructure (**Table 25**). Application fees can pose a constraint on the production of housing units and adversely affect housing affordability. Consistent with State law, planning and development fees in La Puente are limited to the cost of providing the required services and do not represent an unreasonable constraint on the production or preservation of housing, including affordable housing.

**Table 25. Planning and Development Fees**

Action/Activity	Single-Family Detached	Multi-Family
Site Plan and Design Review	\$714	\$1,643
Building Plan Check	\$8,059	\$3,903
Sewer connection fee	\$5,824 - Single-Family \$4,368 - Condominium	\$3,490
Total estimated fees	\$14,597	\$9,036
Estimated percent of total development cost <sup>4</sup>	3%	4%

Notes:

1. Based on one 1,400-square-foot single-family house on an existing lot
2. Per-unit fee based on a 20-unit apartment project
3. No school fees are charged in La Puente
4. Based on estimated total development cost of \$400,000 for SFD and \$250,000 for MF
5. Conditional Use Permit Fee for a Senior Citizen Housing project is \$4,265 with a Site Plan and Design Review Fee of \$1,643

Source: City of La Puente, 2021



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

Under *California Government Code §66000*, public agencies are allowed to charge capacity charges at the time a new customer connects for the first time. La Puente imposes a sewer charge. The genesis for the sewer charges was the 2004 Sewer Master Plan, which outlined the condition of the sewers and the need for capital improvements throughout the City. The Master Plan identified a number of deficiencies within the existing sewer system such as line collapses, inadequate capacity in some areas, minimum flow velocity, and aging pipes. In 2006, the City began collecting a sewer rate charge from all property owners to help fund sewer upgrades. The purpose of the sewer rate charge is to recover the reasonable cost of facilities attributable to development. Funds from this capacity charge are used for replacing and renewing 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 the Sewer Upgrade Project completed in 2017.

#### *Processing and Permit Procedures*

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

In 2015 the City adopted a comprehensive revision to the Zoning Code, which simplified the development review process. **Table 26** below summarizes the permit requirements, procedures, and typical timeframes for residential developments.

- Single-family detached houses and duplexes on existing lots are permitted by-right subject only to site plan and design review approval by the Director with no public hearing. Decisions are rendered within 30 days of filing of a complete application.
- Multi-family apartment projects with three or more units are permitted by-right in the R-3 and R-4 zones subject to approval by the Planning Commission at a public hearing. Decisions are rendered within 30 days of filing of a complete application.
- Condominium developments require approval of a parcel map by the Director or a subdivision map by the Planning Commission, in conformance with the City's Division of Land Ordinance and the state Subdivision Map Act.
- Senior housing developments require approval of a Conditional Use Permit and Site Plan and Design Review permit by the Planning Commission. This type of development application can typically be heard by the Planning Commission within 90 days of filing a complete application. The CUP process for senior housing is not viewed as being a constraint on providing this much needed housing in the community.





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

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

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

*The proposed development:*

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

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

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

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





**Table 26. Development Review Procedures**

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

Source: City of La Puente, 2021

### 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). Costs resulting from the environmental review process are bundled into the cost of housing and are passed on to the consumer. These costs include fees charged by local government and private consultants needed to complete the environmental analyses and from delays caused by the mandated public review periods. However, the presence of these regulations helps to preserve the environment and ensure environmental safety for La Puente residents.

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

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



construction of buildings for human occupancy. This process can contribute to the already high cost of construction in the City, but is required to ensure adequate safety in construction.

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

In addition to considering environmental conditions, before a development permit is granted, it must be established that public service and facilities systems are adequate to accommodate any increased demand generated by a proposed project. As a contract city, La Puente relies upon other government agencies, private utility companies, and contractors to maintain and upgrade many of the community's major infrastructure systems. Water service for residential properties is provided by Suburban Water Systems, La Puente Valley Water Company and San Gabriel Valley Water Company, while wastewater service is provided by the Los Angeles County Sanitation District. Water supply is expected to be adequate to serve the anticipated level of residential development identified in regional plans for the 2021-2029 planning period. The 2004 Sewer Master Plan included a comprehensive sewer and water infrastructure study to identify needed upgrades in the present systems and provide for a long-range capital improvement program to maintain the system. These improvements include the repair of sewer lines and the establishment of a preventative maintenance program. Because most of the City is built out, the Master Plan does not project significant increases in wastewater flows. In 2006 the City began collecting sewer charges from all property owners to help fund sewer upgrades and in 2007 the City issued sewer revenue bonds to fund the Sewer Upgrade Project which was completed in 2017. 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 continues to monitor and address sewer infrastructure insufficiencies, service and facility infrastructure is not considered to be an obstacle to the provision of additional housing in La Puente to accommodate the City's RHNA allocation for the 2021-2029 planning period.



## 4. HOUSING RESOURCES

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

### AVAILABILITY OF SITES FOR HOUSING

#### Regional Housing Needs Assessment (RHNA)

State law requires that the City designate an adequate number of sites with appropriate zoning and development standards to facilitate production of the City's regional share of housing needs for all income groups. La Puente's Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period has been determined by SCAG to be 1,929 units. This total includes 544 units for very-low-income households, 275 units for low-income households, 275 units for moderate-income households, and 835 units for above moderate-income households.

#### Residential Sites Inventory

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

#### *Realistic Capacity*

California Government Code §65583.2(c) requires, as part of the analysis of available sites, cities to calculate the projected residential development capacity of the sites identified in the housing element that can be realistically achieved. For the purpose of this Housing Element, calculations of realistic capacity assume that properties will achieve a density less than the maximum allowed density. This reduction accounts for applicable land use controls and site requirements, adjustments based past recent development trends in the associated residential zones, and typical densities of affordable housing projects as applicable. Capacity adjustments for infrastructure availability and environmental impacts have not been factored as infrastructure availability or environmental constraints are not anticipated for sites identified in the inventory. **Table 27** summarizes how the factors identified in the State statute and how, when applied, may result in an adjusted capacity to less than the maximum density allowed. Density realization should not be construed as a result of the City's development standards. Many times, developers choose not to exhaust available resources to maximize their development, or the failure to maximize the development is due to inefficient site plan and architectural design. Achievable density on a property is often influenced by how much a developer is willing to spend on a development, which is beyond the discretion of the local agency.

**Table 27. Capacity Adjustment Factors**

Capacity Factor	Adjustment	Reasoning
Land Use Controls and Site Improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement
Realistic capacity of the site	97% (RE Zone) 88% (R1 Zone) 79% (R2 Zone) 75% (R3 Zone) 71% (R4 Zone) 80% (DBD and Mixed-Use Overlay)	Adjustment based on past development trends in La Puente and surrounding cities for residential redevelopment in the residential and mixed-use zones; and programs to incentivize development
Typical densities	95%	Affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Infrastructure available, no constraints
Environmental constraints	No adjustment	No known site constraints

### *Vacant Residential Sites*

The availability of residentially zoned vacant parcels suitable for development is scarce throughout the city. However, utilizing County GIS data, aerial photography, and field observations, the City has identified several vacant sites in La Puente to help satisfy the RHNA allocation. The vacant sites identified already carry adequate land use and zoning designations to allow residential development, thus map amendments to accommodate increased residential capacity is not required. The inventory of vacant land in La Puente summarized in **Table 28** totals just under 4 acres. These vacant sites have the potential to yield 30 units.

**Table 28. Vacant Residential Sites**

General Plan	Zoning	Maximum Density (du/ac)	Total Vacant Area (acres)	Number of Parcels	Realistic Potential	Affordability Level
Low Density Residential (LDR)	R1	7	3.27	7	21.6	Above Moderate
Medium Density Residential (MDR)	R2	14	0.51	4	8.0	Moderate
Total			3.96	11	29.6	

Source: City of La Puente, 2021

### *Residential Recycling*

As a primarily built out community, the City continues to experience residential growth through infill developments on residentially zoned lots. The following are some examples of residential infill developments pending permit approval:

- 335 Willow Ave – Increased units from 2 to 5 in R1 zone
- 658 Del Valle Ave – Increased units from 1 to 3 in R1 zone
- 1111 Larimore Ave – Increased units from 2 to 5 in R3 zone
- 15616 Amar Rd – Increased units from 1 to 12 in R3 zone

For this analysis, the City identifies sites in the residential zones (R1, R2, R3, and R4) within three focus areas (Focus Areas A, B, and C). While the Downtown Business District (DBD) zone is located within Focus Area C, it is analyzed separately in this Housing Element. Potential units in Focus Areas



A, B, and C are determined based on 75 percent to 99 percent of the of maximum allowable density per zone, rounded down, and netted out existing units on sites. Potential units on R1 properties, regardless of number of units that can be achieved on site, are presumed to be feasible for above moderate-income housing, except on specific R1 properties identified for potential inclusion into a new overlay for congregational sites that may accommodate affordable housing. For R2 sites, only parcels that can accommodate more than 10 net new units are presumed to be feasible for moderate income housing. For R3 and R4 parcels, sites that can accommodate fewer than five net new units are presumed to be only feasible for above moderate-income housing and sites that can recycle to achieve five or more net new units are presumed to be feasible for moderate income housing. A brief summary of the residential recycling capacity is provided below:

- Focus Area: 10 parcels, totaling 6.3 acres, with the potential to accommodate 54 net new housing units (27 lower income units and 27 above moderate units)
- Focus Area B - 37 parcels, totaling 13.5 acres, with the potential to accommodate 156 net new units (56 lower income units and 100 above moderate-income units)
- Focus Area C - 17 parcels, totaling 13.2 acres, with the potential to accommodate 87 net new units (21 lower income units and 66 above moderate-income units)

#### *Downtown Business District*

Given the scarcity of developable land in the City and the continuing demand for new housing, nearly all of the recent residential construction in the City has involved infill development on underutilized properties. The analysis of residential capacity on underutilized parcels focuses on residentially-zoned land and mixed-use sites in the Downtown Business District (DBD), where development at densities of 50 units per acre is expected.

The greatest opportunities for infill development are in the Downtown Business District (DBD), where the Specific Plan allows residential development in both freestanding and mixed-use configurations. The potential for new residential units in mixed-use areas is predicated on the interest from developers (expressed to the City) and on the limited opportunities for higher-density development elsewhere in the City or the immediate surrounding area. Housing development opportunities are expected to increase as a result of an anticipated amendment to the Downtown Specific Plan to allow 4-story development in the mixed-use planning areas (Program 4).

This sites inventory includes only groups of contiguous parcels in the DBD area. Several property owners in this area own multiple properties within the same block. The La Puente Municipal Code includes several policies to encourage and incentivize lot consolidation and reuse of existing properties such as ministerial approval for lot line adjustments and waiving of Final Subdivision Maps for eligible projects to facilitate integration of residential and non-residential uses. Further promotion of these incentives is described in Program 5.

Furthermore, City Ventures has been actively pursuing acquisition and redevelopment opportunities in La Puente. Before COVID, City Ventures sent out letters to property owners of opportunity sites in La Puente, including many properties in the DBD, to solicit their interest in selling the properties. Based on City Ventures list of interested properties throughout the City, common ownership of multiple properties is not a prerequisite for its land acquisition program. Due to COVID, City Ventures suspended the acquisition activities until recently. In July 2021, City Ventures resumed its





efforts to acquire properties in the City, including in the DBD, for residential development. Therefore, the DBD remains a viable location for future and near-term residential development in La Puente.

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

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

This sites inventory includes only parcels within Downtown Specific Plan Sub-areas where mixed use and/or multi-family residential uses are permitted and where redevelopment potential exists based on existing uses and their conditions. Based on the available site lot sizes and anticipated densities, all sub-areas are feasible for facilitating lower income housing except for Sub Area 9 which allows multi-family residential uses at a density of 26 units per acre.

Sub Areas 1-5 permit mixed-use residential development with unlimited density. A recent 48-unit mixed-use development on a 42,300-square-foot property in Downtown yielded 49.4 units per acre. While the City does not have more recent examples for this type of projects, mixed use development has become an increasing trend in the San Gabriel Valley region. The following are recent mixed-use projects in surrounding communities that are in the same subregional market as La Puente:

#### City of Rosemead

- 8449 Garvey Avenue: 41 du/ac
- 7419 Garvey Avenue: 103 du/ac
- 3862 Rosemead Boulevard: 37 du/ac

#### City of El Monte

- SE Corner of Ramona Boulevard/Tyler Avenue: 60 du/ac
- SW Valley Boulevard/La Madera Avenue: 30 du/ac
- NW Garvey Avenue/La Madera Avenue: 71 du/ac

Sub Area 6 allows multi-family residential at 49 units per acre and Sub Area 10 allows multi-family at 75 units per acre. Average densities at 80 percent of the maximum are used in these Sub Areas.

Sub Areas 1-5 permit mixed-use development with unlimited density. In 2006, the City approved a 3-story, 48-unit mixed-use development on a 0.97-acre property in Downtown which yielded 49.4 units per acre. A survey of recently approved mixed-use projects in nearby Cities of El Monte and Rosemead found average actual densities to be 94 percent and 91 percent of the average maximum densities permitted by code. As no mixed-used residential projects have been constructed in La



Puente, for this Housing Element it is conservatively assumed that future mixed-use projects will be developed at 80 percent of an expected DBDSP density of 50 units per acre.

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

The sites inventory for Downtown identified several sites with contiguous parcels having the potential combined capacity for 429 units. All of the sites included in the inventory currently contain single-story buildings (3-story buildings are allowed under the Specific Plan), and most are at least 50 years old. Most of these buildings have small “mom & pop” retail or service-oriented businesses with underutilized parking lots, and several currently have vacant space for lease.





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

#### *Accessory Dwelling Units*

As detailed in the Constraints Analysis section, the City applies currently State regulations to the development of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). This allows ADUs to be constructed by right on all residential sites including multifamily and mixed-use zoned properties in the City. Accessory Dwelling Units may be an alternative source of affordable housing for lower-income households and seniors. City records indicate that La Puente has been successful in facilitating the construction of ADUs by issuing approximately 102 building permits since 2018, with numerous permits currently pending approval.

To estimate the number of ADUs that can be counted toward the City's RHNA inventory, the City used the HCD-sanctioned methodology of analyzing ADU development trends from the last three years (2018–2020) as the benchmark for future ADU production. Twenty-seven (27) ADUs were approved in 2018, followed by 36 in 2019, and 39 in 2020. The City assumes a projection of 34 ADUs each year through the 2021-2029 planning period, based on the average ADU production from 2018 to 2020. This equates to 272 ADUs. These ADUs are currently divided among each income category in accordance with the ADU Affordability Memo developed by SCAG, which provides affordability rates pre-certified by HCD, as shown on **Table 31** below.

Growth of ADUs as an affordable housing option in La Puente is expected to continue throughout the planning period. To encourage the development of ADUs, the City is committed to amending the Zoning Code to incorporate local regulations consistent with State law, as well as establish policies to further streamline the approval and construction process and create educational material on ADU processing and funding resources (Program 12).

#### *Religious Congregational Sites for Affordable Housing*

During the outreach process of the Housing Element, several religious congregation leaders expressed interest in developing housing on their properties and indicated that the provision of affordable housing on these sites would be aligned with their core mission. There are a number of religious congregation sites with large surface parking lots (0.6 acres or more in size) located throughout La Puente that have the potential to carry residential units. Possible religious congregation sites with large surface parking lots are identified in **Table 29**. Based on conversion of parking areas to housing on the sites identified, there is potential for approximately 47 units to be constructed.

Adopted in September 2020, Assembly Bill 1851 increases opportunities to develop housing on religious institutional properties by removing parking as a barrier to development. The new law allows for a 50 percent reduction in religious use parking spaces to accommodate affordable housing and allows the number of religious use parking spaces available after completion of affordable housing project to count towards the housing project's parking requirements.



**Table 29. Religious Congregation Sites**

Religious Institution	Zoning	Total Site Area (acres)	Parking Lot Area (acres)	Maximum Density (du/ac)	Realistic Potential <sup>1,2</sup>
First Fundamental Bible Church	R1	1.99	0.88	7	5
Kingdom Hall of Jehovah’s Witnesses	R4	1.41	0.87	30	18
La Puente Church of Nazarene	R2	1.31	0.69	14	7
St. Joseph Catholic Church	R1	1.51	0.81	7	5
St. Louis of France Catholic Church	R1	3.86	1.96	7	12
<b>Total</b>		<b>10.08</b>	<b>5.21</b>		<b>47</b>

Notes:

1. All Capacity Adjustment Factors applied.
2. Affordable Density Bonus credits may increase Realistic Potential.

Source: City of La Puente, 2021

**Mixed-Use Zoning Program**

Mixed-use development can help reduce the effects of housing cost burden by increasing density and offer opportunities for reduced vehicular trips by walking and access to public transportation, as well as facilitate revitalization and enhancement of commercial corridors. However, in La Puente, mixed-use development is currently restricted to the downtown area. As a built-out city, development of new residential mixed-use projects outside the downtown area will rely on existing underutilized commercial sites. This includes re-imagining of existing C-2 zoned parcels the consists of large shopping centers such as the Sunkist Shopping Center or the Bodega Shopping Center, as well as in-line commercial strips centers with businesses generally 45 years or older that have the potential to incorporate residential capacity either as stand-alone multi-family development which would share commercial land area or construction of residential units above ground floor commercial. Understanding the importance of providing diverse housing opportunities citywide, La Puente is committed to establishing a new Mixed-Use Zoning Program or other zoning tools that would allow residential development on commercial sites as a “permitted” or “conditionally permitted” as well as creating development standards such as minimum project and/or lot size, requirements for consolidation for smaller lots, and objective design criteria that facilitate mixed-use development (Program 6).

For the purposes of housing element compliance, the City has identified existing C-2 zoned sites commercial sites that may be suitable to carry residential development (see Appendix B – Inventory Housing of Sites). These areas were not only selected for their existing size and infrastructure availability, but also for their diverse geography which supports the City’s goals of distributing workforce housing opportunities equally throughout La Puente, as well as prior interest expressed to City from developers. As potential mixed-use locations are representative of different areas of City, it is envisioned those residential uses would be integrated in a context-sensitive manner recognizing the development character of the surrounding community. For example, given the expansive land area of the Sunkist and Bodega shopping centers (15 acres and 13 acres respectively), densities are estimated at 80 percent of an anticipated maximum density of 40 dwelling units/acre in the overlay (**Table 300**). The varied land uses would be incorporated alongside each other with non-residential uses typically fronting primary roadways and residential uses located at the rear of the site in closer proximity to existing residential development ensuring neighborhood compatibility. In



addition, other areas identified as Areas C through J consist of a series of smaller lots with various commercial uses including anchor tenant shopping plazas, in-line commercial strip centers, car dealerships, and professional offices. Many of these sites feature alley access to parking areas behind the commercial structures. Given the compact manner of development, where pedestrian orientation is highly desired and buildings situated closer to the boulevard frontage are to feature enhanced design, it is anticipated that mixed-used projects would successfully integrate nonresidential uses at the ground level with residential units located above to optimize site utility for common areas and parking at the rear of the buildings. Densities are estimated at 80 percent of an anticipated maximum density of 34 dwelling units/acre for these sites (**Table 30**), ensuring compatibility with existing one- and two-story developments that predominantly fill the city.

**Table 30. Mixed-Use Zoning Program Opportunity Areas**

Area	Current Zoning	Minimum Density (du/ac)	Maximum Density (du/ac)	Total Site Area (acres)	Number of Parcels	Realistic Potential <sup>1</sup>	Affordability Level
Area A	C2	30	40	14.8	5	187	Lower
Area B	C2	30	40	13.2	7	168	Lower
Area C	C2	30	34	12.4	2	137	Lower
Area D	C2	30	34	1.2	4	13	Lower
Area E	C2	30	34	0.59	3	6	Lower
Area F	C2	30	34	2.21	7	21	Lower
Area G	C2	30	34	0.79	1	8	Lower
Area H	C2	30	34	5.99	8	61	Lower
Area I	C2	30	34	1.45	3	15	Lower
Area J	C2	30	34	5.43	9	57	Lower
Total				58	49	673	

Notes:

1. Realistic Potential housing units calculated at 80 percent of maximum density

Source: City of La Puente, 2021

#### *Comparison of Sites Inventory and RHNA*

Identified properties have the combined capacity to accommodate at approximately 3,527 additional housing units on vacant and underutilized residential and mixed-use land (**Table 31**). These sites and the associated existing or to be amended land use regulations can facilitate the production of 1,624 lower-income units, 545 moderate-income units and 1,355 above-moderate-income units during the planning period, which exceeds the City's RHNA allocation for the 2021-2029 planning period. Public services and facilities are available to adequately serve all of the potential housing sites. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Any missing public improvement (e.g., curbs, gutters, sidewalks) along the property frontages would also be constructed at that time.





**Table 31. Comparison of Sites Inventory and RHNA**

	Income Category			
	Lower	Moderate	Above Mod	Total
<b>6<sup>th</sup> Cycle RHNA</b>	<b>819</b>	<b>275</b>	<b>835</b>	<b>1,929</b>
Vacant Land	0	3	16	19
Residential Recycling				
Focus Area A	29	0	21	50
Focus Area B	50	0	74	124
Focus Area C	17	0	35	52
Subtotal - Residential Recycling	96	0	130	226
Downtown Business District Specific Plan				
Sub Area 1	25	5	0	30
Sub Area 2	42	0	0	42
Sub Area 3	91	0	0	91
Sub Area 4	129	13	0	142
Sub Area 6	0	12	0	12
Sub Area 9	0	13	0	13
Sub Area 10	0	14	0	14
Subtotal - Downtown	287	57		344
Accessory Dwelling Units	185	6	81	272
Religious Congregational Sites Overlay	47	0	0	47
Mixed-Use Zoning Program				
Area A	179	60	187	426
Area B	160	53	168	381
Area C	125	42	137	307
Area D	12	3	13	28
Area E	5	1	6	12
Area F	21	8	21	50
Area G	8	3	8	19
Area H	62	20	61	143
Area I	14	5	15	34
Area J	56	17	57	13
Subtotal - Mixed-Use Zoning Program	642	212	673	1,413
<b>Potential Total Unit Capacity</b>	<b>1,257</b>	<b>278</b>	<b>900</b>	<b>2,321</b>

Source: City of La Puente, June 2021

**Public Services and Infrastructure Availability**

All sites identified in the inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the RHNA of 1,929 units. As detailed in the Constraints Analysis section of this Housing Element, no significant public service or infrastructure constraints have been identified. Upgrades have been completed to the sewer system with completion of the Sewer Upgrade Project in 2017. As the sewer and water providers, the City along with the La Puente Valley County Water District, Suburban Water Systems, and the San Gabriel Valley Water Company grants priority for the provision of sewer and water services to proposed developments that include housing units affordable to lower-income households in compliance with State law (Government Code §65589.7). Dry utilities, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service



are available to all areas within the City. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are as follows:

- Power: Southern California Edison
- Internet Service: AT&T, DISH, Frontier Communications, and Spectrum
- Telephone: Frontier Communications, and Spectrum
- Television Systems: AT&T, DirectTV, DISH, Frontier Communications, Spectrum, and Time Warner Cable

## FINANCIAL RESOURCES

A variety of existing and potential funding sources are available for affordable housing activities in La Puente. Primary sources include the State's SB2 Grants, the CalHome Program and the federal Community Development Block Grant (CDBG) program. These grants and deferred loans are to improve the exterior and interior of homes occupied by low-income residents. In cumulative, the City reviewed and considered 229 applications and has completed the rehabilitation of 74 units, with a total of \$1,274,850 granted and loaned to eligible program participants.

### Redevelopment Set-Aside

Prior to its dissolution by the State in 2012, the Community Development Commission of the City of La Puente set aside 20 percent of the tax increment revenue generated from its Redevelopment Project Area for the purpose of increasing and improving the supply of housing for low- and moderate-income households. In January 2012, as part of the dissolution activities, the La Puente City Council adopted a resolution accepting the housing assets and responsibilities previously performed by the redevelopment agency. By adopting this resolution, when the Successor Agency to the former Community Development Commission of the City of La Puente receives Redevelopment Property Tax Trust Fund (RPTTF) related to the City/CDC loans there is a requirement to transfer 20 percent of the amount received to a separate housing fund for the purpose of increasing and improving the supply of housing for low- and moderate-income households.

### 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. The City offers a zero-interest loans of up to \$37,790 to low-income homeowners for single-family home rehabilitation in the City. In Fiscal Year 2019-2020, the City was awarded grant funding in the amount of \$520,000 for delivery of the zero-interest deferred loans. In addition, the City also has reuse funds from loan payoffs which total approximately \$420,00 to be used within the program. Eligible expenses include repair of structural problems or hazards (e.g., foundations, roofing, plumbing, electrical, lead-based paint), correction of code violations and energy efficiency upgrades.

### Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities





to benefit low-income persons. The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include: acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation and construction (under certain limitations) of housing; homeownership assistance; and clearance activities. For the 2019-2020 Program Year, the City received \$322,189 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 Los Angeles County Development Authority (LACDA), formerly known as the Community Development Commission/Housing Authority of the County of Los Angeles until May 2019, administers the federal Section 8 program provides rental assistance to very-low-income households in need of affordable housing in the region. The Section 8 program assists very-low-income households by paying the difference between 30 percent of the gross household income and the cost of rent. Most Section 8 assistance today is structured as vouchers; this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost.

## ADMINISTRATIVE RESOURCES

### *City of La Puente Development Services Department*

The department functions include planning, building and safety, engineering, housing, community development grant administration, public transit services, economic development, and public works/maintenance.

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

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

Additionally, the City offers financial assistance to homeowners through its Housing Rehabilitation Program. This program offers grants and deferred loans to maintain the safety and quality of residences occupied by low-income residents through a Deferred Loan Program and a Grant Program. Assistance is offered as a deferred loan for owner-occupied homes up to a maximum of \$37,790 at a zero percent interest rate. Under the grant program, a \$12,000 grant is offered for owner-occupied homes paired with or without a deferred loan. In cumulative, the City reviewed and



considered 229 applications and has completed the rehabilitation of 74 units, with a total of \$1,274,850 granted and loaned to eligible program participants.

### **La Puente Community Development Commission**

In 2012 the state legislature eliminated all redevelopment agencies in California, and the City elected to form a Successor Agency to administer the final disposition of redevelopment agency resources. In January 2012, as part of the dissolution activities, the La Puente City Council adopted a resolution accepting the housing assets and responsibilities previously performed by the redevelopment agency. By adopting this resolution, when the Successor Agency to the former Community Development Commission of the City of La Puente receives Redevelopment Property Tax Trust Fund (RPTTF) related to the City/CDC loans there is a requirement to transfer the set-aside funds to a separate housing fund for the purpose of increasing and improving the supply of housing for low- and moderate-income households.

### ***Nonprofit Developers***

Due to the high cost of housing development in Southern California, many communities have found that partnerships with nonprofit housing developers are an effective tool for creating affordable housing units. An affordable housing project involving local nonprofit developers is the development of the Arbodela Senior apartments in 2021 by the Meta Housing Corporation and Western Community Housing.

## **OPPORTUNITIES FOR ENERGY CONSERVATION**

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

### **Energy Conservation through Land Use Planning**

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



Resources Element encourage energy conservation and alternative modes of transportation as well as increase awareness of energy conservation programs sponsored by the City or local utility companies.

### **Funding for Energy Efficiency Upgrades**

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

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

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

### **Energy Efficiency Chapter of the Climate Action Plan (EECAP)**

In 2008, the San Gabriel Valley Council of Governments (COG) was successful in receiving a California Long-Term Energy Efficiency Strategic Plan (CEESP) grant under the CPUC Local Government Partnerships program. The funds were utilized to create a program called the San Gabriel Valley Energy Wise Partnership (SGVEWP). The San Gabriel Valley Energy Wise Partnership is an innovative partnership between San Gabriel Valley cities, the Southern California Association of Governments (SCAG), the COG, and Southern California Edison (SCE). The partnership provides residents and businesses in the San Gabriel Valley with vital energy efficiency information, training, and materials to help reduce energy use and expenses. In 2010, the City Council approved and sent a letter of support confirming the City's participation and support in the Partnership. In 2012, the City Council approved the Memorandum of Understanding (MOU) between the COG and the City for the development of the Energy Efficiency chapter of a Climate Action Plan (EECAP).

The EECAP identifies methods the City may take to achieve energy efficiency throughout the community and in municipal facilities. It uses a baseline of 2009 for the City's Green House Gas Inventory, which includes electricity and natural gas usage, to forecast the City's 2020 targets. Chapter 5 of the EECAP consists of the plan implementation section which provides a path for the City to consider in implementing the various strategies toward achieving the Energy Action Plan



reduction targets. Twenty-one near-term, mid-term, and long-term policy measures have been identified for possible consideration and implementation. The City already has some projects in place and potential projects for the future that will assist the City with reducing its energy consumption and emissions, which are listed in the plan. The plan also lists ways to outreach to the community and businesses to assist them in reducing their energy consumption and emissions. The EECAP is only one chapter of what would eventually comprise a Climate Action Plan, however, the development and implementation of this plan may assist the City in obtaining funding that may become available in the future to assist in the implementation of these goals.

## 5. HOUSING PLAN

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

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

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

### HOUSING GOALS, POLICIES, AND PROGRAMS

#### Housing Conservation and Improvement

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

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

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### *Program 1: Residential Rehabilitation Program*

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

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

<b>Objective:</b>	Rehabilitation of 25 units per year, or 200 units during the 2021-2029 planning period
<b>Responsible Agency:</b>	Development Services Department
<b>Funding:</b>	CDBG, CalHome funds, Departmental budget
<b>Schedule:</b>	Ongoing throughout the planning period

### *Program 2: Code Enforcement*

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

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





<b>Objective:</b>	Encourage property maintenance
<b>Responsible Agency:</b>	Public Safety Department
<b>Funding:</b>	Department budget and CDBG funds
<b>Schedule:</b>	Ongoing throughout the planning period

### 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.

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**Goal 2** Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.

- Policy 2.1:** Utilize the Community Development Element, the Zoning Code, 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 particular needs.
- Policy 2.3:** Encourage the infilling of vacant residential land and the recycling of underutilized residential land, particularly in Downtown.

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**Program 3a: Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss**

La Puente was assigned a housing need of 1,929 units for the 2021-2029 planning period through the Regional Housing Needs Assessment (RHNA) process. The inventory of potential sites for housing development has been updated to demonstrate that vacant and underutilized parcels have adequate capacity to accommodate the City’s net remaining RHNA allocation.

In 2015 the City adopted a comprehensive update to the Zoning Code. A key component of the new Zoning Code was a revision to the maximum density in the R-4 district from 26 to 30 units/acre. In 2016 the City also amended the Community Development Element of the General Plan to revise the allowable density in the High Density Residential land use category from 26 to 30 units/acre and amended the Zoning Code to increase the minimum density in the R-4 zone from 18 to 20 units/acre in conformance with state housing law.

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



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

<b>Objective:</b>	Maintain adequate sites with appropriate zoning to accommodate residential development consistent with the City's RHNA allocation
<b>Responsible Agency:</b>	Development Services Department
<b>Funding:</b>	Department Budget
<b>Schedule:</b>	Ongoing throughout the planning period

### *Program 3b: Replacement Housing Requirement*

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

<b>Objective:</b>	Amend Zoning Code to address the replacement requirement
<b>Responsible Agency:</b>	Development Services Department
<b>Funding:</b>	Department Budget
<b>Schedule:</b>	Within three years and 120 days from the 2021-2029 Housing Element statutory deadline

### *Program 3c: By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Housing Element Sites*

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Code to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent "reuse sites" identified in the previous Housing Element. This Housing Element assumes all Downtown sites would be subject to this requirement.

<b>Objective:</b>	Amend Zoning Code to provide for by-right approval of projects meeting the 20 percent affordable requirements on Housing Element reuse sites.
<b>Responsible Agency:</b>	Development Services Department
<b>Funding:</b>	Department Budget
<b>Schedule:</b>	Within three years and 120 days from the 2021-2029 Housing Element statutory deadline



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

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

Because interest in residential and mixed-use development has increased, the City will review the Specific Plan to ensure that the development standards, incentives, and overall vision for mixed-use in Downtown La Puente comports with current market demand.

The DBD does not include density minimums or maximums for multi-family and mixed-use residential 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.

To facilitate residential and mixed-use development in the Downtown, the City will take the following actions:

- Continue to encourage the construction of residences, both mixed use and freestanding, in the downtown area, as allowed by the Downtown Business District Specific Plan.
- Continue to provide 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.
- Process an amendment to the Downtown Business District Specific Plan development standards to increase the height limit to 4 stories and 50 feet in mixed-use planning areas.

**Objective:** 1,929 new units during 2021-2029 distributed among income categories shown in **Table 32** (Programs 4, 5 and 8)  
**Responsible Agencies:** Development Services Department  
**Funding:** Department Budget  
**Schedule:** Prepare and distribute Downtown Business District marketing materials by October 2024 (see also Programs 3 and 5); DBDSP Preview by 2024; work with interested developers throughout the planning period

**Program 5: Facilitate Redevelopment of Underutilized Properties**

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



- Facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical and/or financial assistance to developers and property owners. Technical assistance includes land development counseling by City planners, marketing brochure that provides information on available development incentives, coordination with agencies required to be involved in the development process such as the Los Angeles County Fire, Hazardous Waste, and Health Departments, and access to a list of sites available for residential development (such as properties that are vacant and underutilized) for local real estate agents. Since there is no maximum density in the Downtown Business District, no density bonus incentive for lot consolidation is necessary.
- Facilitate lot consolidation by assisting developers in the identification of appropriate/available sites, and by offering ministerial approval for lot line adjustments and waiving of Final Subdivision Maps for eligible projects to facilitate integration of residential and non-residential uses.
- Waive or reduce fees for affordable projects, including sewer impact fees, to the extent feasible.
- Provide a marketing brochure with information on available development incentives, technical/financial assistance availability, and highlight the City's assets such as proximity to major regional corridors and ongoing infrastructure upgrades (see also Programs 3 and 4).
- Continue to encourage the consolidation of small parcels as a means to maximize development potential. This provision is intended to make full use of the City's limited land resources and promote larger residential developments that can facilitate a wide range of housing types and affordability levels. Incentives will include technical assistance and expedited processing for projects that consolidate two or more parcels.
- Continue to encourage the use of density bonuses for affordable and senior housing projects as provided under law and the City's Zoning Code.

<b>Objective:</b>	1,929 new units during 2021-2029 distributed among income categories shown in <b>Table 32</b> (Programs 4, 5 and 8)
<b>Responsible Agencies:</b>	Development Services Department, City Attorney's Office, City Manager's Office.
<b>Funding:</b>	Various State/Federal funding programs, and possible use of private funds advanced by developers
<b>Schedule:</b>	Ongoing throughout the planning period

***Program 6: Establish a Mixed-Use Zoning Program***

La Puente is committed to providing adequate sites to accommodate the RHNA. To accomplish this mandate, the City will initiate a Zoning Code amendment to create a new Mixed-Use Zoning Program or other zoning tools that can be applied to existing underutilized nonresidential (i.e., commercial shopping centers) properties.

- Process an amendment to the Zoning Code to establish a Mixed-Use Overlay Zone allowing residential densities between 30 to 40 du/ac and other applicable development standards, including applicability requirements based on project size and provisions to

allow multi-family uses by right for developments in which 20 percent or more of the units are affordable to lower income households.

- Provide 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.

<b>Objective:</b>	1,929 new units during 2021-2029 distributed among income categories shown in <b>Table 32</b> (Programs 4, 5 and 9)
<b>Responsible Agencies:</b>	Development Services Department
<b>Funding:</b>	Department budget, State funds
<b>Schedule:</b>	Within one year and 120 days of the 2021-2029 Housing Element statutory deadline

### 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.

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### **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 nonprofit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income households. Support the efforts of nonprofit organizations and private developers to obtain State and/or Federal funds for the construction/preservation of affordable housing for low-income households.
- Policy 3.3:** Discourage the conversion of existing affordable units to market-rate units where such conversion will diminish the supply of very-low-, low-, and moderate-income housing.
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#### **Program 7: Section 8 Rental Assistance**

The Housing Choice Voucher Program helps extremely-low-/very-low-income families, elderly, and persons with disabilities afford safe, decent, and sanitary housing in the private market. The program is funded by the U.S. Department of Housing and Urban Development (HUD). The tenant and property owner enter into a lease agreement in which the tenant pays no more than 30 percent of his or her adjusted income directly to the property owner as rent. In a separate agreement, County housing agencies pays the remaining portion of the contract rent





directly to the property owner. Participants are able to select any housing that meets the requirements of the program, and is not limited to units in subsidized housing projects.

- Support County housing agencies including HACoLA and LACDA efforts to maintain, and possibly increase, Section 8 rental assistance to fund housing assistance for extremely-low- and very-low-income households by directing eligible households to County-provide resources through referrals and the City website.
- Continue to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.

**Responsible Agencies:** Development Services Department; Federal, State, and County agencies

**Funding:** HUD Section 8 Housing Voucher Program

**Schedule:** Ongoing throughout the planning period

***Program 8: Assist Affordable Housing Development with Priority for Extremely-Low-Income Units***

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

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

**Objective:** 1,929 new units during 2021-2029 distributed among income categories shown in Table 32 (Programs 4, 5 and 8)

**Responsible Agencies:** Development Services and Public Works Departments

**Funding:** Department budgets, State funds

**Schedule:** Ongoing throughout the planning period

***Program 9: Preservation of Affordable Housing***

Of the four assisted housing developments with a total of 333 affordable units in La Puente, Nantes Manor (40 units) and Amar Plaza Apartments (42 units) have affordability covenants that expire during the 2021-2029 planning period. However, it is anticipated that the owners of Nantes Manor and Amar Plaza Apartments will continue to renew the Section 8 contracts for these properties during the 2021-2031 planning period. Since the elimination of the Redevelopment Agency, the City has no funding resources to assisting in funding the preservation of these units; however, staff time has been devoted to monitoring or facilitating the preservation of these at-risk units, including the rehabilitation of the units to improve the livability for the residents. If Nantes Manor or Amar Plaza Apartments indicate plans to convert to market rate, the City will contact the County Housing Authority to explore preservation options.





- Develop educational material for tenants on fair housing laws, including the most recent source of income protection (SB 329).

**Objective:** Preservation of 82 affordable housing units  
**Responsible Agency:** Development Services Department; Federal, State, and County agencies  
**Funding:** State and federal funds  
**Schedule:** Develop educational material within three years of adoption of the 2021-2029 Housing Element. Ongoing monitoring of the status of publicly assisted units throughout the planning period.

***Program 10: First-Time Homebuyer Assistance***

In 2020, the Los Angeles Community Development Authority (LACDA) was awarded funding of a grant from the California Department of Housing and Community Development (HCD) under the Permanent Local Housing Allocation (PLHA) Program. PLHA is a Senate Bill 2 funded program that provides an ongoing permanent source of funding through the State Property Transfer Fees to increase affordable housing stock in California.

The LACDA, on behalf of the County, will administer the program and make available funding the City of La Puente. The City anticipates receiving approximately a total of \$1,328,000 over five years to use for a first-time homebuyer down payment assistance program. City staff is currently in the process of developing a down-payment assistance program for City Council consideration and approval by early 2022.

**Objective:** 15 new loans to first-time homebuyers  
**Responsible Agencies:** Development Services Department  
**Funding:** Subject to available HCD funding  
**Schedule:** Develop a down-payment assistance program by March 2022; and provide first-time homebuyers assistance through 2025. Monitor for funding sources to continue assistant through the end of the planning period.

**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.




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<b>Goal 4</b>	<b>Alleviate any potential governmental constraints to housing production and affordability.</b>
<i>Policy 4.1:</i>	Review and adjust as appropriate residential development standards, regulations, ordinances, departmental process procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on development of housing, particularly for lower- and moderate-income households and for persons with particular needs.
<i>Policy 4.2:</i>	Streamline the City’s development review process to minimize the indirect cost of time spent in this process, and where appropriate, reduce direct cost in fees of developing new affordable housing opportunities.
<i>Policy 4.3</i>	Promote the development of Accessory Dwelling Units to provide needed housing and support Fair Housing goals.
<i>Policy 4.4</i>	Address the housing needs of special populations and extremely-low-income households through low barrier navigation centers and single room occupancy units.

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#### *Program 11: Zoning Code Amendments*

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

- Review the Zoning Code to ensure that regulations encourage single-room-occupancy (SRO) housing in appropriate locations.
- Review off-street parking requirements and if they are found to be an unreasonable constraint, a zoning amendment will be processed to modify standards.
- Establish provisions for Low Barrier Navigation Centers (LBNC) as by right uses in mixed uses and nonresidential zones permitting multifamily, consistent with Assembly Bill 101.
- Update the Zoning Code to ensure density bonus provisions in the La Puente Municipal Code, Chapters 10.10.090 and 10.10.100, are consistent with State Density Bonus Law.
- Update residential development standards to further facilitate infill residential development and incorporate objective design standards.
- Use objective design standards where they can be effectively used to achieve the desired result to minimize time and cost associated with permit processing.
- Incorporate recent State laws including Senate Bill 9 – Small Lot Subdivisions in Single-family Zones, and Senate Bill 10 – Density Increase within Transit-rich areas or Urban Infill sites.

<b>Objective:</b>	Amend Zoning Code for compliance with adopted State laws
<b>Responsible Agency:</b>	Development Services Department
<b>Funding:</b>	Department budget, State funds
<b>Schedule:</b>	Amend Zoning Code within three years of adoption of the 2021-2029 Housing Element.



**Program 12: Accessory Dwelling Units**

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) provide an important source of affordable housing in the City. By continuing to promote the development of ADUs, 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. Accessory dwelling units can increase the property tax base and contribute to the local affordable housing stock.

- Amend the Zoning Code to adopt ADU regulations for consistency with recently adopted State law requirements.
- Encourage ADUs as a resource for increasing housing resources and alleviating overcrowding by creating incentives and tools to facilitate ADU construction.
- Develop educational/marketing material to explain the application process, describe development incentives, and inform residents of additional funding resources to promote accessory dwelling unit development. The City will also advertise ADU development opportunities to homeowners on the City’s web site, at the community center and senior center.
- Monitor accessory ADU trend annually to ensure production is in line with the estimate presented in the Housing Element.

**Objective:** 21 accessory dwelling unit per year (168 total)  
**Responsible Agency:** Development Services Department  
**Funding:** Department budget, State funds  
**Schedule:** Amend Zoning Code and develop educational material within three years of adoption of the 2021-2029 Housing Element. Ongoing monitoring of accessory dwelling unit development throughout the planning period.

**Affirmatively Furthering Fair Housing Opportunities**

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.

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<b>Goal 5</b>	<b>Promote fair housing opportunities for all residents to reside in the housing of their choice.</b>
<b>Policy 5.1:</b>	Promote fair housing practices throughout the community.

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<b>Policy 5.2:</b>	Prohibit practices that restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.
<b>Policy 5.3:</b>	Publicize fair housing programs and services offered to the community by the City and other agencies.

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### **Program 13: Housing Opportunities for Persons with Particular Needs**

The City is supportive of facilitating housing development projects which provide for decent, safe, sanitary, and affordable housing to State-identified particular needs groups including: female head of household, seniors, the disabled, and the homeless, and is committed to assuring fair housing choice and reasonable accommodation for all residents. The City also collaborates with other Los Angeles County municipalities within the San Gabriel Valley Council of Governments to explore opportunities to bring housing for those with particular needs to the region. The City will pursue the following actions to support housing opportunities for those with particular needs:

- Support new housing developments accessible to the elderly and disabled persons and promote programs and funding opportunities that increase the ability for the elderly and disabled to remain in their homes.
- Continue to implement the City’s Reasonable Accommodation Ordinance (Municipal Code Chapter 10.90), which establishes procedures for persons with disabilities to request modifications to City rules, policies, practices, and procedures where such accommodation may be necessary to ensure equal housing opportunities. Provide information to assist applicants on the City website and at City offices.
- Continue to promote activities and programs that meet the particular needs of the homeless population through cooperation with other agencies and organizations and through coordination and partnership with surrounding cities.

**Objective:** Facilitate the development of one new affordable housing development in the City for those with special needs

**Responsible Agency:** Development Services Department

**Funding:** Department budget, State, federal and regional sources as available

**Schedule:** Ongoing throughout the planning period

### **Program 14: Fair Housing**

As a “participating city” with the Los Angeles County Development Authority (LACDA), Cerritos has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified in the AI, and to additionally address other impediments that were discovered through the AB 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment is provided as Appendix D, and the resulting programs are identified as follows. All of the factors are “high priority” contributing factors as they have direct and substantial impacts on fair housing.

#### **Fairing Housing Issues, Contributing Factors, and Meaning Actions**



Fair Housing Issue(s)	High Priority Contributing Factor(s)	Meaningful Action
<ul style="list-style-type: none"> <li>• Disproportionate Housing Need</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of affordable housing in a range of sizes.</li> <li>• Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general</li> <li>• Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population</li> <li>• Enhance programs to help at-risk homeless population</li> </ul>	<ul style="list-style-type: none"> <li>• Provide financial and technical assistance for single-family residential additions to eliminate overcrowding conditions, especially in census tracts 407101, 407102, 4072, and 407701.</li> <li>• Amend Zoning Code to establish mixed-use overlays allowing densities at 20-40 du/ac in the western, central, eastern, and downtown sections of the City; as well as adopt ADU regulations consistent with State law requirements for citywide application</li> <li>• Establish provisions for Low Barrier Navigation Centers (LBNC) consistent with State law.</li> <li>• Enforce city codes to eliminate and prevent unsightly or hazardous conditions in residential areas, especially in census tracts adjacent to the City of Industry</li> </ul> <p>Corresponding Housing Programs: ➤ Programs 2, 3a-c, 4, 5, 6, 11, 12, and 13</p>
<ul style="list-style-type: none"> <li>• Disparities in Access to Opportunity</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of sufficient accessible housing in a range of unit sizes</li> <li>• Barriers to mobility</li> <li>• Increase independence for the elderly or families with disabilities</li> </ul>	<ul style="list-style-type: none"> <li>• Use residential rehabilitation programs for residential improvement loans and grants, as well as to provide barrier-free housing for handicapped or persons with disabilities, especially in census tract 407701</li> <li>• Monitor and facilitate the preservation of at-risk affordable housing units</li> <li>• Continue to facilitate Reasonable Accommodation request to ensure equal housing opportunities, especially in census tract 407701</li> <li>• Support new housing developments accessible to the elderly and disabled persons</li> </ul> <p>Corresponding Housing Programs: ➤ Programs 1, 9, 11, 12, and 13</p>



<ul style="list-style-type: none"> <li>• Displacement</li> <li>• Integration and Segregation</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of information on affordable housing, fair housing, and ADA laws</li> </ul>	<ul style="list-style-type: none"> <li>• Provide outreach material on fair housing laws and direct housing discrimination to the appropriate enforcement agencies</li> <li>• Support County housing agencies efforts to maintain, and possibly increase, housing vouchers to fund rental assistance for lower income households, especially in census tracts 406901, 407102, 407601, 407701, and 407702</li> <li>• Continue to promote activities and programs with cooperation with other agencies and organizations to meet the needs of the homeless population</li> </ul> <p>Corresponding Housing Programs: ➤ Programs 7, 8 and 13</p>
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**Responsible Agency:** Development Services Department  
**Funding:** State, federal and regional sources as available, General Fund  
**Schedule:** Provided individually for distinct actions as noted in table

### SUMMARY OF QUANTIFIED OBJECTIVES

**Table 32** summarizes the City’s quantified objectives for the 2021-2029 planning period by income group.

- Construction of 1929 new units for the 2021-2029 planning period, including 544 units for extremely low-/very low-income households, 275 units for low-income households, 275 units for moderate-income households, and 835 units for above moderate-income households.
- Rehabilitation of 25 units per year, or 200 during the planning period, to extremely low-/very low- and low-income households.
- Preservation of 82 affordable units at risk of conversion to market-rate units.

**Table 32. Summary of 2021-2029 Quantified Objectives**

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	544		275	275	835	1,929
Rehabilitation	50	50	100	--	--	200
Preservation of At-Risk Units	82					82





## Housing Element

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# Appendix A

## Review of Past Accomplishments

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

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community’s housing goals and objectives;
- The progress in implementation of the housing element; and
- The effectiveness of the housing element programs on the special needs population.

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

This section summarizes La Puente’s accomplishments toward implementing the 2013-2021 Housing Element. **Table A-1** summarizes the quantified objectives contained in the City’s previous Housing Element and evaluates the progress toward fulfilling these objectives. A program-by-program review is presented in **Table A-2**.

**Table A-1. Summary of 2013-2021 Quantified Objectives and Progress**

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

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

### Cumulative Effects on Addressing Special Needs

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



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

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

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

Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
<b>Housing Conservation and Improvement</b>				
<p>Program 1: Residential Rehabilitation Program</p>	<p>Provide information and technical assistance to local property owners regarding housing maintenance and resources for funding maintenance work.</p> <p>Use the Residential Rehabilitation Program to:</p> <ul style="list-style-type: none"> <li>• Provide barrier-free housing for handicapped or persons with disabilities</li> <li>• 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.</li> <li>• Provide information on the residential rehabilitation program at public counters, and provide additional information that is more prominently displayed on the City’s website. Encourage use of the program to residents who visit the planning department for permits or technical assistance on other types of renovations or remodels. Post program information at the community and senior centers, and include an annual posting on the</li> </ul>	<p>Rehabilitation of 25 units per year, or 200 units during the 2013-2021 planning period.</p>	<p>The City’s Housing Rehabilitation Program offers grants and deferred loans to improve the exterior and interior of homes occupied by low-income residents. Assistance is offered as a deferred loan for owner-occupied homes up to a maximum of \$37,790 at a 0% interest rate. Under the Grant Program a \$12,000 grant is offered for owner-occupied homes with or without a deferred loan.</p> <p>During the planning period, the City has processed 229 applications and has successfully completed the rehabilitation of 74 units, with a total of \$1,274,850 granted or loaned to eligible program participants.</p>	<p>Rehabilitation of homes occupied by extremely-low- and low-income residents continues to be an important way to preserve the existing housing stock and to satisfy basic housing needs; for the preservation of decent, safe, and sanitary housing; to correct hazardous structural conditions; to make improvements considered necessary to eliminate blight and improve handicapped access; and, to correct building and health code violations.</p> <p>It should be noted the effectiveness of this program was significantly impacted by the COVID-19 pandemic and will be monitored and evaluated for continuation in the 2021-2029 cycle Housing Element.</p>



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	City’s newsletter. <ul style="list-style-type: none"> <li>Allow for energy conservation measures as eligible projects under the Residential Rehabilitation Program</li> </ul>			
Program 2: Code Enforcement	Enforce City codes to eliminate and prevent unsightly or hazardous conditions in residential areas. Provide information and technical assistance to local property owners regarding housing maintenance.	Encourage property maintenance	The City continued to work cooperatively with property owners to achieve Code compliance.	This program is successful and should be continued in the 2021-2029 cycle Housing Element.
<b>Housing Availability and Production</b>				
Program 3: Adequate Sites	<ul style="list-style-type: none"> <li>Process an amendment to the Community Development Element to revise the allowable density in the High Density Residential land use category from 26 to 30 du/ac and increase the minimum density in the R-4 zone from 18 to 20 du/ac.</li> <li>Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties.</li> <li>Update the vacant and underutilized residential sites inventory every two years to maintain accurate information for developers.</li> <li>Provide technical planning assistance for applicants who include low- or moderate-income units in their developments.</li> <li>Create a marketing brochure that provides information on available</li> </ul>	Development of residential units consistent with the City’s RHNA allocation.	The City completed a comprehensive update of the Zoning Code on January 27, 2015 effectively meeting the RHNA allocations excluding the remaining 47 units. A General Plan Amendment was also adopted to increase the allowable density in the HDR land use designation to 30 du/ac to be consistent with the new Zoning Code, and the minimum density in the R-4 zone was increased to 20 du/ac.  Between 2013 and 2020, the City monitored vacant and underutilized sites. A total of 130 housing units have been constructed between 2013 and 2021, including the Arboleda Senior Apartments (74 units).	This program should be revised to reflect prior accomplishments.



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	<p>development incentives, technical/financial assistance availability, and highlight the City's assets such as proximity to major regional corridors and ongoing infrastructure upgrades (see also Programs 4 and 5).</p>		<p>The City approved plans for a market rate townhome development at 1st Street and Workman Avenue for the development of a 22-unit condominium development. Project construction began 2020.</p> <p>Due to staffing constraints as a result of the COVID-19 pandemic, the City has not updated the Downtown Business District Specific Plan, nor prepared marketing material.</p>	
<p>Program 4: Review of Downtown Business District Specific Plan</p>	<ul style="list-style-type: none"> <li>• Continue to encourage the construction of residential units, both mixed use and freestanding, in the downtown area, as allowed by the Downtown Business District Specific Plan.</li> <li>• 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.</li> <li>• Review the Downtown Business District Specific Plan development standards to determine whether any revisions are necessary to encourage development.</li> </ul>	<p>Encourage housing development in the Downtown Business District</p>	<p>The Downtown Business District Specific Plan has not yet been amended due to staffing constraints; however, the City has been providing technical assistance to a townhome project on 1st Street and Workman, as well as a new development at Main Street and 2<sup>nd</sup> Street which will result in the construction of 40 residential units.</p> <p>Due to staffing constraints, marketing material have not yet been prepared due to staffing constraints.</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>





Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
<p>Program 5: Facilitate Redevelopment of Underutilized Properties</p>	<ul style="list-style-type: none"> <li>Facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical and/or financial assistance to developers and property owners. Technical assistance includes land development counseling by City planners, marketing brochure that provides information on available development incentives, coordination with agencies required to be involved in the development process such as the Los Angeles County Fire, Hazardous Waste, and Health Departments, and access to a list of sites available for residential development (such as properties that are vacant and underutilized) for local real estate agents. Since there is no maximum density in the Downtown Business District, no density bonus incentive for lot consolidation is necessary.</li> <li>Waive or reduce fees for affordable projects, including sewer impact fees, to the extent feasible.</li> <li>Provide a marketing brochure with information on available development incentives, technical/financial assistance availability, and highlight the City's assets such as proximity to major regional corridors and ongoing infrastructure upgrades (see also</li> </ul>	<p>Redevelopment of underutilized sites</p>	<p>The City has been providing assistance to the townhome project on 1st and Workman. In addition, in January 2017 the City Council approved a Development Agreement for the construction of 45 market rate single-family detached condominium units on a 3.89-acre underutilized site at 747 Del Valle. Project was completed in 2019.</p> <p>Due to staffing constraints, marketing material have not yet been prepared due to staffing constraints.</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	<p>Programs 3 and 4).</p> <ul style="list-style-type: none"> <li>Continue to encourage the consolidation of small parcels as a means to maximize development potential. This provision is intended to make full use of the City’s limited land resources and promote larger residential developments that can facilitate a wide range of housing types and affordability levels. Incentives will include technical assistance and expedited processing for projects that consolidate two or more parcels.</li> <li>Encourage the use of density bonuses for affordable and senior housing projects as provided under law.</li> </ul>			
<b>Housing Affordability</b>				
<p>Program 6: Section 8 Rental Assistance</p>	<ul style="list-style-type: none"> <li>Support Federal, State, and County efforts to maintain, and possibly increase, Section 8 rental assistance to fund housing assistance for extremely-low- and very-low-income households by directing eligible households to LACDA through referrals and the City website.</li> <li>Provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.</li> </ul>	<p>Support continued use of the Section 8 program by City residents</p>	<p>The City continued to support Federal, State, and County in the Section 8 program.</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
<p>Program 7: Assist Affordable Housing Development with Priority for Extremely-Low-Income Units</p>	<ul style="list-style-type: none"> <li>To the extent funding is available, defer or waive permit and development fees, and allocate funds to defray the cost of land and/or required off-site improvements for developments providing lower-income housing. Sewer impact fees (connection fee) may be waived or reduced for projects that include lower-income housing, with priority for developments with extremely-low-income units.</li> <li>As federal and state funding permits, continue issuing loans and grants as part of the Residential Rehabilitation Program (see Program 1) as a means to reducing overcrowding, maintaining a high quality housing stock, and assisting lower-income households and property owners in maintaining affordable housing units.</li> </ul>	<p>Reduce development costs to facilitate construction of affordable housing.</p>	<p>In February 2020, the City authorized (Res. No. 20-5542) the LACDA to issue bonds or notes not to exceed \$20 million and make or acquire mortgage loans to finance the purchase and rehabilitation of an existing 95-unit senior affordable housing project at 13712 E. Sunkist Dr. In addition, the Arboleda Senior Apartments (74 units) were built during the planning period.</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>
<p>Program 8: Preservation of Affordable Housing</p>	<p>There are three assisted housing developments in La Puente providing 291 affordable units. Two of these projects – La Villa Puente Apartments and Nantes Manor – are owned by for-profit entities. It is unknown at this time whether the owners will continue to renew the Section 8 contracts for these properties. Since the elimination of the Redevelopment Agency, the City has no staff or funding resources to devote to monitoring or facilitating the preservation of these at-risk units. If any</p>	<p>Preservation of 291 affordable housing units</p>	<p>In June 2016 the City Council conducted a TEFRA hearing and approved resolutions for the issuance of tax exempt bond financing by the California Statewide Communities Development Authority for the benefit of La Puente Park Preservation LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of a 132-unit multifamily rental</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>



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



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



Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	<p>room-occupancy (SRO) housing in appropriate locations.</p> <ul style="list-style-type: none"> <li>• Ensure that manufactured housing on a permanent foundation is permitted subject to the same requirements as apply to conventional single-family homes.</li> <li>• Review off-street parking requirements for one-bedroom units in FY 2015/16 and if they are found to be an unreasonable constraint, a zoning amendment will be processed to modify standards</li> </ul>			
<p>Program 12: Encourage Second Units (aka Accessory Dwelling Units)</p>	<ul style="list-style-type: none"> <li>• To encourage second units as a resource for increasing housing resources and alleviating overcrowding, the City will assist homeowners with second-unit applications, explain the application process, and describe incentives to promote their development. The City will also advertise second-unit development opportunities to homeowners on the City’s web site, at the community and senior centers.</li> </ul>	<p>Encourage development of at least one second unit per year</p>	<p>Seventy-four (74) second units were permitted with 44 constructed and finalized between 2013-2021.</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>
<b>Equal Housing Opportunity</b>				
<p>Program 18: Fair Housing and Reasonable Accommodation</p>	<ul style="list-style-type: none"> <li>• 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</li> </ul>	<p>Facilitate fair housing practices</p>	<p>The City continued to make fair housing information available to residents and implement the Reasonable Accommodation Ordinance.  No reasonable accommodation requests have been requested</p>	<p>This program should be continued in the 2021-2029 cycle Housing Element.</p>





Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	<p>Valley, and Federal Department of Housing and Urban Development).</p> <ul style="list-style-type: none"> <li>Continue to implement the City's Reasonable Accommodation Ordinance (Municipal Code Chapter 10.90), which establishes procedures for persons with disabilities to request modifications to City rules, policies, practices, and procedures where such accommodation may be necessary to ensure equal housing opportunities. Provide information to assist applicants on the City website and at City offices.</li> </ul>		<p>as yet during the current planning period.</p>	

# Appendix B

## Public Participation

This update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers pursuant to Government Code §65583. In keeping with health and safety protocols during the COVID-19 pandemic, community outreach is being conducted using several virtual and digital engagement tools. Public participation efforts include Stakeholder Interviews, a City Council Study Session, Community Workshops, online surveys/polls, and noticed public hearings. All project materials and notices are posted and advertised on the City's website and social media platforms, and hardcopies made available at public facilities including the La Puente City Hall, the La Puente Community Center, and the La Puente Library to ensure broad access and exposure throughout the City.

### Public Comment Summary

The outreach efforts mentioned above generated a variety of comments and input from the public. Community input and feedback to help to guide preparation of the 2021-2029 Housing Element is summarized in Table B-1.

### Housing Element Webpage

City staff developed a Housing Element webpage for public consumption available at <https://lapuente.org/government/departments/development-services/planning-division> (Figure B-1). The webpage provides relevant information about the update process, key features of the Housing Element, and upcoming outreach events. The webpage also provides access virtual outreach events, the Housing Needs Survey, and community workshop polls.

### Stakeholder Interviews

On March 29 and March 31, 2021, City staff and the consultant team of RRM Design Group and Veronica Tam & Associates of conducted a series of six (6) virtual video calls with a variety of stakeholders with known involvement in housing issues or development, commitment to serving special needs populations, or affiliation within organizations that provide a variety of services in the community and/or immediate San Gabriel Valley region to solicit public input on the Housing Element update. Ten (10) members of the public participated in the interview, representing for-profit and nonprofit developers, local/regional service providers, and congregational organizations familiar with the City.

### Online Housing Needs Survey

On April 19, 2021, the City launched an online Housing Needs Survey in both English and Spanish on the Housing Element webpage. Hardcopies of the survey were also provided at public facilities including City Hall, the La Puente Community Center, and the La Puente Library. The survey was



made available online to June 25, 2021, where a total of 63 people responded. Participants were asked to consider potential policies and programs to include in the Housing Element. See survey results in Figure B-2).

### **City Council Study Session**

On May 25, 2021, the La Puente City Council held a virtual study session geared towards the Housing Element. Staff and the Consulting Team made a brief presentation to the City Council that provided an overview of the Housing Element update process as well as the City's approach to the Regional Housing Needs Assessment (RHNA). There were no public comments made at the conclusion of the study session. The study session was properly noticed, agendaized, and advertised on the City's webpage and social media platforms.

### **Community Workshop**

On June 14, 2021, City staff and consultants hosted a virtual community workshop to solicit public input on the 2021-2029 Housing Element. The workshop was advertised on the City's webpage and social media platforms, as well as on bi-lingual flyers posted at public facilities (Figure B-4). Invitations to participate were also sent directly to stakeholders via email. Staff and consultants made a brief presentation (Figure B-4) that provided an overview of the update process. The Community Workshop presentation can be furnished by City staff per request. Spanish interpretation of the presentation was also made available. Four (4) participants attended the workshop and were able to share their ideas and concepts to address the City's housing needs and trends by responding to poll questions during the workshop.

### **Public Review Draft**

On [PENDING DATE], the Public Review Draft was published online and hardcopies made available at City facilities including City Hall for 30 days. The Public Review Draft was distributed to local and regional stakeholders and organizations listed in Table B-2.

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**Table B-1. Public Comment Summary**

Community Input - Key Themes	Where Addressed in the 2021-2029 Housing Element
Evaluate parking, open space, lot size, and density standards to provide flexibility in housing development	<ul style="list-style-type: none"> <li>• Constraints Analysis - Government Constraints</li> <li>• Housing Plan - Program 11</li> </ul>
Encourage partnerships with service and non-traditional organizations	<ul style="list-style-type: none"> <li>• Needs Assessment - Particular Needs Groups</li> <li>• Constraints Analysis - Government Constraints</li> <li>• Housing Plan - Program 11, 13, 14</li> </ul>
Streamline housing development process through communication and policy refinements	<ul style="list-style-type: none"> <li>• Constraints Analysis - Government Constraints</li> <li>• Housing Plan - Program 11, 12</li> </ul>
Locate new housing opportunities in Downtown, along major corridors like Hacienda Blvd., Azusa Way, Amar Road, and underutilized shopping centers	<ul style="list-style-type: none"> <li>• Housing Resources - Availability of Site for Housing</li> <li>• Housing Plan - Programs 4, 5, 6</li> </ul>
Resources for homeless persons should be identified	<ul style="list-style-type: none"> <li>• Needs Assessment - Particular Needs Groups</li> <li>• Housing Resources - Availability of Site for Housing</li> <li>• Housing Plan - Program 11</li> </ul>
Continue to promote construction of ADUs, with policies to address overcrowding and parking issues	<ul style="list-style-type: none"> <li>• Constraints Analysis - Government Constraints</li> <li>• Housing Resources - Availability of Site for Housing</li> <li>• Housing Plan - Program 12</li> </ul>
Address housing discrimination by income, race, and immigration status	<ul style="list-style-type: none"> <li>• Needs Assessment - Affirmatively Furthering Fair Housing</li> <li>• Housing Resources - Availability of Site for Housing</li> <li>• Housing Plan - Programs 3c, 7, 8</li> </ul>
Housing affordability (cost burden/overpayment) for both rental and ownership is a significant issue	<ul style="list-style-type: none"> <li>• Needs Assessment - Housing Profile</li> <li>• Housing Resources - Availability of Site for Housing</li> <li>• Housing Plan - Programs 3c, 7, 8, 9</li> </ul>
Ease development regulations to allow Transitional or Supportive Housing, and Emergency Shelters for homeless persons	<ul style="list-style-type: none"> <li>• Constraints Analysis - Government Constraints</li> <li>• Housing Plan - Programs 11, 13, 14</li> </ul>
Make education/information on financial resources for renters and first-time homebuyers easy to access	<ul style="list-style-type: none"> <li>• Housing Resources - Financial Resources</li> <li>• Housing Plan - Programs 7, 10</li> </ul>
Maximize development on vacant residential and commercial lots	<ul style="list-style-type: none"> <li>• Housing Resources - Availability of Site for Housing</li> <li>• Housing Plan - Programs 3a, 3b, 5</li> </ul>
Revitalize Downtown with mixed-use projects with increased building height	<ul style="list-style-type: none"> <li>• Constraints Analysis - Government Constraints</li> <li>• Housing Plan - Programs 4, 5</li> </ul>
Focus rehabilitation efforts of existing housing stock; increase access to grants and loans for home improvement	<ul style="list-style-type: none"> <li>• Needs Assessment - Housing Profile</li> <li>• Housing Resources - Financial Resources</li> <li>• Housing Plan - Programs 1, 2, 8, 9</li> </ul>
Further efforts to promote fair housing services	<ul style="list-style-type: none"> <li>• Needs Assessment - Affirmatively Furthering Fair Housing</li> <li>• Housing Resources - Availability of Site for Housing</li> <li>• Housing Plan - Programs 13, 14</li> </ul>



Figure B-1. Housing Element Website

**La Puente**

CITY COUNCIL MEETINGS | COMMUNITY REQUESTS | CONTACT US

HOME | COMMUNITY | DEPARTMENTS | RESIDENTS | BUSINESS | LOCAL NEWS | HOW DO I...?

## Planning Division

The Planning Division provides staff support to the **City Council** and **Planning Commission** in formulating and administering plans, programs, development standards, and legislation for guiding the City's development in a manner consistent with the City's General Plan. The Division's primary goal is to ensure and enhance the quality of life in the City through the administration of the La Puente Municipal Code relative to zoning and subdivisions, the City's General Plan, the California Environmental Quality Act, and a variety of interrelated laws involving the public health, safety, and welfare. It accomplishes these goals through current and advanced planning responsibilities.

### Current Planning

Current planning involves reviewing development projects, including anything from single-family residential additions to new commercial and industrial projects. Projects are reviewed for compliance with zoning regulations, the effect the project will have on the environment, and compatibility with neighboring uses.

### Advanced Planning

Advanced Planning is responsible for articulating the City's community's long-range vision through land use and policy planning.

**La Puente Housing Element Update 2021-2029**

**Housing Element Update 2021-2029**

The City of La Puente is updating its Housing Element of the General Plan. The Housing Element outlines our housing policies, goals, and programs, as well as opportunities for new housing over the next eight years. To learn more or to stay up-to-date, please check back here for updates or contact Abraham Tellez, Senior Planner, at (626) 655-1513 or [atellez@lapuente.org](mailto:atellez@lapuente.org).

**VIRTUAL COMMUNITY WORKSHOP VIDEO RECORDING**

[Were You Unable To Attend? Click Here](#)

**VIRTUAL COMMUNITY WORKSHOP POWERPOINT SLIDES**

**UPCOMING EVENTS**

- 7:00 pm – 8:00 pm, September 7, 2021 - Planning Commission
- 7:00 pm, September 28, 2021 - City Council and Successor Agency Meeting

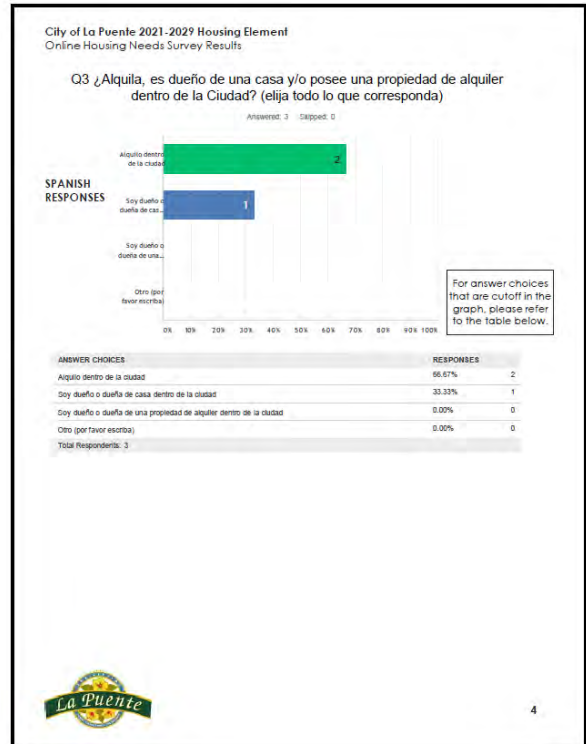
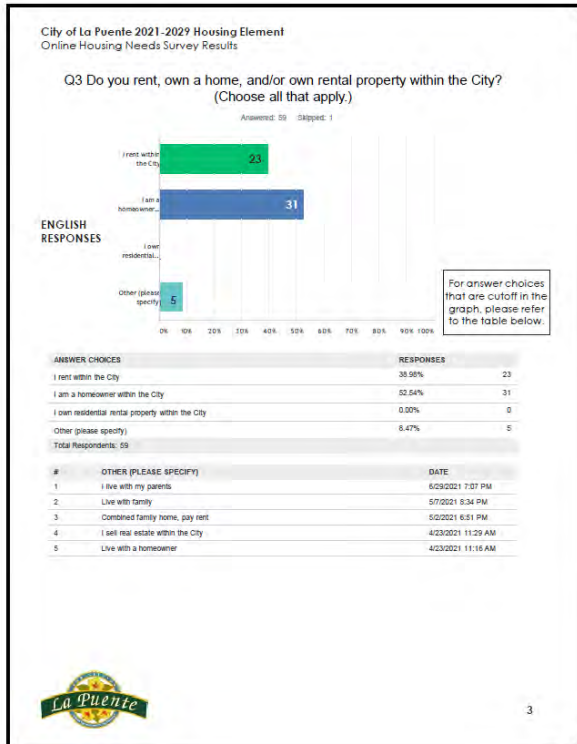
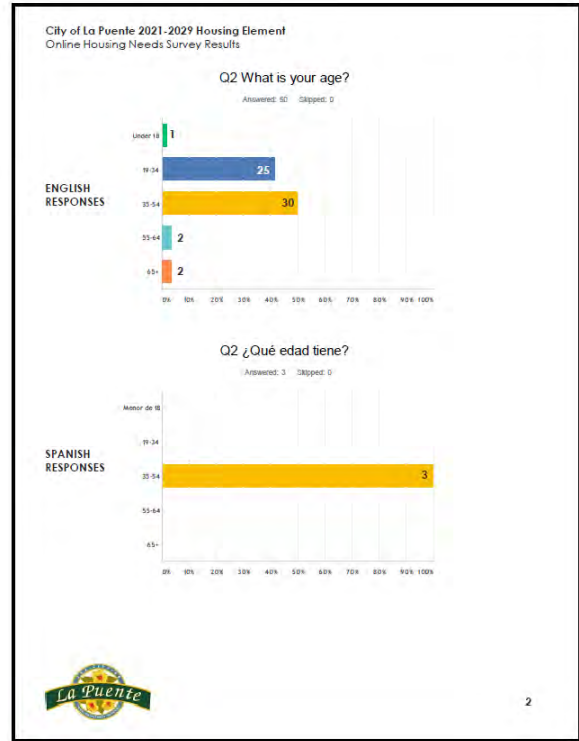
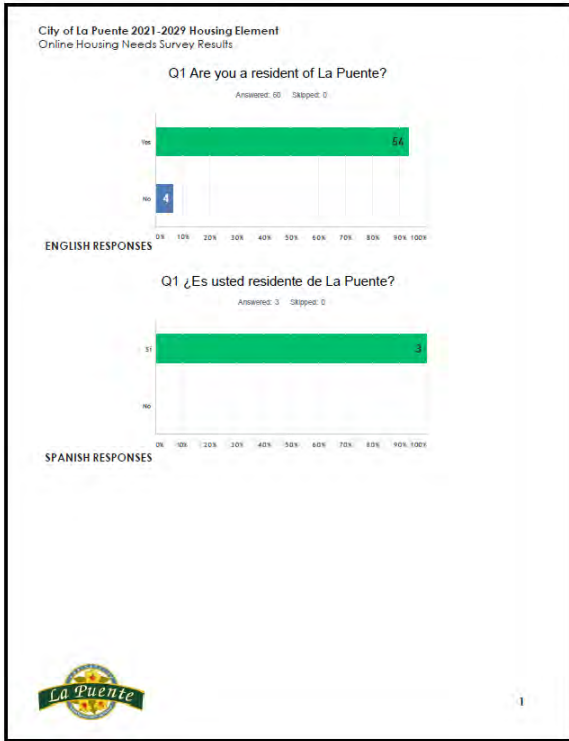
**CALRECYCLE**

**CalRecycle**

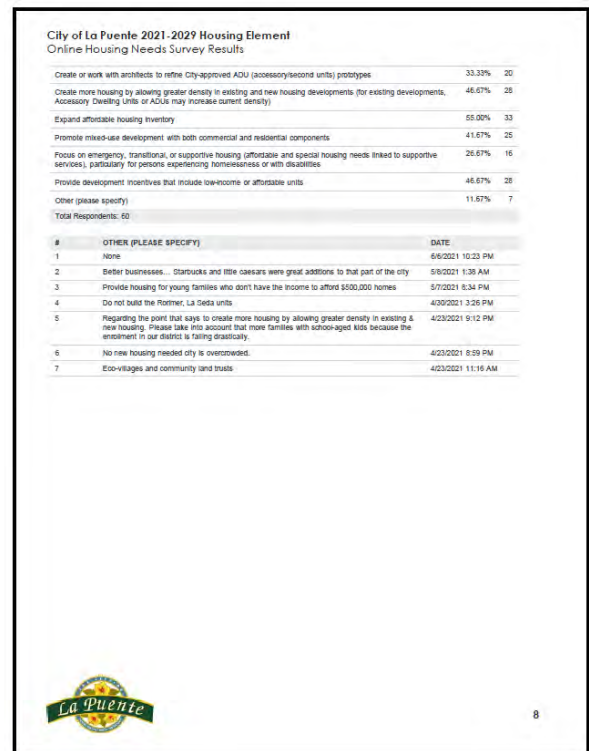
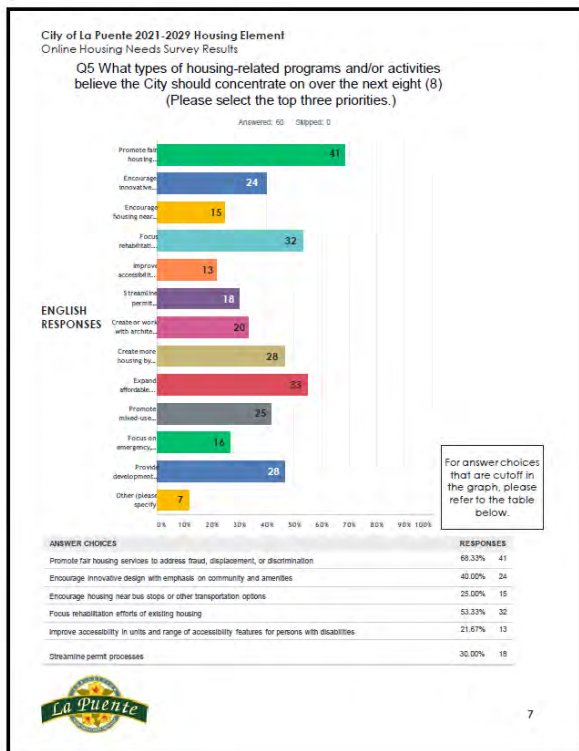
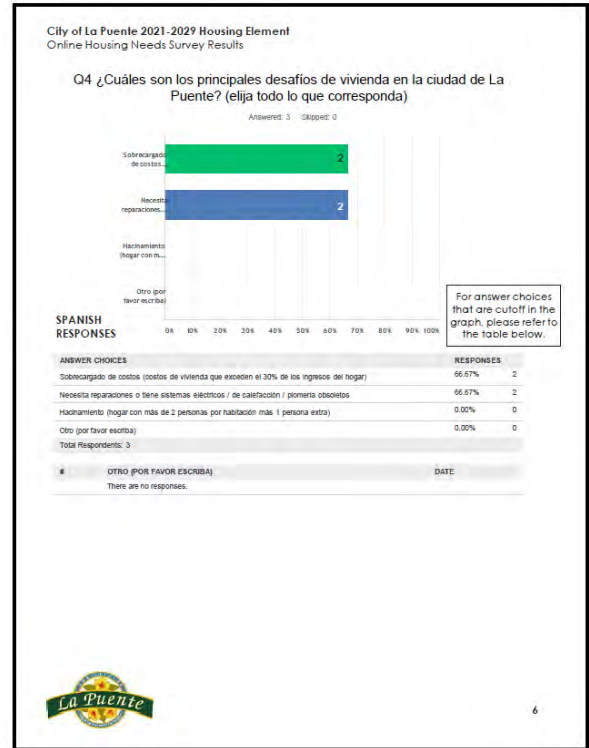
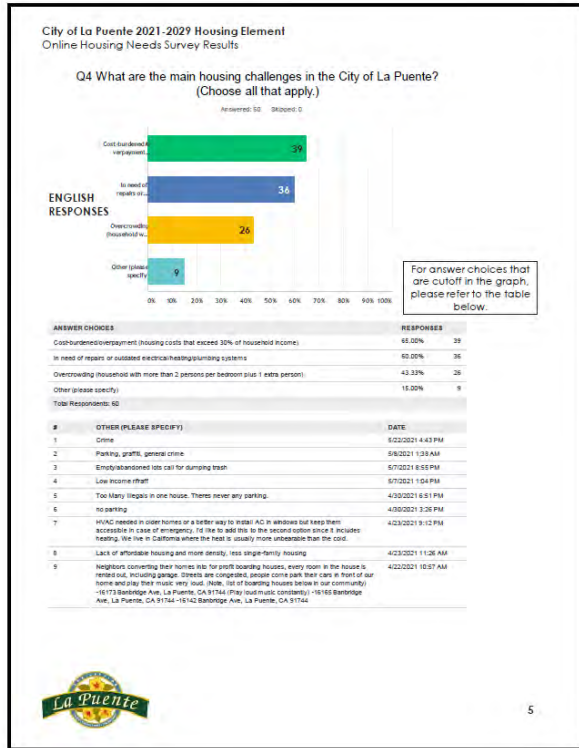
The recently completed resurfacing projects citywide that included a total of 10 street segments with asphalt rubber mix (ARM) funded in part by a grant from CalRecycle. The repaving of these streets with rubberized asphalt diverted 12,441 waste tires from California's landfills. Thank you CalRecycle!

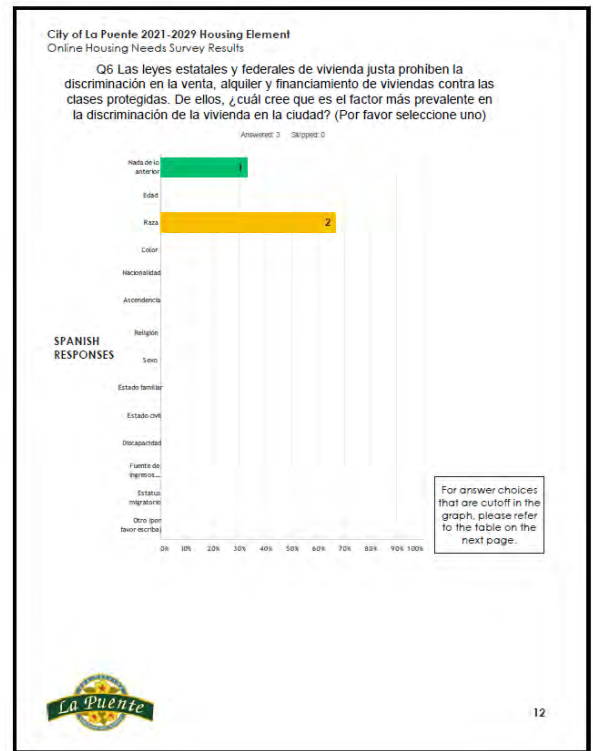
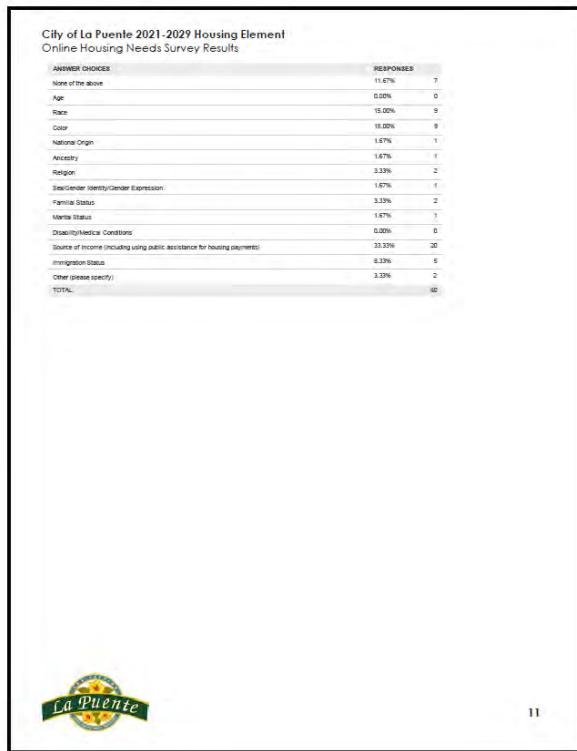
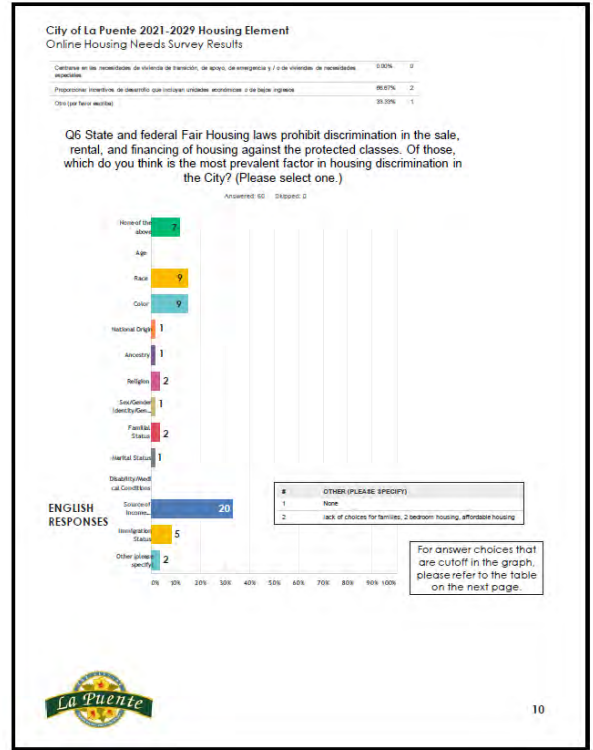
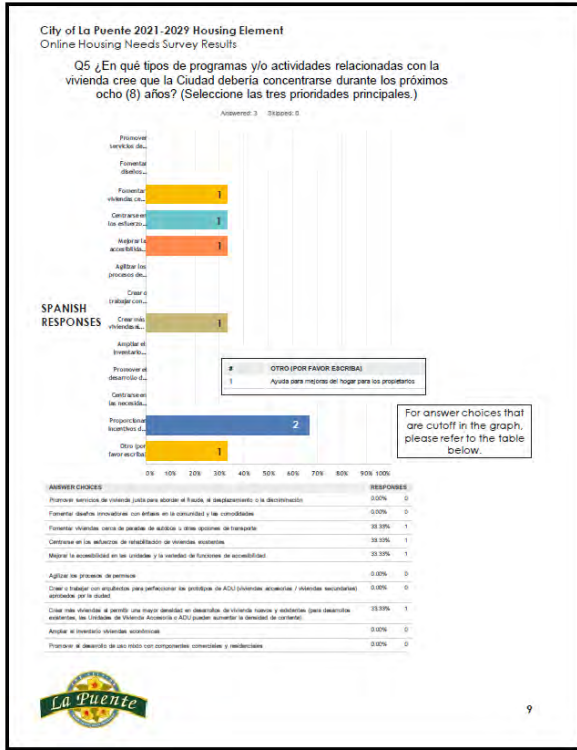


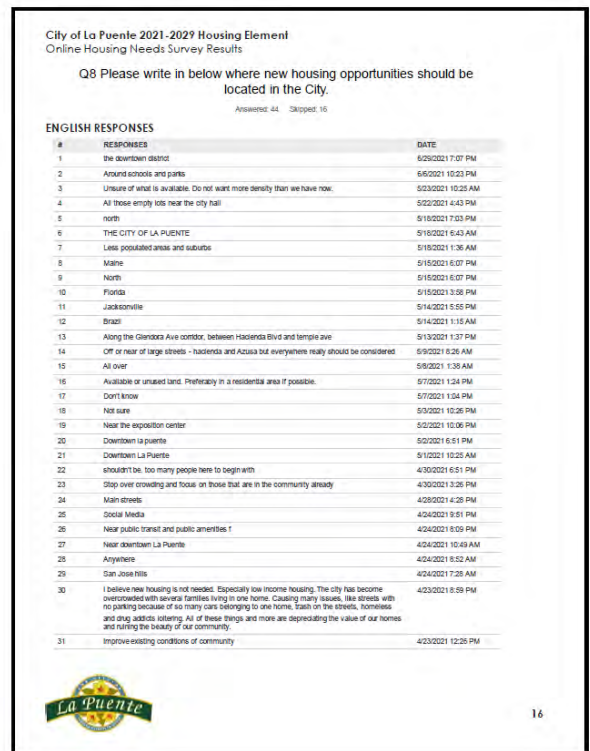
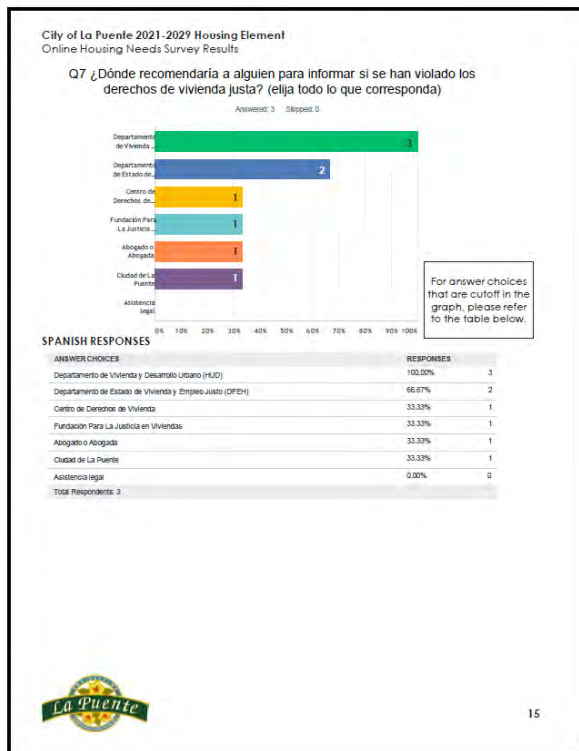
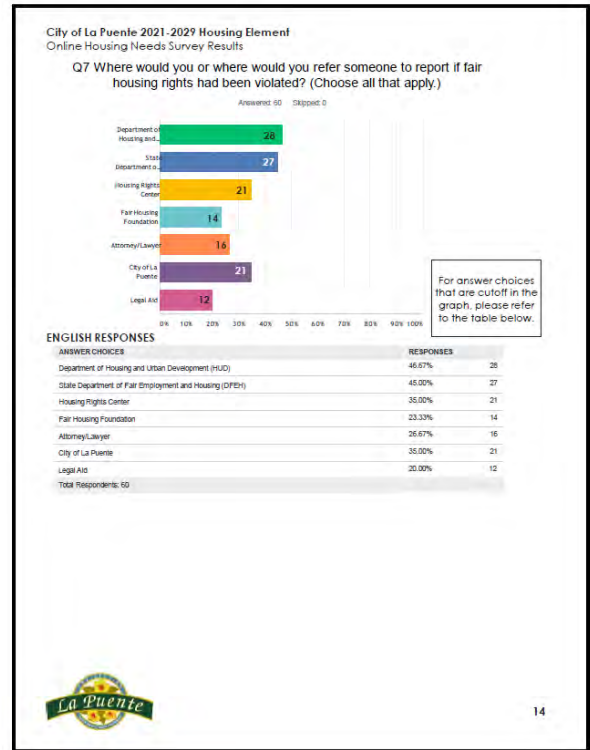
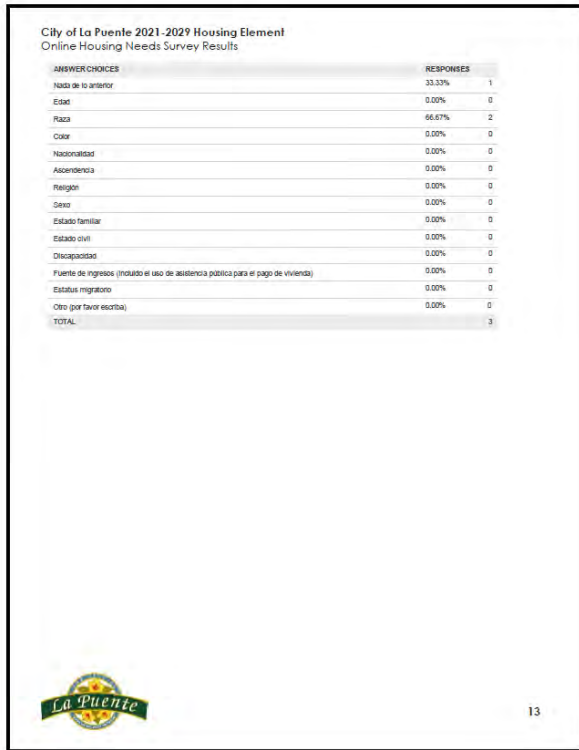
Figure B-2. Online Housing Needs Survey Responses













City of La Puente 2021-2029 Housing Element  
Online Housing Needs Survey Results

32	Any Older Commercial Spaces that are in disarray and could use a remodel that could incorporate mix residential and commercial real estate, once location that comes to mind is the commercial space on Amar and Willow. Another would be on Glendora and Hacienda where the Gonzalez is located. One ideal space is the corner of Hacienda and Valley where the Old K mart was located.	4/23/2021 11:23 AM
33	mix-use shopping centers near the 10 freeway, accessibility to Amtrak and Silver Circuit buses, centralized retail shops	4/23/2021 11:26 AM
34	Reuse old shopping centers that are mostly empty and old (e where the old Playless was off Hacienda/Glendora) vacant lots (e across from LPH)	4/23/2021 11:19 AM
35	Near businesses, or where businesses used to be. Ask school districts if there are areas they want to lease.	4/23/2021 11:16 AM
36	Across the street from La Puente court house. You guys let the train in, so you keep the train near your building.	4/23/2021 11:15 AM
37	The areas that are run down	4/23/2021 11:01 AM
38	Bassett Area	4/23/2021 10:24 AM
39	Old Town la puente	4/23/2021 10:23 AM
40	Old Town la puente	4/23/2021 10:05 AM
41	Off of Amar, I've seen some empty lots.	4/23/2021 9:57 AM
42	Downtown, bring in mix use projects, restaurants, etc!!!!	4/22/2021 2:49 PM
43		4/22/2021 2:44 PM
44	I feel the city is too congest and there doesn't appear to be a location for a mass housing project. The city already are starting to revert to Los Angeles, cars parked everywhere. The city in some ways appears to be regressing instead of improving its quality of life for residents.	4/22/2021 10:57 AM

Q8 Por favor escriba a continuación dónde deberían ubicarse las nuevas oportunidades de vivienda en la ciudad. (escriba)

Answered: 3 Skipped: 0

**SPANISH RESPONSES**

#	RESPONSES	DATE
1	En el City Hall, torretas, y en las escuelas.	5/28/2021 9:14 PM
2	Nada	5/24/2021 4:28 PM
3	Nada	4/30/2021 2:50 PM

17

City of La Puente 2021-2029 Housing Element  
Online Housing Needs Survey Results

Q9 Select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find affordable rental housing in the City of La Puente.

Answered: 59 Skipped: 1

**ENGLISH RESPONSES**

Strongly agree	26
Agree	18
Do not agree	13

Q9 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones: Es difícil encontrar viviendas de alquiler asequibles en la ciudad de La Puente.

Answered: 3 Skipped: 0

**SPANISH RESPONSES**

Totalmente de acuerdo	3
De acuerdo	0
En desacuerdo	0

18

City of La Puente 2021-2029 Housing Element  
Online Housing Needs Survey Results

Q10 Select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find affordable housing for ownership in the City of La Puente.

Answered: 50 Skipped: 0

**ENGLISH RESPONSES**

Strongly agree	34
Agree	20
Do not agree	6

Q10 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones: Es difícil encontrar viviendas / unidades asequibles para comprar en la ciudad de La Puente.

Answered: 3 Skipped: 0

**SPANISH RESPONSES**

Totalmente de acuerdo	4
De acuerdo	1
En desacuerdo	0

19

City of La Puente 2021-2029 Housing Element  
Online Housing Needs Survey Results

Q11 Select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find available rental housing in the City of La Puente.

Answered: 56 Skipped: 2

**ENGLISH RESPONSES**

Strongly agree	18
Agree	23
Do not agree	17

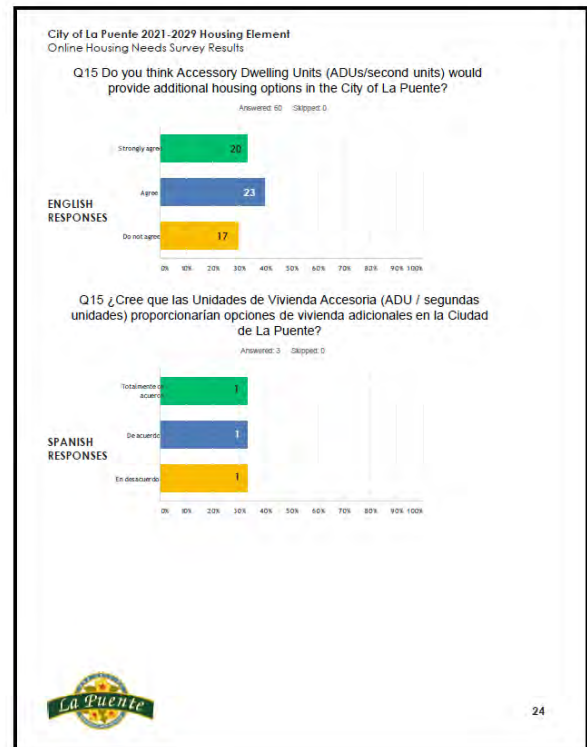
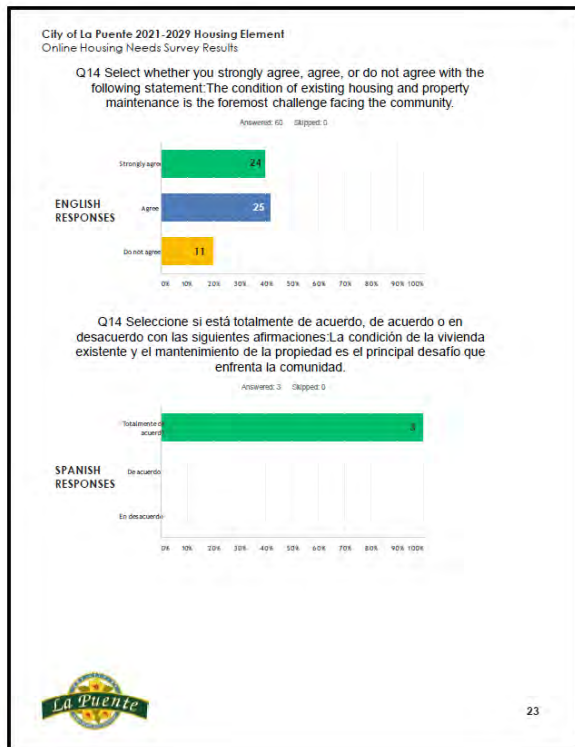
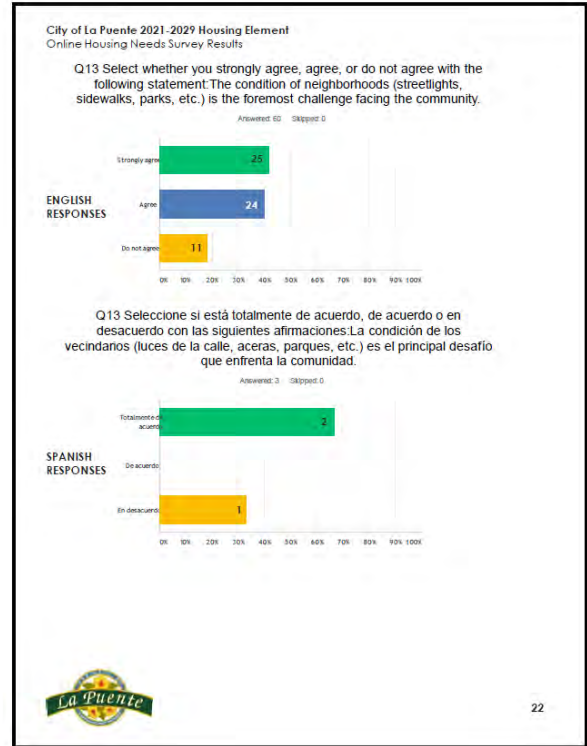
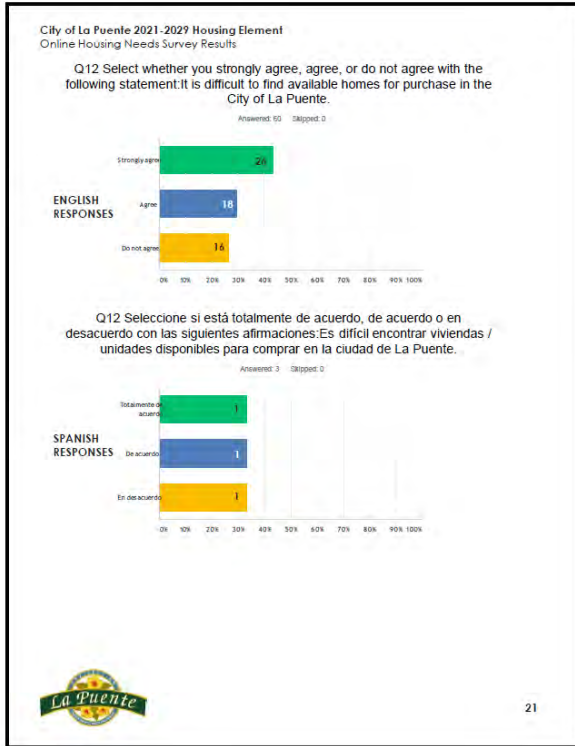
Q11 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones: Es difícil encontrar viviendas de alquiler disponibles en la ciudad de La Puente.

Answered: 3 Skipped: 0

**SPANISH RESPONSES**

Totalmente de acuerdo	1
De acuerdo	1
En desacuerdo	1

20



City of La Puente 2021-2029 Housing Element  
Online Housing Needs Survey Results

Q16 In consideration of Accessory Dwelling Units (ADUs/second units) what are primary benefits or challenges? Please write in response here:

ENGLISH RESPONSES

#	RESPONSES	DATE
1	we can have more housing and more packed density. Not everyone wants to live a big house, we need it.	6/29/2021 7:07 PM
2	More dense area with more people living in location, no parking, busy streets. It removed the suburban hometown feel from the neighborhoods.	6/6/2021 10:23 PM
3	I realize affordable housing is important and that some families depend on ADUs for income; however, it creates parking and traffic nightmares. In street, when everyone is home in all of the houses, looks like there is a July 3rd party. There are cars parked in the street and on people's lawns, in addition to several cars in driveways. It makes the area look less desirable and over crowded.	5/23/2021 10:28 AM
4	While providing more housing to more people, it would also create more challenges related to population density such as parking, crime, noise, etc.	5/22/2021 4:43 PM
5	no	5/19/2021 7:53 PM
6	Improve the quality of life	5/19/2021 6:43 AM
7	The advantage is that it is very convenient to travel, the disadvantage is that it costs too much	5/19/2021 1:36 AM
8	Too many people are without homes	5/19/2021 6:07 PM
9	Available housing is not enough	5/19/2021 6:07 PM
10	Whether to meet the residents in the right amount	5/19/2021 3:58 PM
11	First of all, the price is cheap, so that more people can live in it.	5/14/2021 5:55 PM
12	Property maintenance	5/14/2021 1:15 AM
13	ADU benefits: allows for accessible housing where otherwise there would not be. ADU challenges: density of population should be regulated.	5/13/2021 1:37 PM
14	Benefits: include providing safe housing for residents, and affordable housing for residents and allowing owners to be better able to afford housing. Changes: are unregulated spaces in many forms. Challenges: are lack of options for respondents/permits/parks and flexibility in setbacks, etc. To build new ADU housing.	5/9/2021 6:26 AM
15	No benefit, street parking, Over crowding & fire hazards	5/9/2021 2:16 PM
16	Affordability	5/6/2021 1:38 AM
17	Benefits would be for most family options that can be affordable and comfortable and challenges is then the city can become highly populated	5/7/2021 6:58 PM
18	Benefit of pre-approved units that can be built quickly	5/7/2021 1:24 PM
19	Don't know	5/7/2021 1:04 PM
20	Challenge is the cost	5/3/2021 10:26 PM
21	It will not be affordable for a 2 person family income unless they are paid higher than minimum wage	5/2/2021 6:51 PM
22	Benefits: would include opportunity to have less crowding in a single home	5/1/2021 10:25 AM
23	No Parking, Over Crowding, Domestic Violence, East Side Duques, Puente 13.	4/30/2021 3:26 PM
24	Help in the lack of available housing	4/30/2021 12:47 PM
25	No ADUs in front yards	4/29/2021 4:28 PM
26	Families have a better chance to have home	4/24/2021 9:51 AM
27	We need public housing. That is kept up and managed by the city	4/24/2021 8:05 PM
28	The challenges would be parking. The streets are already full with cars.	4/24/2021 5:57 PM
29	NA	4/24/2021 10:49 AM

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City of La Puente 2021-2029 Housing Element  
Online Housing Needs Survey Results

30	Na	4/24/2021 8:52 AM
31	Over crowded homes	4/24/2021 9:12 AM
32	The benefit is that there can be more housing available and the challenge is where they can be built.	4/23/2021 9:12 PM
33	This will only create more overcrowding in already overpopulated communities. The focus should be on rehabilitation of existing housing, addressing loitering, graffiti, gang violence and not enabling these issues by creating housing that will attract them.	4/23/2021 8:59 PM
34	I don't understand why ADUs are in question if they have already been state approved. Challenges are accessibility to city permits and community knowledge on process for adding ADU in homes.	4/23/2021 2:54 PM
35	No benefits for existing residents. Challenges: increase of vandalism and crime	4/23/2021 12:26 PM
36	Additional housing, but overcrowding, parking	4/23/2021 12:17 PM
37	The overall length of the permit process and the exceeding costs of construction.	4/23/2021 11:29 AM
38	single family homes create very low density. La Puente businesses cannot survive with such low density. ADUs can increase density in particular areas without much construction costs.	4/23/2021 11:26 AM
39	Overcrowding, crime.	4/23/2021 11:10 AM
40	The challenges are yards become smaller, and the city already doesn't provide enough parks. Outdoor space is crucial to a healthy living environment. ADUs can help, but there are other innovative ideas such as cooperative housing, limited nearby housing, co-housing, eco-villages, etc. Those houses more people and are far more affordable for people.	4/23/2021 11:16 AM
41	Having more ghetto people move in.	4/23/2021 11:15 AM
42	More people are able to live within your home	4/23/2021 11:01 AM
43	Lacking knowledge of the possibility for duality	4/23/2021 10:24 AM
44	Na	4/23/2021 10:23 AM
45	Na	4/23/2021 10:05 AM
46	More housing	4/23/2021 10:00 AM
47	Some of these homes have big yards. I'd imagine that allowing ADU would help in limiting the congestion inside of the main home.	4/23/2021 9:57 AM
48	Benefits: people take pride in the neighborhood, where ADU is situated. Challenges: simple permit process, should be over the counter!	4/23/2021 2:49 PM
49	?	4/23/2021 2:44 PM
50	In reference to ADUs, this concept is bad for our community. It is eroding the foundation of single-family communities and converting our neighborhoods to multi-unit dwellings. It is not going to improve the housing stock in our community, rents will still be unaffordable. The home owners that establish ADUs will be profiting from this and our communities will be more congested. In our neighborhood now we have been experiencing this transformation (Doubling houses and ADUs). In many instances you come home and find strange/illegal people drinking and smoking playing loud music in front of our homes.	4/23/2021 10:57 AM

Q16 Teniendo en cuenta las unidades de vivienda accesorias (ADU / segundas unidades), ¿cuáles son los principales beneficios o desafíos? Escriba aquí la respuesta:

SPANISH RESPONSES

#	RESPONSES	DATE
1	El principal beneficio es poder quedarse con su casa	5/29/2021 9:14 PM
2	None	5/29/2021 4:28 PM
3	Si permiten eso no habra parking en las calles	4/30/2021 2:50 PM

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City of La Puente 2021-2029 Housing Element  
Online Housing Needs Survey Results

Q17 Please rank the following groups by order of their need for housing and related services in the City. 1 = Greatest Need; 6 = Least Need

Answered: 60 Skipped: 0

For answer choices that are cutoff in the graph, please refer to the table below.

	1	2	3	4	5	6	TOTAL	SCORE
Seniors (65+)	23.62%	12.28%	22.61%	8.77%	17.54%	8.77%	67	4.02
Large Households (five or more members)	20.34%	32.20%	5.47%	10.17%	13.56%	15.25%	69	3.90
Persons with Disabilities (developmental or physical disabilities)	8.77%	17.54%	22.61%	19.30%	21.95%	10.63%	67	3.42
Young Adults (age 19-24)	8.78%	18.54%	13.56%	18.95%	18.84%	25.42%	69	3.02
Persons Experiencing Homelessness	15.64%	7.14%	14.29%	16.07%	15.64%	23.21%	66	3.21
Single-Parent Head of Household	19.30%	10.53%	19.30%	29.82%	8.77%	10.29%	67	3.65

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City of La Puente 2021-2029 Housing Element  
Online Housing Needs Survey Results

Q17 Clasifique los siguientes grupos por orden de necesidad de vivienda y servicios relacionados en la ciudad. 1 = mayor necesidad; 6 = Menos necesidad

Answered: 3 Skipped: 0

For answer choices that are cutoff in the graph, please refer to the table below.

SPANISH RESPONSES

	1	2	3	4	5	6	TOTAL	SCORE
Personas mayores	33.33%	0.00%	33.33%	0.00%	33.33%	0.00%	3	4.00
Familias numerosas (cinco o más miembros)	33.33%	0.00%	33.33%	0.00%	33.33%	0.00%	3	3.67
Personas con discapacidades (discapacidades del desarrollo, mentales o físicas, y abuso de sustancias, etc.)	33.33%	66.67%	0.00%	0.00%	0.00%	0.00%	3	5.33
Adultos jóvenes (19-24)	0.00%	0.00%	33.33%	66.67%	0.00%	0.00%	3	3.33
Personas sin hogar	0.00%	33.33%	0.00%	0.00%	66.67%	0.00%	3	3.00
Cabeza de familia monolingües	0.00%	0.00%	0.00%	33.33%	0.00%	66.67%	2	1.67

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City of La Puente 2021-2029 Housing Element  
Online Housing Needs Survey Results

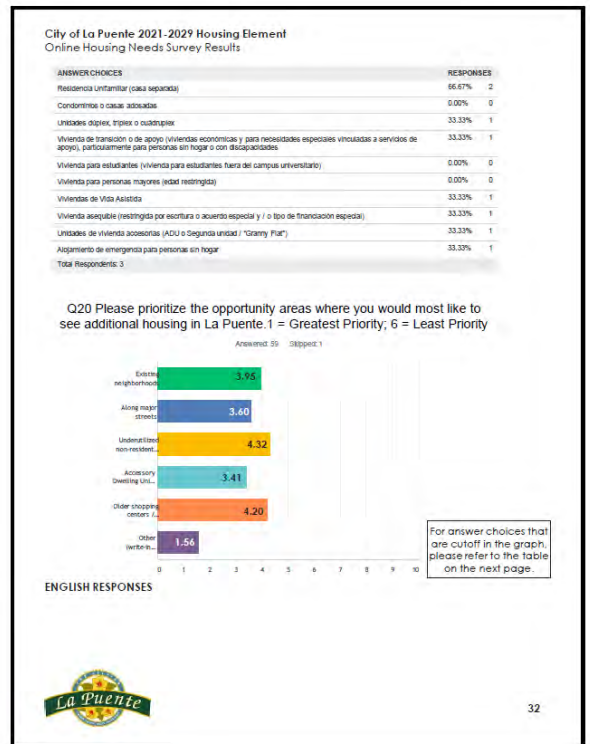
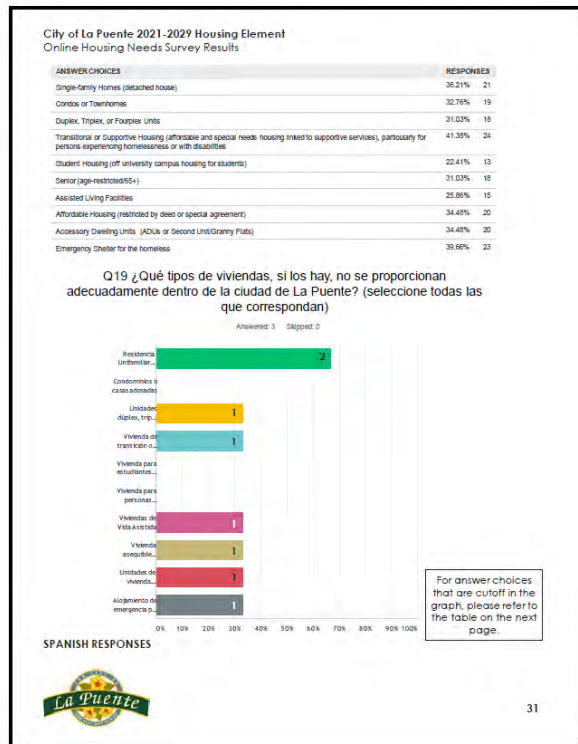
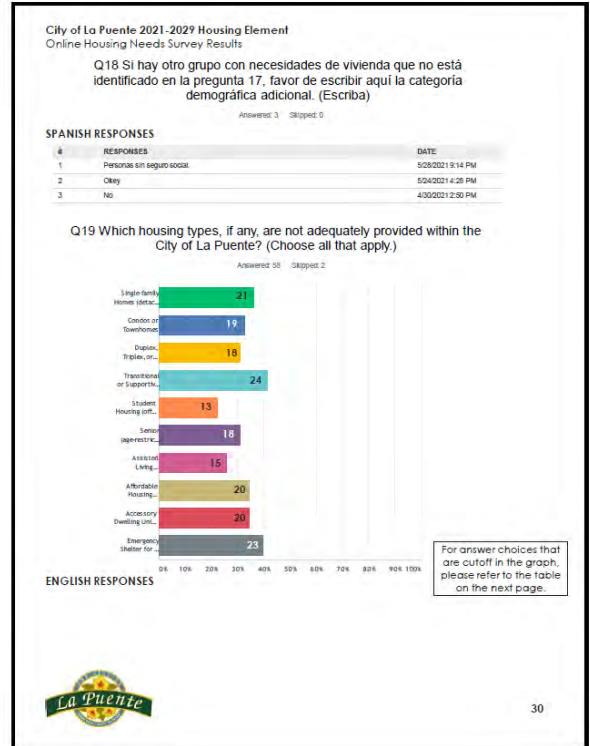
Q18 If there is another special need group that is not identified in question 17, please write-in the additional demographic category here.

Answered: 30 Skipped: 0

ENGLISH RESPONSES

#	RESPONSES	DATE
1	black people	5/19/2021 7:03 PM
2	People with very low incomes	5/19/2021 1:36 AM
3	Too many people are without homes	5/15/2021 6:07 PM
4	Food and cooking can not solve the problem	5/15/2021 6:07 PM
5	NO	5/15/2021 3:58 PM
6	abad	5/15/2021 4:20 AM
7	An outsider who cannot afford to rent a house	5/14/2021 5:55 PM
8	N/A	5/13/2021 1:37 PM
9	No	5/9/2021 8:26 AM
10	None	5/7/2021 1:04 PM
11	No	5/3/2021 10:26 PM
12	Homeless teens/aged out foster children	5/2/2021 6:51 PM
13	N/A	5/1/2021 10:25 AM
14	None	4/28/2021 4:28 PM
15	No	4/24/2021 9:51 PM
16	Low-income Families	4/24/2021 10:49 AM
17	NO	4/24/2021 8:52 AM
18	NA	4/24/2021 7:28 AM
19	I think that the single-parent option should be divided into 2 different categories because there's the single parents that both have custody and take care of the children and there's the single parent that has no support from the other parent whatsoever.	4/23/2021 9:12 PM
20	None	4/23/2021 18:59 PM
21	None	4/23/2021 12:26 PM
22	no	4/23/2021 11:29 AM
23	NA	4/23/2021 11:19 AM
24	N/A	4/23/2021 11:15 AM
25	Other	4/23/2021 10:24 AM
26	NA	4/23/2021 10:23 AM
27	LGIFTO community	4/23/2021 10:09 AM
28	First time homeowners	4/23/2021 9:57 AM
29	na	4/22/2021 2:49 PM
30	na	4/20/2021 10:57 AM

La Puente 29



**City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results**

	1	2	3	4	5	6	TOTAL	SCORE		
Existing neighborhoods	26.79%	16.07%	14.29%	9	17.86%	17.86%	7.14%	56	3.96	
Along major streets	7.52%	29.82%	14.54%	17.54%	28.07%	3.61%	10	4	57	3.60
Underutilized non-residential areas	25.57%	17.86%	25.57%	12.50%	7.14%	5.36%	56	4.32		
Accessory Dwelling Units (ADUs)	5.88%	16.67%	25.93%	24.07%	20.37%	7.41%	4	54	3.41	
Older shopping centers / retail areas	29.63%	18.52%	15.67%	16.67%	14.81%	3.70%	2	54	4.20	
Other (write-in question below)	2.44%	2.44%	9.76%	7.32%	75.61%	31	41	1.58		

**Q21 If you selected Other to the question above, please write-in your response below.**

Answered: 29 Skipped: 31

#	RESPONSES	DATE
1	no	5/18/2021 7:03 PM
2	Demolish parks and old factories	5/18/2021 1:36 AM
3	NO	5/15/2021 3:38 PM
4	schools	5/15/2021 4:20 AM
5	Public facilities	5/14/2021 5:55 PM
6	N/A	5/13/2021 1:37 PM
7	None	5/9/2021 8:26 AM
8	Unused or abandoned property the city owns	5/7/2021 1:24 PM
9	None	5/3/2021 10:26 PM
10	N/A	5/2/2021 6:51 PM
11	Empty lots	5/1/2021 10:25 AM
12	there's no where to build	4/30/2021 6:51 PM
13	focus on downtown la puente, lots of empty space and buildings.	4/30/2021 3:28 PM
14	None	4/29/2021 4:25 PM
15	Near schools to allow students for easy access to campuses	4/24/2021 10:49 AM
16	NA	4/24/2021 8:52 AM
17	NA	4/24/2021 7:26 AM
18	No housing is needed for any groups	4/23/2021 8:59 PM
19	None	4/23/2021 12:28 PM
20	none	4/23/2021 11:29 AM
21	NA	4/23/2021 11:19 AM
22	Reconfigure an existing building such as an apartment complex or hotel or some other large building, and make amenities shared among people (such as an industrial kitchen, play room, garden, etc.). Maximize living space by cutting other spaces, maximize communal spaces, and provide parking.	4/23/2021 11:16 AM

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**City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results**

	1	2	3	4	5	6	TOTAL	SCORE	
Barrios existentes	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0	2	5.00
A lo largo de las calles principales	33.33%	33.33%	0.00%	33.33%	0.00%	0.00%	0	3	4.67
Áreas aparte de los residenciales y comerciales	0.00%	0.00%	50.00%	50.00%	0.00%	0.00%	0	2	3.50
Unidades de vivienda accesoria (ADUs)	0.00%	0.00%	66.67%	0.00%	33.33%	0.00%	1	3	3.33
Centros comerciales más antiguos/ áreas comerciales	33.33%	0.00%	0.00%	33.33%	33.33%	0.00%	0	3	3.67
Otro (Por favor escriba en la pregunta a continuación)	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	2	2	1.00

**Q20 Favor de priorizar las áreas de oportunidad donde más le gustaría ver viviendas adicionales en La Puente. 1 = mayor prioridad; 6 = Prioridad mínima**

Answered: 3 Skipped: 0

For answer choices that are cutoff in the graph, please refer to the table below.

**SPANISH RESPONSES**

	1	2	3	4	5	6	TOTAL	SCORE	
Barrios existentes	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0	2	5.00
A lo largo de las calles principales	33.33%	33.33%	0.00%	33.33%	0.00%	0.00%	0	3	4.67
Áreas aparte de los residenciales y comerciales	0.00%	0.00%	50.00%	50.00%	0.00%	0.00%	0	2	3.50
Unidades de vivienda accesoria (ADUs)	0.00%	0.00%	66.67%	0.00%	33.33%	0.00%	1	3	3.33
Centros comerciales más antiguos/ áreas comerciales	33.33%	0.00%	0.00%	33.33%	33.33%	0.00%	0	3	3.67
Otro (Por favor escriba en la pregunta a continuación)	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	2	2	1.00

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**City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results**

**Q21 Si seleccionó Otro en la pregunta anterior, escriba su respuesta a continuación.**

Answered: 2 Skipped: 1

**SPANISH RESPONSES**

#	RESPONSES	DATE
1	OK	5/24/2021 4:25 PM
2	No	4/30/2021 2:50 PM

**Q22 Is there anything else the City should consider as part of its Housing Element Update? (Please write-in your response.)**

Answered: 47 Skipped: 13

**ENGLISH RESPONSES**

#	RESPONSES	DATE
1	We need to improve our infrastructure and make our roads more pedestrian friendly and easy to hike a bike. Not every trip needs to get done by car. Cities should be built for people not cars.	6/29/2021 7:07 PM
2	Please consider limiting ADUs and other population density incentives.	5/23/2021 10:25 AM
3	Please do not make repetitive another Alhambra which becomes so crowded and has lost all of its charm. The current residents are here because we enjoy the sleepiness and small town feel.	5/22/2021 4:43 PM
4	no	5/18/2021 7:03 PM
5	aged community	5/18/2021 6:43 AM
6	Establish business district, financial service area and living area	5/18/2021 1:36 AM
7	No, it's too expensive	5/15/2021 6:07 PM
8	It shouldn't be too expensive	5/15/2021 6:07 PM
9	I don't know	5/15/2021 3:58 PM
10	skat	5/15/2021 4:20 AM
11	Convenient transportation and environment	5/14/2021 5:56 PM
12	price	5/14/2021 1:15 AM
13	N/A	5/13/2021 1:37 PM
14	No	5/9/2021 1:26 AM
15	Reduce crime. The parking issues/ too many cars per household/ promptly clean graffiti and junk out of properties. You can be more expensive if the community is good. If the community isn't good, who wants to invest?	5/9/2021 1:36 AM
16	Putting brick walls to separate existing houses that are off of main streets to create safer and prettier housing as well as our city.	5/7/2021 6:55 PM
17	Assist with water tolerant planting and self sustaining vegetable/fruit gardens in place of lawns. Small home beautification updates.	5/7/2021 1:24 PM
18	None	5/3/2021 10:26 PM
19	Afford able housing should addressed especially for women already on welfare a household of 2 gets \$42 monthly but the apartments rentals say there low income but we charge rent to up to \$200 or more.	5/2/2021 10:06 PM
20	Unfair high rent on buildings not up to code or have multiple violations	5/2/2021 6:51 PM
21	N/A	5/1/2021 10:25 AM

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**City of La Puente 2021-2029 Housing Element Online Housing Needs Survey Results**

22	get rid of all these illegals, they're taking up all parking spaces, theres like 4-6 families to each house	4/30/2021 6:51 PM
23	Do not build the La Puente, Rommer Project, disaster for local schools considering you closed la Puente and made it a disaster.	4/30/2021 3:26 PM
24	Limit availability to investors or house flippers. Priority to those that are looking to live in the home and current residents of LP.	4/30/2021 2:47 PM
25	none	4/29/2021 4:28 PM
26	Updated and modern public transit	4/24/2021 8:59 PM
27	The creation of housing grants for first time home buyers to assist with the purchase of their first home. A rent cap to prevent landlords from substantially increasing rent on tenants. A rent assistance program that would allow tenants to apply for city grants to pay off rent when they are experiencing financial hardship and possible eviction. An ordinance that would put a pause on rent payments if the tenant is facing financial hardship. An ordinance that would lower the cost of housing to meet the standard of living of the majority of working class residents in La Puente. Develop public housing units to provide housing for low-income residents and homeless people for free, or at low cost. A green house program to allow existing homes to apply for the installation of solar panels on homes to improve housing infrastructure by transitioning to renewable energy, and drive down energy costs.	4/24/2021 10:49 AM
28	Attractive housing	4/24/2021 6:52 AM
29	NA	4/24/2021 7:28 AM
30	I like the idea they have in West Covina at The Colony at the Lakes Apartments where the bottom floor are stores, restaurants, etc. and all the other floors are apartments.	4/23/2021 9:12 PM
31	Should consider what these types of housing projects will do to the value of existing homes and how they will impact crime.	4/23/2021 8:59 PM
32	Grants for Low-income families to make home repairs for add ADU.	4/23/2021 2:54 PM
33	Overhaul the existing City ID need to create new developments without oversteering the existing issues.	4/23/2021 12:26 PM
34	Support for first time home buyers and easy to access information	4/23/2021 12:17 PM
35	no	4/23/2021 11:29 AM
36	large scale demographic survey where do people residing in La Puente work? consulting and public transit options are not very good and understanding where people need to go can make things like bus routes/schedules more useful	4/23/2021 11:26 AM
37	NA	4/23/2021 11:19 AM
38	Equi-fairness. Consider Community Land Trusts. Separate the cost of the land from the cost of the housing, and housing will immediately be affordable to all. Allow for ownership to be shared among everyone living and paying in the houses they inhabit. Spend up about including these inclusive ways of housing and talk to people who do this work, or are willing to get in the work to make it happen. Do not consult developers without first including residents and other advisors to be part of the conversation with developers.	4/23/2021 11:16 AM
39	N/A	4/23/2021 11:15 AM
40	Tackle the root of homelessness and utilize pandemic relief to resolve issue	4/23/2021 11:01 AM
41	Clean parks around	4/23/2021 10:24 AM
42	NA	4/23/2021 10:23 AM
43	Build where there's empty lots in the community	4/23/2021 10:05 AM
44	Offering assistance in upgrading existing owned homes. Or offering rebates on beautification of existing homes. Check for painting and cosmetic damage to exterior and interior of homes.	4/23/2021 9:57 AM
45	Attract to City of Industry	4/23/2021 2:49 PM
46	None	4/23/2021 2:44 PM
47	In order to realize this, where is the funding for these capital projects coming from? This is a critical part of the Housing Element that the city should include in their update.	4/22/2021 10:57 AM

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City of La Puente 2021-2029 Housing Element  
Online Housing Needs Survey Results

Q22 ¿Hay algo más que la Ciudad debería considerar como parte de su Actualización del Elemento de Vivienda? (Por favor escriba su respuesta)

Answered: 2 Skipped: 1

**SPANISH RESPONSES**

#	RESPONSES	DATE
1	Tener mayor informacion para todos los residentes de La Puente.	5/28/2021 9:14 PM
2	Ok	5/24/2021 4:28 PM



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Figure B-3. Community Workshop Flyer



**2021-2029  
HOUSING ELEMENT UPDATE  
VIRTUAL COMMUNITY WORKSHOP**

**LA PUENTE**

The City of La Puente is in the process of updating the 2021-2029 Housing Element. The **Housing Element** is part of the City's General Plan and includes goals, policies, and programs for adequately housing our future population. Join us for a virtual community workshop to learn about the Housing Element Update process. We want to hear from you on your ideas!

 **Servicios de traducción en Español  
estarán disponibles durante el taller virtual**

<b>WHEN</b>	Monday, June 14, 2021 6:30 - 8:00 p.m.
<b>WHERE</b>	Zoom (virtual)
<b>HOW</b>	<b>REGISTRATION REQUIRED*</b> <a href="https://rrmdesign.zoom.us/meeting/register/tJclce2p-pj0iE9eM9dGWgnjw13iB9Cgr-FEcX">https://rrmdesign.zoom.us/meeting/register/tJclce2p-pj0iE9eM9dGWgnjw13iB9Cgr-FEcX</a>

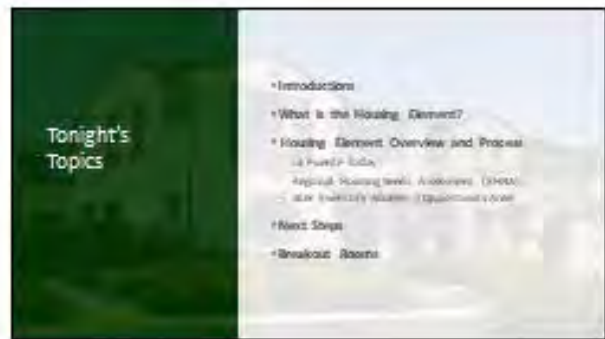
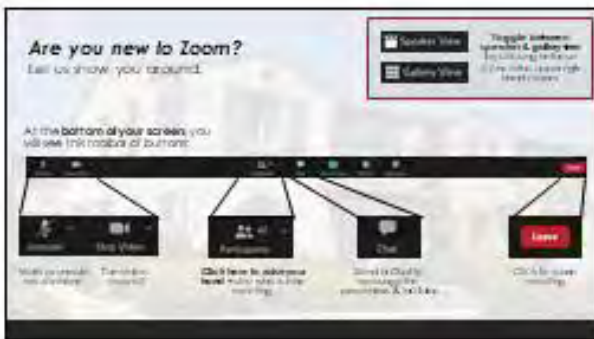


**Questions?**  
For questions or comments, please contact Abraham Tellez, Senior Planner at: [atellez@lapuente.org](mailto:atellez@lapuente.org)

**City Website**  
Visit the City's webpage for more information on the Housing Element:  
<https://lapuente.org/government/departments/development-services/planning-division/>

\*Registration is required to participate in the virtual meeting. Please register on the project website or click the link/QR code above prior to the workshop.

Figure B-4. Community Workshop Presentation





**POSTING QUESTION**

**WE WANT TO HEAR FROM YOU!**

1. How did you hear about this workshop?

- A. City of La Puente Facebook
- B. City of La Puente Website
- C. Local Organization
- D. Other

2. Have you participated in previous Housing Elements?

- A. Yes
- B. No
- C. Unsure



**POSTING QUESTION**

**WE WANT TO HEAR FROM YOU!**


3. Do you rent, own home, and/or own rental property within the City? (choose all that apply)

- A. I rent within the city
- B. I own home/own within the city
- C. I own residential rental property within the city
- D. Other



**What is the Housing Element?**

- One of the most important elements of the General Plan
- Implementation of City's housing needs and goals for the comprehensive housing and land use planning process
- Updated required every eight (8) years  
Housing Element 2021-2029 - 100-day process
- Required by California State of Housing and Community Development Department (HCD)



**Housing Element Update (HEU) Process**



The City of La Puente is a proud member of the Housing Element Commission.

**Housing Element Contents**

- Introduction
- Overview of the Housing Element
- Needs Assessment
- Statistical Analysis
- Findings and Opportunities
- Review of Past Approvals/Adoptions
- Housing Action Plan



**HCD Compliance**

- Presentation of legally adequate Housing Element to HCD
- Review Agency for State Housing and Community Development Grant Funding
- San Joaquin Work Study Center is your designated agent







### HOUSING CHALLENGES

#### WE WANT TO HEAR FROM YOU!

Please identify the main housing challenges in the City of La Puente? (choose the top three challenges)

- Cost-burdened (housing costs that >40% of household income)
- In need of repair or outdated electrical/plumbing/plumbing systems
- Overcrowding (household with more than 2 persons per bed, 4.1 persons per room)
- Fire Housing (sprinklers and automatic smoke)
- Other

### HOUSING NEEDS

#### WE WANT TO HEAR FROM YOU!

Which types of housing does La Puente need most? (choose the top three housing types)

- Affordable housing for people w/ disabilities
- Accessory dwelling unit (ADU)
- ADUs (detached housing) for lower income households
- Market-rate housing
- Multi-family housing
- Homelessness support (rental and/or purchase supportive housing)
- Single-family housing
- Other

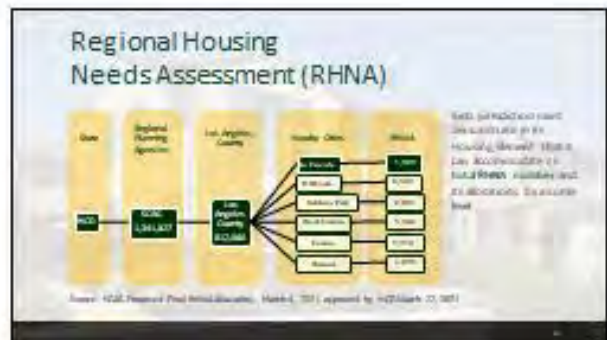
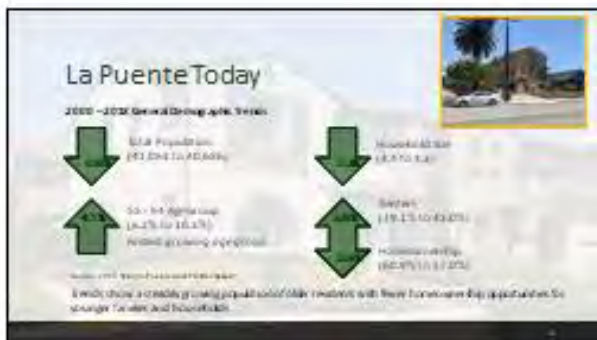
### La Puente Today

#### Income Distribution

Income Category (% of County ADU)	Households	Percent
Very Low (< \$10k)	1,800	10%
Low (\$10k - \$20k)	2,000	11%
Middle/Low-Middle (\$20k - \$30k)	1,200	7%
Upper-Middle (\$30k - \$50k)	1,000	6%
High (\$50k - \$100k)	900	5%
Very High (> \$100k)	1,100	6%
<b>Total</b>	<b>9,000</b>	<b>100%</b>

Source: HUD/CEDP Cooperative Community Development Survey (CDS) (A) Data Source

\* Income categories are defined by the State based on varying percentages of area median income (AMI)  
 \* Housing is categorized "affordable" if the person pays no more than 30% of their income on housing costs.



### Regional Housing Needs Assessment (RHNA)

Housing Category	La Puente RHNA	
	2023-2028 (5 Years)	67 Years (2023-90)
Very Low*	106	25.4%
Low	121	29.2%
Medium	113	27.5%
Upper-Mid-Price	111	27.3%
Total	521	100%

\*Percent to Government Code 65042(a)(5). 5% of the total for categories is accounted for indirectly. See Rhna.

Los Angeles County Redesign Model - Rhna - 1/16/2018

Source: 2013-2021 is the Planning Agency's RHNA. Prepared by the Rhna Services Unit, City of Los Angeles, Department of Housing and Community Development, April 2018.

### Housing Needs Survey

Survey (English and Spanish) launched in April 2021

- Citywide and neighborhood-based
- Multi-ethnic and language-specific survey of Citywide, Community-based, and senior center
- Open March to September

How you learn the Housing Needs Survey? get!

Website: <https://www.ci.lapue.net/housing-needs-survey>

English Version

Spanish Version

\* Use your QR phone to take the survey code to allow the survey.

### Sites Inventory Analysis

- Identify and analyze specific sites that are available and suitable for residential development
  - Identify sites that are suitable for multi-family housing, affordable housing, and other housing types
  - Identify sites that are suitable for other housing types
  - Identify sites that are suitable for other housing types
- Assess the capacity to accommodate needs for all housing levels (affordable to RHNA)
- Identify sites for development
  - Identify sites that are suitable for other housing types
  - Identify sites that are suitable for other housing types
  - Identify sites that are suitable for other housing types

### Sites Inventory Analysis

Identify and analyze specific sites that are available and suitable for residential development

- Identify sites that are suitable for multi-family housing, affordable housing, and other housing types
- Identify sites that are suitable for other housing types
- Identify sites that are suitable for other housing types

### Sites Inventory Analysis

Identify and analyze specific sites that are available and suitable for residential development

- Identify sites that are suitable for multi-family housing, affordable housing, and other housing types
- Identify sites that are suitable for other housing types
- Identify sites that are suitable for other housing types

### Sites Inventory Strategies

**Accessory Dwelling Units (ADUs)**

2018 - 2021

2022 - 2025

**Senior Housing**

2018 - 2021

2022 - 2025



### Public Questionnaire

WE WANT TO HEAR FROM YOU!

6. Where you would most like to see **additional housing** in La Puente? (Choose all that apply)


- Neighborhoods
- Along major streets
- Accessory dwelling units (ADUs)
- Close shopping centers / retail area
- Other

### Next Steps

- Present to City Council/Planning Commission
- Start Housing Element Update/2021-2026 Housing Program
- HCD Review of Housing Element Update
- Public Review by H&M 2021



**Thank You!**



Thank you to all who attended the public hearing on the Housing Element. Your input is appreciated.

For more information, please contact the Planning Department at [planning@lapuente.org](mailto:planning@lapuente.org).

Visit the City's website for updates on the Housing Element: [www.lapuente.org/planning/housing-element](http://www.lapuente.org/planning/housing-element)

**Breakout Room Discussion**

- In thinking about the Housing Element, quality of life, and the future of the city, what are the most important issues to address?
- What are the most important issues to address in the future? (e.g., housing opportunities, environmental issues, etc.)
- How do you think the City can best address these issues?



**Table B-2. Public Notice List**

City of West Covina  
1444 W. Garvey Avenue South  
Room 208  
West Covina, CA 91790

City of Industry  
15625 E. Stafford Street #100  
City of Industry, CA 91744

Bassett Unified School District  
904 N. Willow Avenue  
La Puente, CA 91746

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

Hacienda/LaPuente Unified School  
District  
15959 E. Gale Avenue  
City of Industry, CA 91716

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

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

Suburban Water Systems  
1325 N. Grand Avenue, Suite 100  
Covina, CA 91724-3603

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

La Puente Valley County Water District  
112 N. First Street  
La Puente, CA 91744

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

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

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






# Appendix C

## Inventory of Housing Sites






Figure B-1. Vacant Residential Sites





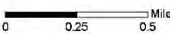
HOUSING ELEMENT UPDATE 6TH CYCLE  
SITES INVENTORY ANALYSIS  
VACANT PARCELS


**MAP FEATURES**


-  City Boundary
-  Parcel Boundary
-  Vacant Parcels - Residential


Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The City of La Puente makes no warranty or guarantee as to the content, the source or other third party, accuracy, timeliness, or completeness of any data produced, and assumes no legal responsibility for information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Base map and data from City of La Puente Planning Division and Los Angeles County Open Data. Direct all inquiries to the City of La Puente Planning Division at 9001 800-0000 or at [planning@cityofla.org](mailto:planning@cityofla.org).  
Drawn by RRM Geospatial Group. Created on June 15, 2021.  
ArcMap 10.8.1, Version 10.8.1, Redlands, CA, USA









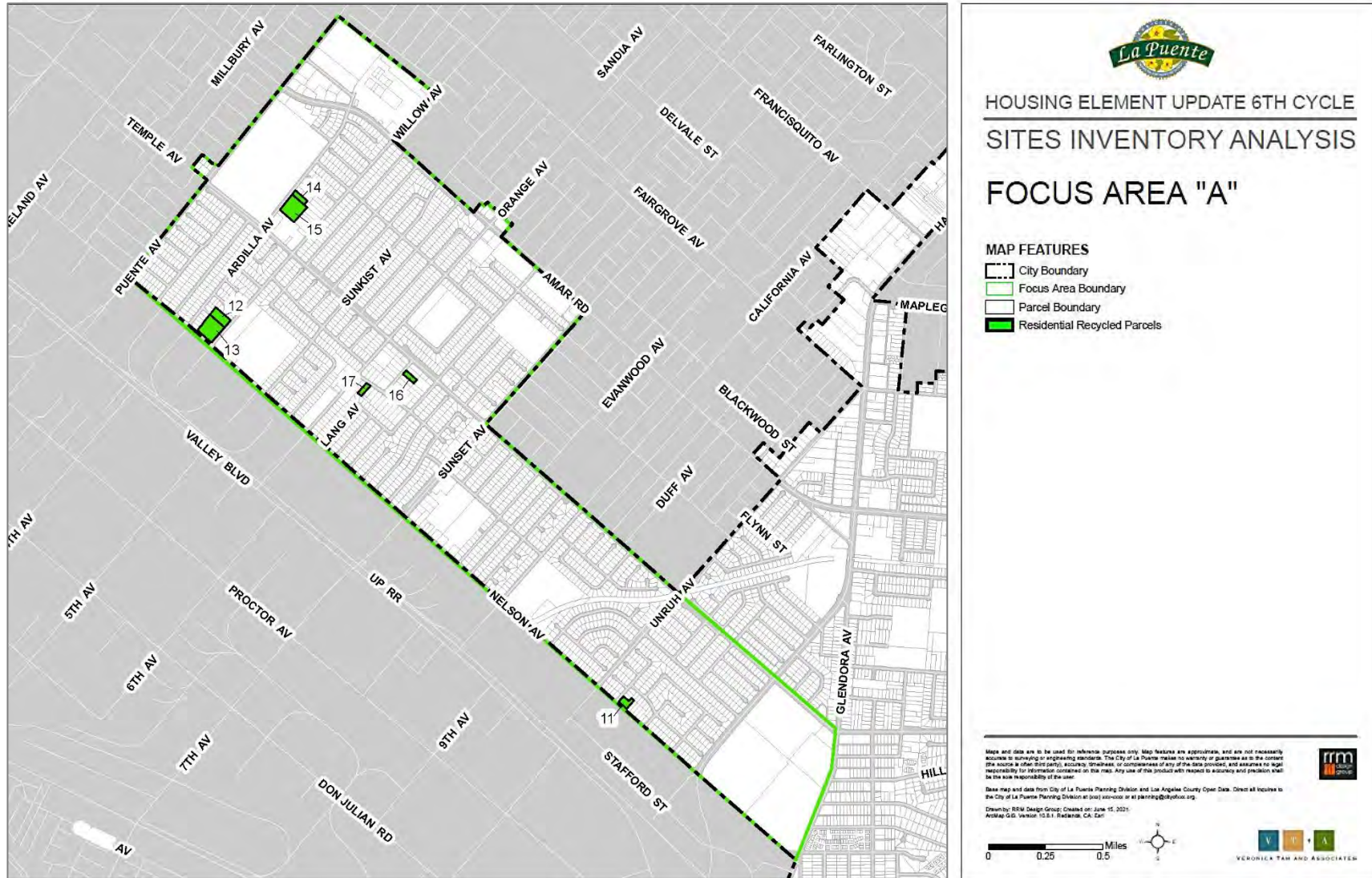


**Table C-1. Vacant Residential Sites**

Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed	Max. Density Allowed	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
1	MAIN ST/ DALESFORD DR	8247-016-058	LDR	R1	0	7	0.21	Vacant	No	No			1	1
2	LAS VECINAS DR	8247-004-015	LDR	R1	0	7	0.25	Vacant	No	No			1	1
3	SAN JOSE AVE/ N STIMSON AVE	8247-005-018	LDR	R1	0	7	0.24	Vacant	No	No			1	1
4	HILL ST/ N DEL VALLE AVE	8247-002-037	LDR	R1	0	7	1.77	Vacant	No	No			10	10
5	15803 VICTORIA AVE	8251-017-014	LDR	R1	0	7	0.16	Vacant	No	No			0	0
6	N CALIFORNIA AVE/ DEVALE ST	8471-018-021	LDR	R1	0	7	0.47	Vacant	No	No			2	2
7	236 N 3RD ST	8246-006-018	MDR	R2	0	14	0.17	Vacant	No	No			1	1
8	N 2ND ST/ ROWLAND ST	8246-005-021	MDR	R2	0	14	0.17	Vacant	No	No		1		1
9	N 3RD ST/ WORKMAN ST	8246-008-001	MDR	R2	0	14	0.17	Vacant	No	No		1		1
10	126 N 2ND ST	8246-008-013	MDR	R2	0	14	0.17	Vacant	No	No		1		1



Figure B-2. Residential Recycled Sites - Focus Area A







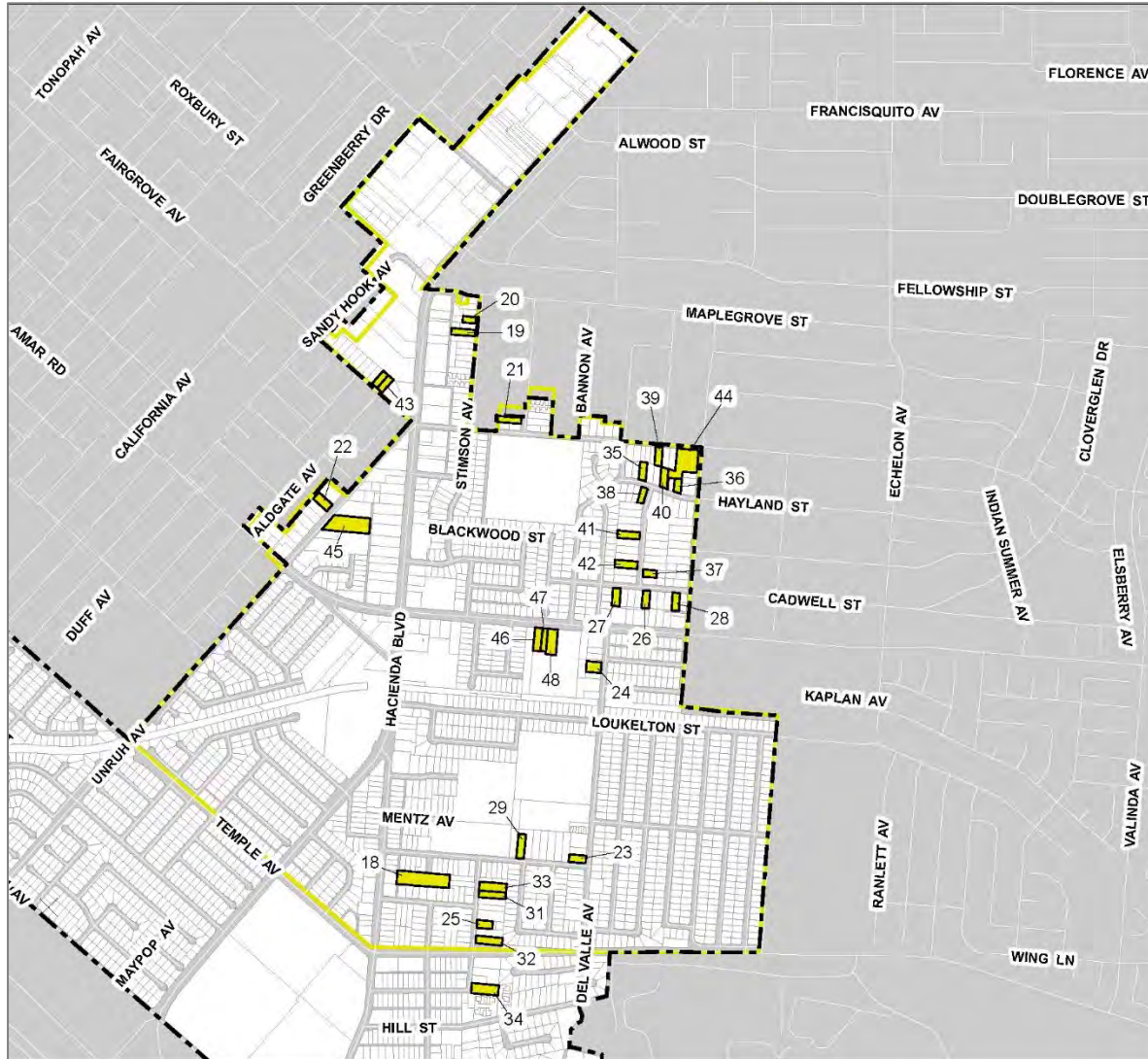
**Table C-2. Residential Recycled Sites - Focus Area A**


Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed	Max. Density Allowed	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
11	15243 NELSON AVE	8214-016-020	LDR	R1	0	7	0.47	School	No	Yes			2	2
12	335 WILLOW AVE	8201-026-012	LDR	R1	0	7	0.95	Residential (2 unit)	No	Yes			5	5
13	13925 NELSON AVE	8201-027-007	LDR	R1	0	7	1.97	Church	No	Yes	10			10
14	666 ARDILLA AVE	8201-008-019	MDR	R2	0	14	0.4	Residential (1 unit)	No	Yes			4	4
15	13901 TEMPLE AVE	8201-009-001	MDR	R2	0	14	1.96	Church	No	Yes	19			19
16	540 LEAGUE AVE	8203-018-006	MHDR	R3	14	18	0.35	Residential (1 unit)	No	Yes			5	5
17	14318 BECKNER ST	8203-030-012	MHDR	R3	14	18	0.34	Residential (1 unit)	No	Yes			5	5








Figure B-3. Residential Recycled Sites - Focus Area B



  
HOUSING ELEMENT UPDATE 6TH CYCLE  
SITES INVENTORY ANALYSIS  
FOCUS AREA "B"





**MAP FEATURES**

-  City Boundary
-  Focus Area Boundary
-  Parcel Boundary
-  Residential Recycled Parcels

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Base map and data from City of La Puente Planning Division and Los Angeles County Open Data. Direct all inquiries to the City of La Puente Planning Division at (909) 940-1000 or at [planning@lapuente.org](mailto:planning@lapuente.org).

Drawn by RRM Design Group. Created on: June 02, 2021.  
AtlasMap GIS, version 10.5.1 Redlands, CA, USA.



**Table C-3. Residential Recycled Sites - Focus Area B**

Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Common Ownership
18	665 GLENDORA AVE	8251-014-048	LDR	R1	0	7	1.52	Non-vacant	No	Yes			7	7	Yes
	666 GLENDORA AVE	8251-014-047	LDR	R1	0	7	0.37	Residential (1 unit)	No	Yes			1	1	Yes
19	1329 STIMSON AVE	8254-013-011	MDR	R2	0	14	0.33	Residential (1 units)	No	Yes			2	2	
20	1343 STIMSON AVE	8254-013-040	MDR	R2	0	14	0.18	Residential (1 units)	No	Yes			1	1	
21	1209 BALLISTA AVE	8254-015-033	MDR	R2	0	14	0.32	Residential (1 units)	No	Yes			2	2	
22	1023 UNRUH AVE	8472-034-015	MDR	R2	0	14	0.35	Residential (1 units)	No	Yes			3	3	
23	703 DEL VALLE AVE	8251-002-012	MDR	R2	0	14	0.28	Residential (1 units)	No	Yes			2	2	
24	921 DEL VALLE AVE	8251-004-018	MDR	R2	0	14	0.35	Residential (1 units)	No	Yes			3	3	
25	624 5 <sup>TH</sup> ST	8251-018-053	MDR	R2	0	14	0.24	Residential (1 units)	No	Yes			1	1	
26	15732 CADWELL ST	8252-012-006	MDR	R2	0	14	0.28	Residential (1 units)	No	Yes			2	2	
27	15704 CADWELL ST	8252-012-010	MDR	R2	0	14	0.29	Residential (1 units)	No	Yes			2	2	
28	15762 CADWELL ST	8252-012-002	MDR	R2	0	14	0.28	Residential (1 units)	No	Yes			2	2	
29	15839 SIERRA VISTA CT	8251-002-015	MDR	R2	0	14	0.39	Residential (1 units)	No	Yes			3	3	
30	664 5TH ST	8251-018-025	MDR	R2	0	14	0.15	Non-vacant	No	Yes			0		
31	656 5TH ST	8251-018-008	MDR	R2	0	14	0.4	Residential (1 units)	No	Yes			3	3	
32	610 5TH ST	8251-018-016	MDR	R2	0	14	0.44	Residential (1 units)	No	Yes			4	4	
33	662 5TH ST	8251-018-026	MDR	R2	0	14	0.5	Residential (2 units)	No	Yes			4	4	
34	534 5 <sup>TH</sup> ST	8251-017-038	MDR	R2	0	14	0.59	Residential (1 units)	No	Yes			5	5	
35	15721 HAYLAND ST	8252-009-022	MHDR	R3	14	18	0.27	Residential (1 units)	No	Yes			3	3	
36	15755 HAYLAND ST	8252-009-031	MHDR	R3	14	18	0.21	Residential (1 units)	No	Yes			2	2	
37	1048 LARIMORE AVE	8252-010-030	MHDR	R3	14	18	0.22	Residential (1 units)	No	Yes			2	2	
38	15724 HAYLAND ST	8252-011-004	MHDR	R3	14	18	0.22	Residential (1 units)	No	Yes			2	2	

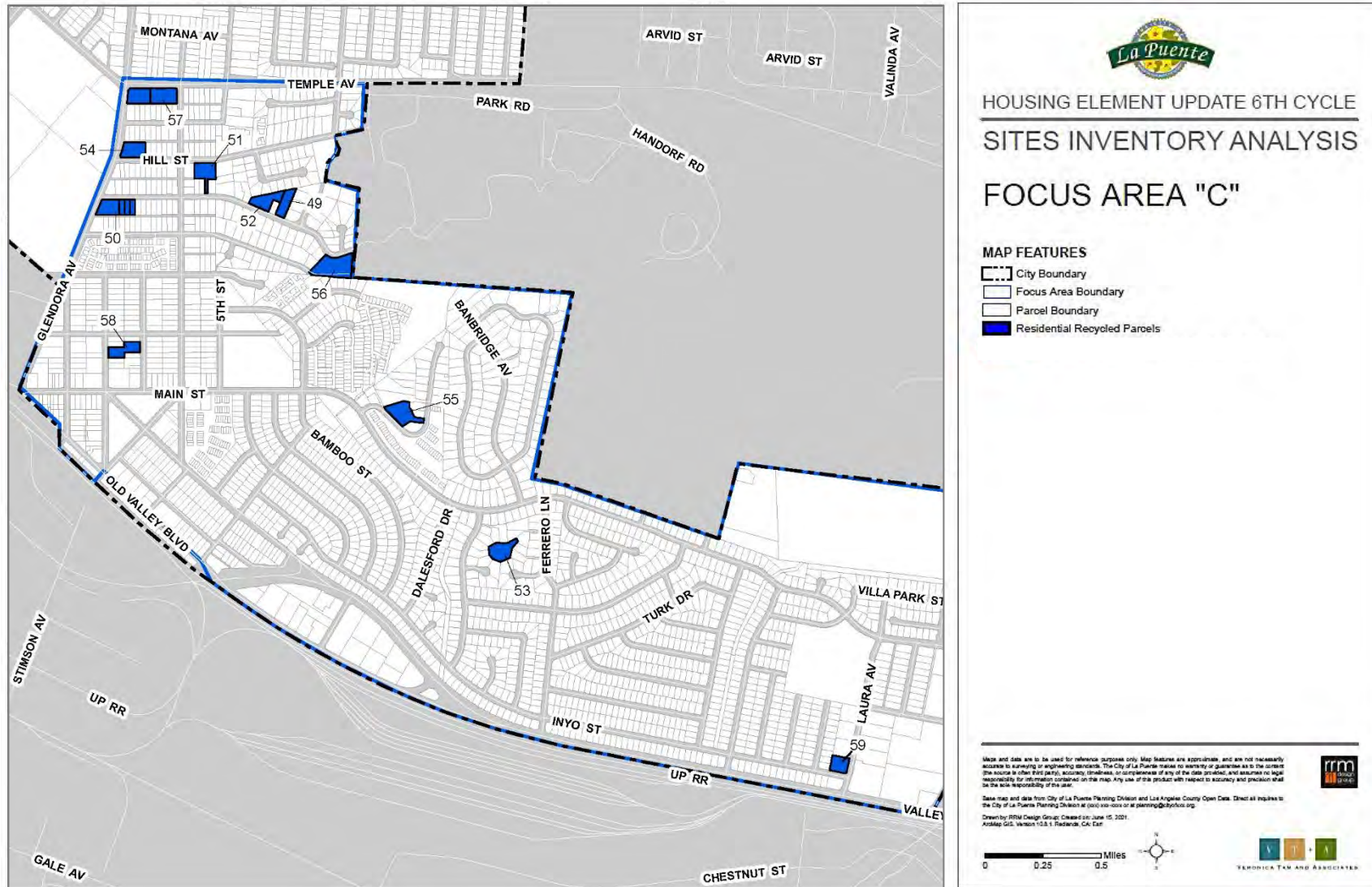


39	15734 FAIRGROVE AVE	8252-009-005	MHDR	R3	14	18	0.29	Residential (1 units)	No	Yes			3	3	
40	15745 HAYLAND ST	8252-009-019	MHDR	R3	14	18	0.3	Residential (1 units)	No	Yes			3	3	
41	1103 LARIMORE AVE	8252-011-009	MHDR	R3	14	18	0.36	Residential (2 units)	No	Yes			4	4	
42	1059 LARIMORE AVE	8252-011-013	MHDR	R3	14	18	0.36	Residential (1 units)	No	Yes			4	4	
43	15217 FAIRGROVE AVE	8471-022-009	MHDR	R3	14	18	0.25	Parking Lot	No	No			2	2	
	FAIRGROVE AVE	8471-022-016	MHDR	R3	14	18	0.25	Parking Lot	No	No			2	2	
44	1179 AILERON AVE	8252-009-038	MHDR	R3	14	18	1.31	Church, Residential (1 unit)	No	No	12			12	
45	1010 N UNRUH AVE	8472-037-030	HDR	R4	20	30	1.4	Church	No	No	22			22	
46	15608 AMAR RD	8251-004-029	HDR	R4	20	30	0.26	Residential (1 units)	No	Yes	3			3	
47	15602 AMAR RD	8251-004-030	HDR	R4	20	30	0.38	Residential (1 units)	No	Yes	5			5	
48	15616 AMAR RD	8251-004-028	HDR	R4	20	30	0.56	Residential (1 units)	No	No	8			8	

DRAFT



Figure B-4. Residential Recycled Sites - Focus Area C



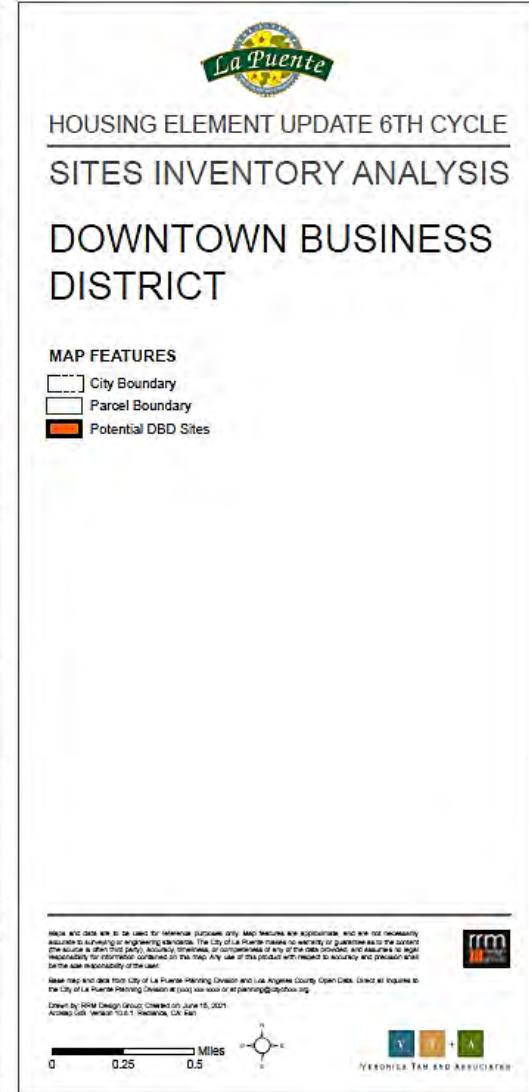


**Table C-4. Residential Recycled Sites - Focus Area C**

Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Common Ownership
49	16009 SAN JOSE AVE	8247-002-034	LDR	R1	0	7	0.57	Residential (1 unit)	No	Yes			2	2	
50	420 GLENDORA AVE	8246-002-031	LDR	R1	0	7	0.64	Church	No	Yes			2	2	Yes
	15822 SAN JOSE AVE	8246-002-012	LDR	R1	0	7	0.16	Parking Lot	No	No			0	0	Yes
	15824 SAN JOSE AVE	8246-002-011	LDR	R1	0	7	0.16	Residential (1 unit)	No	No			0	0	Yes
	15830 SAN JOSE AVE	8246-002-010	LDR	R1	0	7	0.16	Residential (1 unit)	No	No			0	0	Yes
51	15812 HILL ST	8247-001-026	LDR	R1	0	7	0.76	Residential (1 unit)	No	Yes			3	3	
52	15977 SAN JOSE AVE	8247-002-035	LDR	R1	0	7	0.75	Residential (1 unit)	No	Yes			3	3	
53	431 FERRERO LN	8247-015-003	LDR	R1	0	7	0.8	Residential (1 unit)	No	Yes			3	3	
54	15701 HILL ST	8251-016-003	LDR	R1	0	7	0.72	Church	No	Yes			3	3	
55	201 HILLCREST DR	8247-007-020	LDR	R1	0	7	1	Residential (1 unit)	No	Yes			4	4	
56	16060 SAN JOSE AVE	8247-004-016	LDR	R1	0	7	1.54	Residential (1 unit)	No	Yes			8	8	
57	15650 TEMPLE AVE	8251-016-044	LDR	R1	0	7	0.69	Church	No	Yes	3			3	Yes
	N STIMSON/ TEMPLE AVE	8251-016-042	LDR	R1	0	7	0.81	Parking Lot	No	Yes	4			4	Yes
58	N 2ND ST/WORKMAN ST	8246-008-804	MDR	R2	0	14	0.69	Parking Lot	No	Yes			7	7	
59	665 DORA GUZMAN AVE	8263-003-037	HDR	R4	20	30	0.54	Auto Carwash	No	Yes	10			10	



Figure B-5. Downtown Business District

**MAP FEATURES**

- City Boundary
- Parcel Boundary
- Potential DBD Sites

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DESIGN BY: HOKM DESIGN GROUP, CHICAGO, IL, 2021  
 ACTING CITY MANAGER: TERRY L. HARRIS, REVEREND, CA 91768

VERONIKA TAM AND ASSOCIATES



Table C-5. Downtown Business District

Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Publicly Owned	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	DBD Sub Area	Common Ownership	Year Built
60	15818 MAIN ST	8246-013-019	MU	DBD	0	Unlimited (50 expected)	0.10	Commercial /Retail	No	No	4			4	1	Yes	1927
	15812 MAIN ST	8246-013-021	MU	DBD	0	Unlimited (50 expected)	0.07	Commercial /Retail	No	No	3			3	1	Yes	1953
	15824 MAIN ST	8246-013-018	MU	DBD	0	Unlimited (50 expected)	0.06	Commercial /Retail	No	No	2			2	1		1913
	15805 OLD VALLEY BLVD	8246-013-015	MU	DBD	0	Unlimited (50 expected)	0.14	Commercial /Retail	No	No	6			6	1	Yes	1973
	15826 MAIN ST	8246-013-016	MU	DBD	0	Unlimited (50 expected)	0.10	Commercial /Retail	No	No	4			4	1		1922
	15832 MAIN ST	8246-013-020	MU	DBD	0	Unlimited (50 expected)	0.11	Commercial /Retail	No	No	4			4	1	Yes	1922
	15820 MAIN ST	8246-013-023	MU	DBD	0	Unlimited (50 expected)	0.05	Commercial /Retail	No	No	2			2	1	Yes	1916
	S 1ST ST/MAIN ST	8246-013-902	MU	DBD	0	Unlimited (50 expected)	0.03	Parking Lot	Yes	No		1		1	1	Yes	
	S 1ST ST/MAIN ST	8246-013-904	MU	DBD	0	Unlimited (50 expected)	0.06	Parking Lot	Yes	No		2		2	1	Yes	
	S 1ST ST/MAIN ST	8246-013-900	MU	DBD	0	Unlimited (50 expected)	0.05	Parking Lot	Yes	No		2		2	1	Yes	
61	15852 MAIN ST	8246-014-003	MU	DBD	0	Unlimited (50 expected)	0.15	Commercial /Retail	No	No	6			6	2		1929
	15856 MAIN ST	8246-014-004	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial /Retail	No	No	7			7	2	Yes	1922
	15842 MAIN ST	8246-014-001	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial /Office	No	No	7			7	2		1915
	15848 MAIN ST	8246-014-002	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial /Retail	No	No	7			7	2	Yes	1947
	15866 MAIN ST	8246-014-006	MU	DBD	0	Unlimited (50 expected)	0.16	Office	No	No	7			7	2		1955
	15862 MAIN ST	8246-014-005	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial /Retail	No	No	7			7	2		1924
62	121 1ST ST	8246-010-004	MU	DBD	0	Unlimited (50 expected)	0.17	Office	No	No	7			7	3		1954
	15835 MAIN ST	8246-010-006	MU	DBD	0	Unlimited (50 expected)	0.15	Office	No	No	6			6	3		1938




	125 1ST ST	8246-010-003	MU	DBD	0	Unlimited (50 expected)	0.17	Residential (1 unit)	No	Yes	7			7	3		1923
	126 GLENDORA AVE	8246-010-015	MU	DBD	0	Unlimited (50 expected)	0.13	Office	No	Yes	5			5	3		1977
	15801 MAIN ST	8246-010-012	MU	DBD	0	Unlimited (50 expected)	0.30	Commercial /Retail	No	Yes	13			13	3	Yes	1953
	15825 MAIN ST	8246-010-008	MU	DBD	0	Unlimited (50 expected)	0.06	Office	No	Yes	2			2	3	Yes	1926
	15827 MAIN ST	8246-010-007	MU	DBD	0	Unlimited (50 expected)	0.12	Office	No	Yes	5			5	3		1915
	117 1ST ST	8246-010-005	MU	DBD	0	Unlimited (50 expected)	0.17	Office	No	Yes	7			7	3		1906
	124 GLENDORA AVE	8246-010-016	MU	DBD	0	Unlimited (50 expected)	0.64	Commercial /Retail, Residential (1 unit)	No	Yes	28			28	3	Yes	1932
	MAIN ST/ 1ST ST	8246-010-009	MU	DBD	0	Unlimited (50 expected)	0.12	Storage yard	No	Yes	5			5	3	Yes	
63	119 2ND ST	8246-009-002	MU	DBD	0	Unlimited (50 expected)	0.52	Commercial /Retail	No	Yes	23			23	4	Yes	1949
	131 2ND ST	8246-009-001	MU	DBD	0	Unlimited (50 expected)	0.17	Residential (1 unit)	No	Yes	7			7	4	Yes	1926
	15851 MAIN ST	8246-009-007	MU	DBD	0	Unlimited (50 expected)	0.22	Commercial /Retail	No	Yes	9			9	4		1922
	120 1ST ST	8246-009-010	MU	DBD	0	Unlimited (50 expected)	0.17	Commercial /Retail	No	Yes	7			7	4	Yes	1938
	132 1ST ST	8246-009-012	MU	DBD	0	Unlimited (50 expected)	0.17	Parking Lot	No	Yes	7			7	4	Yes	
	WORKMAN ST/ N 2ND ST	8246-009-800	MU	DBD	0	Unlimited (50 expected)	0.52	Office	No	Yes	23			23			
	WORKMAN ST/ N 2ND ST	8246-009-900	MU	DBD	0	Unlimited (50 expected)	0.17	Parking Lot	Yes	Yes		7		7	4		
	134 1ST ST	8246-009-016	MU	DBD	0	Unlimited (50 expected)	0.34	Commercial /Retail	No	Yes	15			15	4	Yes	
	15861 MAIN ST	8246-009-017	MU	DBD	0	Unlimited (50 expected)	0.55	Vacant	No	Yes	24			24	4		
	144 1ST ST	8246-009-015	MU	DBD	0	Unlimited (50 expected)	0.17	Commercial /Retail	No	Yes	7			7	4		1940
	126 1ST ST	8246-009-011	MU	DBD	0	Unlimited (50 expected)	0.17	Office	No	Yes	7			7	4	Yes	1923
	15841 MAIN ST	8246-009-901	MU	DBD	0	Unlimited (50 expected)	0.15	Commercial /Retail	Yes	Yes		6		6	4		1935



64	15939 MAIN ST	8246-007-013	MDR	DBD	0	Unlimited (49 expected)	0.15	Residential (1 units)	No	Yes		4		4	6		1921
	15943 MAIN ST	8246-007-012	MDR	DBD	0	Unlimited (49 expected)	0.15	Residential (1 units)	No	Yes		4		4	6		1916
	15955 MAIN ST	8246-007-010	MDR	DBD	0	Unlimited (49 expected)	0.15	Medical Office	No	Yes		4		4	6		1989
65	228 1ST ST	8246-004-018	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	No	Yes		2		2	9		1916
	206 1ST ST	8246-004-015	MDR	DBD	0	Unlimited (26 expected)	0.35	Office	No	Yes		5		5	9		1985
	222 1ST ST	8246-004-017	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	No	Yes		2		2	9		1917
	200 1ST ST	8246-004-014	MDR	DBD	0	Unlimited (26 expected)	0.17	Club, Lodging	No	Yes		2		2	9		1923
	218 1ST ST	8246-004-016	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	No	Yes		2		2	9		1922
66	114 STIMSON AVE	8246-016-015	MDR	DBD	0	Unlimited (75 expected)	0.18	Residential (1 unit)	No	Yes		8		8	10		1955
	119 ALBERT ST	8246-016-016	MDR	DBD	0	Unlimited (75 expected)	0.09	Residential (1 unit)	No	Yes		3		3	10		1922
67	16027 CENTRAL AVE	8246-016-014	MDR	DBD	0	Unlimited (75 expected)	0.17	Residential (3 units)	No	Yes		7		7	10		1939
	16023 CENTRAL AVE	8246-016-013	MDR	DBD	0	Unlimited (75 expected)	0.16	Residential (1 unit)	No	Yes		7		7	10		1911






Figure B-6. Mixed Use Zoning Program Sites

HOUSING ELEMENT UPDATE 6TH CYCLE  
SITES INVENTORY ANALYSIS  
**MIXED-USE ZONING  
PROGRAM SITES**

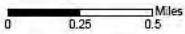


MAP FEATURES

-  City Boundary
-  Parcel Boundary
-  Potential Mixed-Use Zoning Program Sites

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Drawn by: BSM Design Group; Created on: June 15, 2021.  
ArcMap GIS Version 10.8.1, Redlands, CA, USA





**Table C-6. Mixed-Use Zoning Program Sites**

Key Map Site ID#	Site Address/ Intersection	APN	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (Acres)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Realistic Capacity	Description of Existing Uses	Year Built
68	13921 AMAR RD	8464-033-099	GC	C2	GC	C2	30	40	10.79	131	44	136	311	Commercial/Retail	
	13911 AMAR RD	8464-033-095	GC	C2	GC	C2	30	40	0.8	9	3	11	23	Commercial/Retail	
	13847 AMAR RD	8464-033-100	GC	C2	GC	C2	30	40	0.65	8	3	7	18	Commercial/Retail	
	13965 AMAR RD	8464-033-097	GC	C2	GC	C2	30	40	0.51	6	2	6	14	Commercial/Retail	
	AMAR RD/ SUNKIST DR	8464-033-094	GC	C2	GC	C2	30	40	2.1	25	8	27	60	Commercial/Retail	
69	17243 VALLEY BLVD	8263-001-030	GC	C2	GC	C2	30	40	1.99	24	8	25	57	Commercial/Retail	
	17305 VALLEY BLVD	8263-001-049	GC	C2	GC	C2	30	40	3.68	45	15	46	106	Commercial/Retail	
	17371 VALLEY BLVD	8263-001-050	GC	C2	GC	C2	30	40	0.5	6	2	6	14	Commercial/Retail	
	17309 VALLEY BLVD	8263-001-046	GC	C2	GC	C2	30	40	5.41	66	22	68	156	Commercial/Retail	
	605 S AZUSA WAY	8263-001-040	GC	C2	GC	C2	30	40	0.35	4	1	5	10	Commercial/Retail	
	17369 VALLEY BLVD	8263-001-043	GC	C2	GC	C2	30	40	0.25	3	1	3	7	Commercial/Retail	
	17331 VALLEY BLVD	8263-001-045	GC	C2	GC	C2	30	40	1.08	13	4	15	31	Commercial/Retail	
70	755 N HACIENDA BLVD	8213-018-015	GC	C2	GC	C2	30	34	11.81	121	40	129	289	Commercial/Retail	1978
	877 N HACIENDA BLVD	8213-018-011	GC	C2	GC	C2	30	34	0.67	4	2	8	16	Commercial/Retail	1967
71	GLENDORA AVE/ MONTANA AVE	8213-023-002	GC	C2	GC	C2	30	34	0.12	1	0	1	2	Parking	
	657 GLENDORA AVE	8213-023-003	GC	C2	GC	C2	30	34	0.41	4	1	5	10	Commercial/Retail	1957
	651 GLENDORA AVE	8213-023-004	GC	C2	GC	C2	30	34	0.27	3	1	2	6	Parking	1955
	639 GLENDORA AVE	8213-023-005	GC	C3	GC	C3	30	34	0.41	4	1	5	10	Auto Sales	2008
72	631 GLENDORA AVE	8213-023-006	GC	C2	GC	C2	30	34	0.16	1	0	2	3	Shopping Center	1948
	625 GLENDORA AVE	8213-023-007	GC	C2	GC	C2	30	34	0.15	1	0	2	3	Shopping Center	1948
	619 GLENDORA AVE	8213-023-008	GC	C2	GC	C2	30	34	0.28	3	1	2	6	Shopping Center	1952



73	830 N HACIENDA BLVD	8251-009-007	GC	C2	GC	C2	30	34	0.35	3	1	3	8	Vacant	
	824 N HACIENDA BLVD	8251-009-009	GC	C2	GC	C2	30	34	0.23	2	1	2	5	Commercial/Office	1972
	818 N HACIENDA BLVD	8251-009-011	GC	C2	GC	C2	30	34	0.52	5	2	5	12	Commercial/Retail	1978
	800 N HACIENDA BLVD	8251-009-013	GC	C2	GC	C2	30	34	0.52	5	2	5	12	Commercial/Retail	1958
	838 N HACIENDA BLVD	8251-009-030	GC	C2	GC	C2	30	34	0.28	3	1	3	6	Commercial/Office	1959
	N HACIENDA BLVD / LOUKELTON ST	8251-009-031	GC	C2	GC	C2	30	34	0.14	1	0	1	3	Parking	
	N HACIENDA BLVD / LOUKELTON ST	8251-009-032	GC	C2	GC	C2	30	34	0.17	2	1	2	4	Parking	
74	1150 S HACIENDA BLVD	8252-015-025	GC	C2	GC	C2	30	34	0.79	8	3	8	19	Office	1958
75	1340 S HACIENDA BLVD	8254-013-003	GC	C2	GC	C2	30	34	0.37	4	1	4	9	Vacant	
	1316 S HACIENDA BLVD	8254-013-006	GC	C2	GC	C2	30	34	0.38	4	1	4	9	Commercial/Retail	1957
	1338 N HACIENDA BLVD	8254-013-027	GC	C2	GC	C2	30	34	0.11	1	0	1	2	Commercial/Retail	1958
	1322 S HACIENDA BLVD	8254-013-031	GC	C2	GC	C2	30	34	0.65	6	2	7	15	Commercial/Retail	1958
	1200 N HACIENDA BLVD	8254-014-012	GC	C2	GC	C2	30	34	1.11	12	4	11	27	Commercial/Retail	1950
	1240 N HACIENDA BLVD	8254-014-024	GC	C2	GC	C2	30	34	0.59	6	2	6	14	Commercial/Retail	1981
	1226 N HACIENDA BLVD	8254-014-026	GC	C2	GC	C2	30	34	1.12	12	4	11	27	Commercial/Retail	1978
	1302 N HACIENDA BLVD	8254-014-040	GC	C2	GC	C2	30	34	1.66	17	6	17	40	Commercial/Retail	1958
76	1225 N HACIENDA BLVD	8471-022-012	GC	C2	GC	C2	30	34	0.50	5	2	5	12	Commercial/Retail	1955
	1201 N HACIENDA BLVD	8471-022-013	GC	C2	GC	C2	30	34	0.56	5	2	6	13	Commercial/Retail	1960
	1217 N HACIENDA BLVD	8471-022-014	GC	C2	GC	C2	30	34	0.38	4	1	4	9	Commercial/Retail	1955
77	1103 N HACIENDA BLVD	8472-037-007	GC	C2	GC	C2	30	34	0.66	7	2	7	16	Commercial/Retail	1963
	1081 N HACIENDA BLVD	8472-037-008	GC	C2	GC	C2	30	34	0.66	7	2	7	16	Commercial/Retail	1972
	1039 N HACIENDA BLVD	8472-038-005	GC	C2	GC	C2	30	34	0.56	6	2	5	13	Hotel/Motel	1987
	1043 S HACIENDA BLVD	8472-038-006	GC	C2	GC	C2	30	34	0.43	5	1	4	10	Commercial/Retail	
	1049 S HACIENDA BLVD	8472-038-007	GC	C2	GC	C2	30	34	0.66	6	2	8	16	Commercial/Retail	1963



1059 S HACIENDA BLVD	8472-038-008	GC	C2	GC	C2	30	34	0.66	6	2	8	16	Commercial/Retail	1963
1079 S HACIENDA BLVD	8472-038-009	GC	C2	GC	C2	30	34	0.72	7	2	8	17	Commercial/Retail	1963
1111 S HACIENDA BLVD	8472-037-028	GC	C2	GC	C2	30	34	0.54	6	2	5	13	Auto Service	1969
1125 S HACIENDA BLVD	8472-037-029	GC	C2	GC	C2	30	34	0.54	6	2	5	13	Hotel/Motel	1984

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Figure B-7. Zoning Map

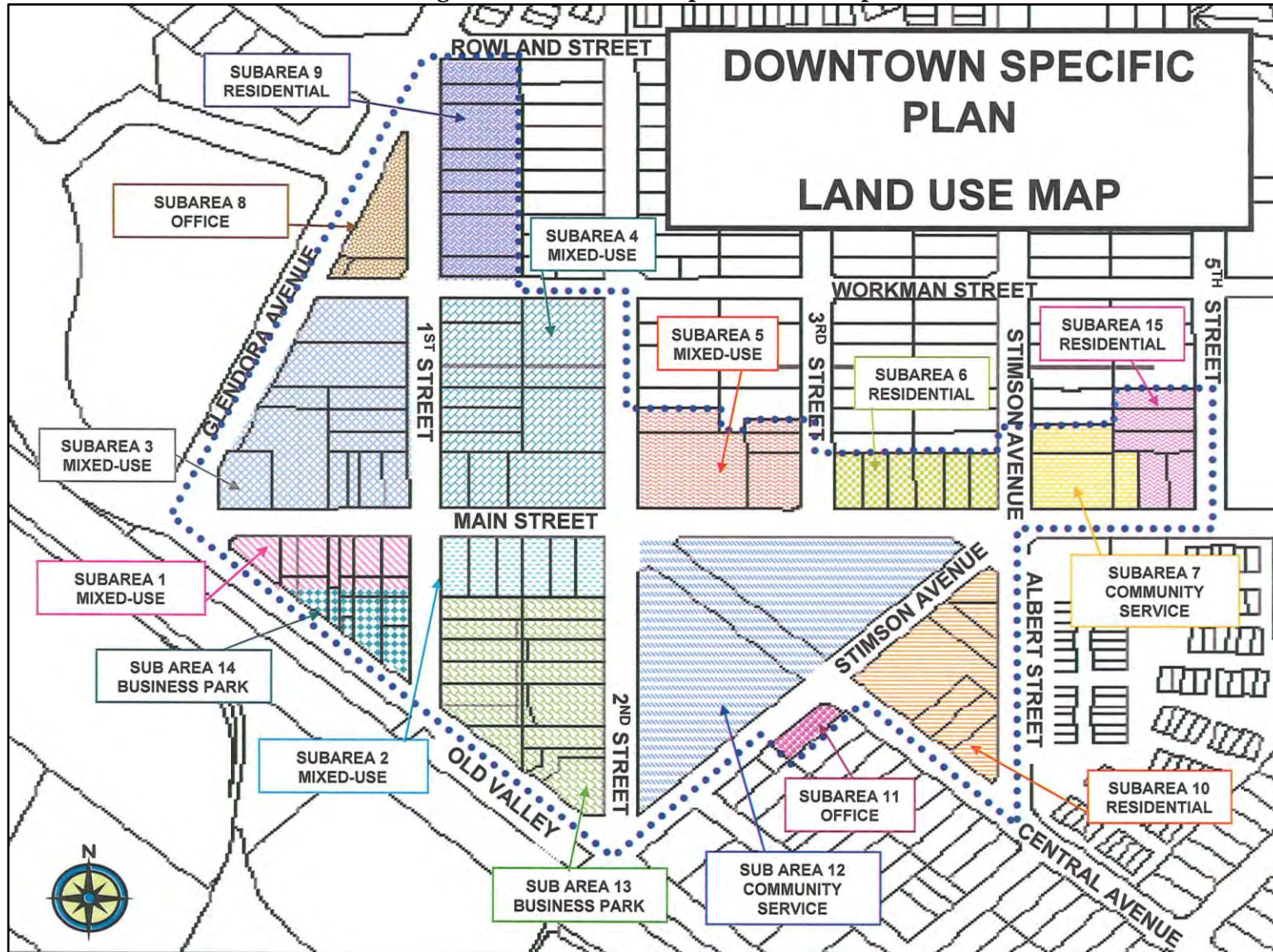


Adopted by City Council on January 27, 2015, by Ordinance No. 15-935.





Figure B-2. Downtown Specific Plan Map







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# Appendix D

## Affirmatively Furthering Fair Housing

### INTRODUCTION AND OVERVIEW OF AB 686

California Assembly Bill 686 (AB 686, 2018) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element, which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element. For the purpose of HUD CPD funds (CDBG, HOME, and ESG), the County of Los Angeles functions as the lead agency to receive these funds on behalf of 47 small cities (with population less than 50,000), including La Puente, and the unincorporated County areas. Collectively, this geography is known as the Urban County. Some of the data provided by HUD for the purpose of housing and community development and AFFH analysis is based on this collective Urban County geography within the Los Angeles County 2018 Analysis of Impediments of Fair Housing Choice (AI).

### ASSESSMENT OF FAIR HOUSING

#### Fair Housing Enforcement and Outreach

The City partners with Fair Housing Council of the San Gabriel Valley and the Housing Rights Center (HRC) to implement its Fair Housing Program, and the availability of these services are promoted on the City’s website. The HRC provides free fair housing services including: landlord/tenant counseling to answer questions about rights and responsibilities; investigation concerning allegations of housing discrimination and help for victims of discrimination; outreach and education about Fair Housing laws and issues; and publication of a monthly rental listing of affordable housing opportunities. HRC has physical offices (in Los Angeles, Pasadena, and Van Nuys) that are currently



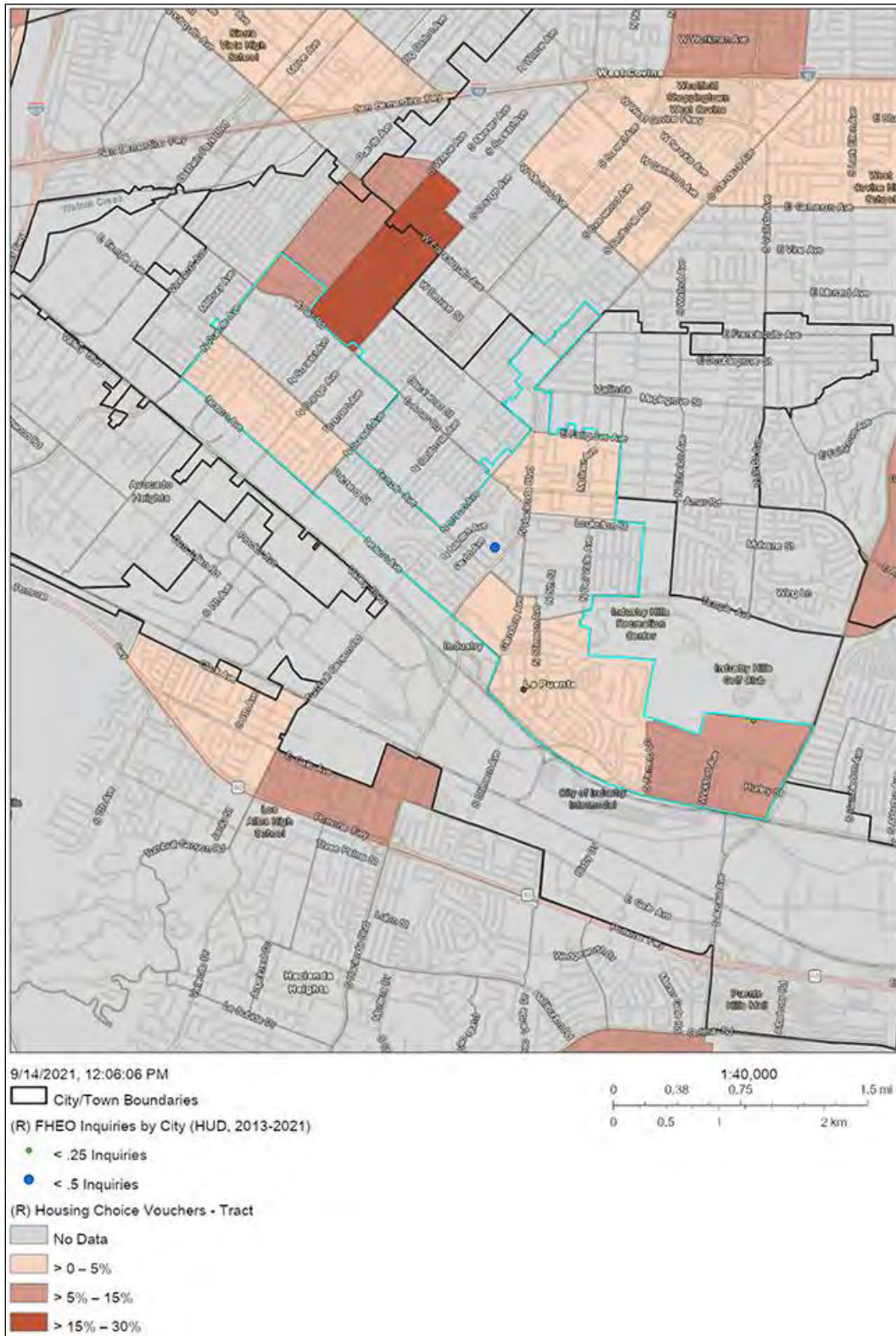
closed due to the COVID-19 pandemic; however, they hold weekly online workshops, maintains a Housing Rights Hotline, and offers phone or online counseling.

For federally funded Urban County programs, La Puente has committed to complying with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§3601 et seq., by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status (having children under age 18), or sex. The Los Angeles County Development Authority (LACDA) policy prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex. Furthermore, the HRC, under contract with LACDA, monitors fair housing compliance for both state and federal fair housing laws.

As shown in Figure D-1, there are five census tracts containing households receiving housing choice vouchers. However, to protect the confidentiality of those receiving Housing Choice Voucher Program assistance, tracts containing 10 or fewer voucher holders have been omitted. Additionally, HUD’s Office of Fair Housing and Equal Opportunity (FHEO) La Puente received 12 Fair Housing Enforcement and Outreach (FHEO) inquiries in La Puente between 2013 and 2021: two were found to have “no valid basis;” and ten were reported as “failure to respond.” Countywide, there were .01 FHEO cases reported per thousand people, which was an improvement over 2010 data showing .025 to .05 cases per thousand people.

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Figure D-1. Housing Choice Vouchers





## Integration and Segregation Patterns and Trends

### *Race and Ethnicity*

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. The City's racial/ethnic composition has been consistent over the last decade. Following a trend observed since 2010, the proportion of Hispanic or Latino community members has steadily increased and continues to be City's largest racial/ethnic demographic at 82.9 percent of the population. Asian community members are the second largest racial demographic at a distant 11.6 percent.

HUD tracks racial or ethnic dissimilarity trends for the Los Angeles Urban County, which includes La Puente, and the Los Angeles County region.<sup>1</sup> Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for the Urban County and Los Angeles County from 1990 to 2020 are shown in Table D-2. Dissimilarity between non-White and White communities in the Urban County and Countywide has worsened since 1990. In the Urban County and Countywide, dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has worsened, while dissimilarity between Black and White communities has improved. Based on HUD's definition of the various levels of the index, segregation between Asian or Pacific Islander and White communities is moderate, while Non-White/White, Black/White and Hispanic/White communities are highly segregated.

**Table D-2. Racial/Ethnic Dissimilarity Index**

	1990	2000	2010	2020
<b>Los Angeles Urban County</b>				
Non-White/White	53.33	53.62	53.85	55.87
Black/White	68.29	63.51	60.24	64.21
Hispanic/White	62.81	64.99	64.38	65.12
Asian or Pacific Islander/White	41.58	48.57	49.62	52.79
<b>Los Angeles County</b>				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Sources: HUD AFFH Database, 2020

<sup>1</sup> Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.





Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Figure D-2 and Figure D-3 compare racial or ethnic minority concentrations in 2010 and 2018. There has been an increase in racial/ethnic minority populations since 2010 so that most of the City is now in the greater than 81 percent non-White population category. The 2018 Analysis of Impediments to Fair Housing Choice for the County of Los Angeles (2018 AI) reports that the highest concentration of Mexican-born and Spanish-speaking residents in the service areas appear in La Puente and the surrounding unincorporated areas, as well as areas in unincorporated East Los Angeles and Florence-Firestone. Figure D-4 shows a high level of segregation among Hispanic/Latino populations in La Puente, as well as Hispanic/Latino and Asian populations in the subregional area. Figure D-3 and Table D-3 also show the sites inventory used to meet the City’s 2021-2029 Regional Housing Needs Assessment (RHNA). While The RHNA sites are dispersed throughout the City, all RHNA are located in areas where racial/ethnic minorities (Hispanic/Latino) make up greater than 81 percent of the population.

**Table D-3. Minority Concentrated Areas of Population**

Minority Concentrated Areas of Population Percentile	Lower Income RHNA Parcel	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<20%	-	-	-	-
21% - 40%	-	-	-	-
41% - 60%	-	-	-	-
61% - 80%	-	-	-	-
>81%	46 (100%)	17 (100%)	99 (100%)	162
<b>Total</b>	<b>46 (28.3%)</b>	<b>17 (10.4%)</b>	<b>99 (61.1%)</b>	<b>162</b>

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Figure D-2. Racial/Ethnic Minority Concentrations (2010)

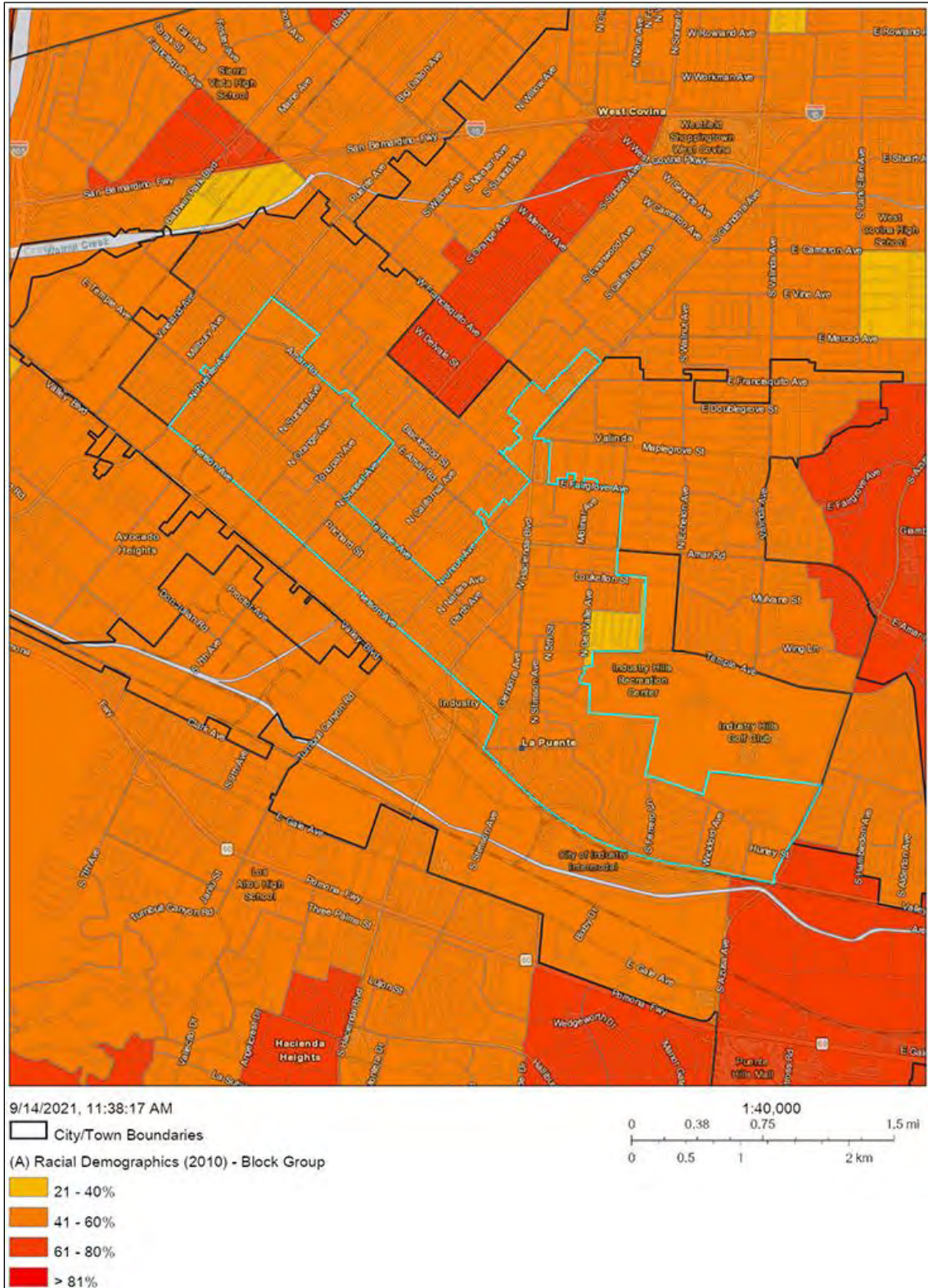




Figure D-3. Racial/Ethnic Minority Concentrations (2018)

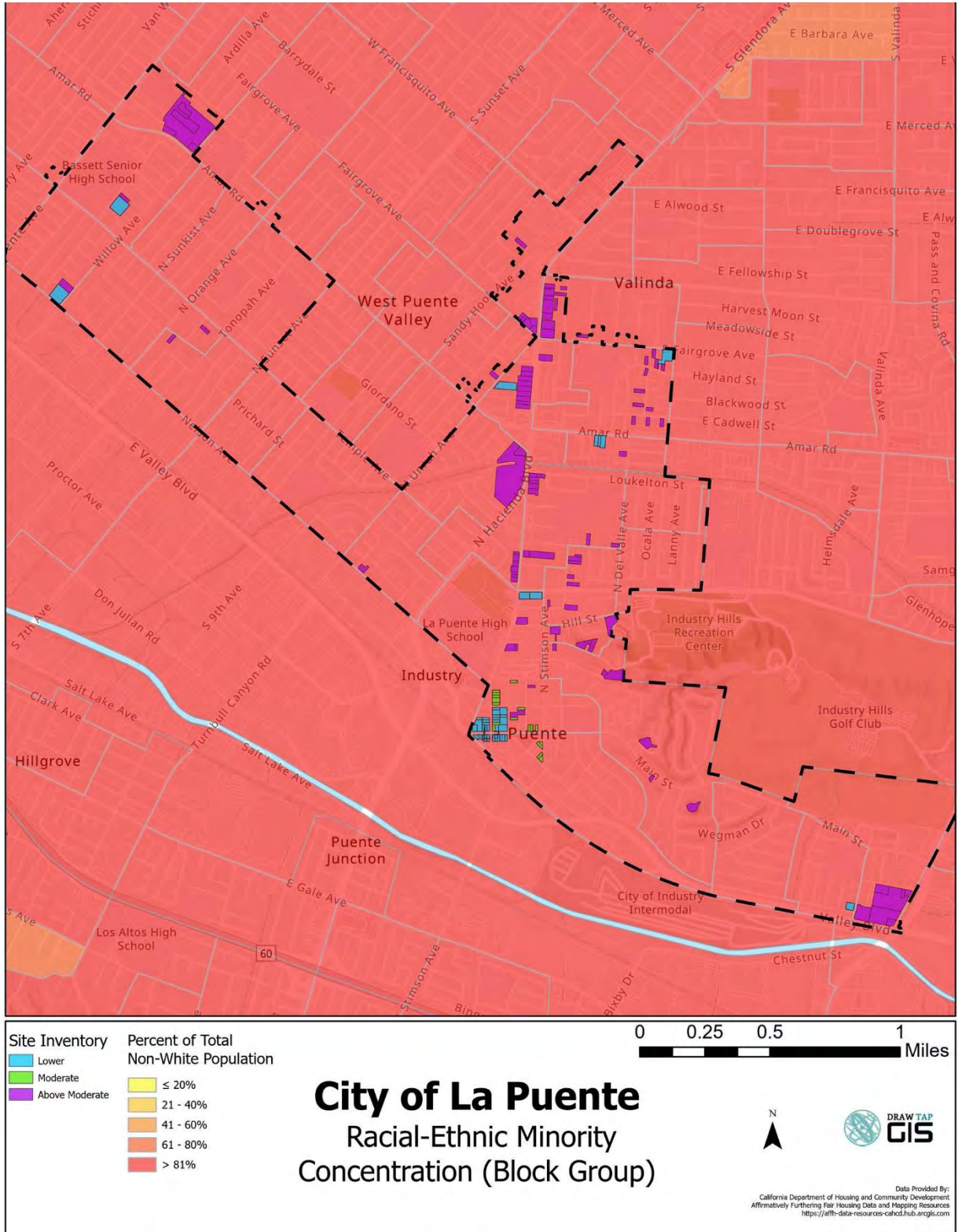
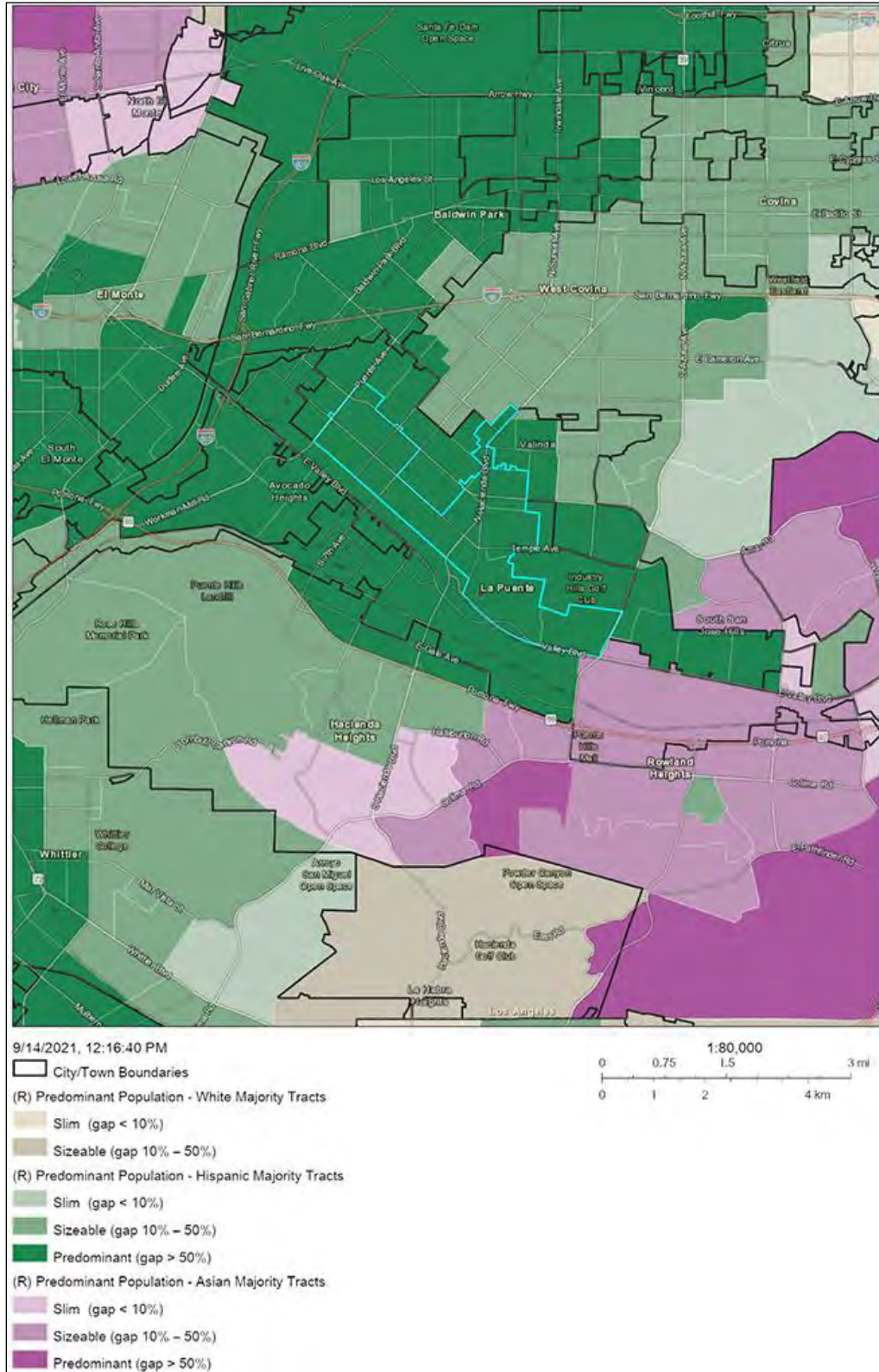




Figure D-4. Subregional Racial Ethnic Majority Tracts (2010)







*Persons with Disabilities*

The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided.

According to the 2015-2019 ACS, approximately 8.3 percent of La Puente residents experience a disability, compared to 9.9 percent countywide. Since the 2010-2014 ACS, the disabled population in La Puente has decreased from 10.9 percent. Figure D-5 and Figure D-6 compare the disabled population during the 2010-2014 ACS and 2015-2019 ACS. While the percentage change is small (0.5 percent) the tracts along the western City boundary and a tract in the southern section of the City show the greatest change over time and have the highest concentration of persons with disabilities within the City.

Figure D-6 includes the City’s sites inventory used to meet the 2021-2029 RHNA. As shown on Table D-4, 80.5 percent of the RHNA sites are located in tracts where persons with disabilities make up less than 10 percent of the population, with the remainder in the 10 percent to 20 percent category.

**Table D-4. Disability Concentrated Areas of Population**

Disability Concentrated Areas of Population Percentile	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<10%	45 (97.8%)	17 (100%)	91 (91.9%)	153 (94.4%)
10% - 20%	1 (2.1%)	-	8 (8.0%)	9 (5.5%)
20% - 30%	-	-	-	-
30% - 40%	-	-	-	-
>40%	-	-	-	-
<b>Total</b>	<b>46 (28.3%)</b>	<b>17 (10.4%)</b>	<b>99 (61.1%)</b>	<b>162</b>

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Figure D-5. Concentration of Persons with Disabilities (2010-2014)

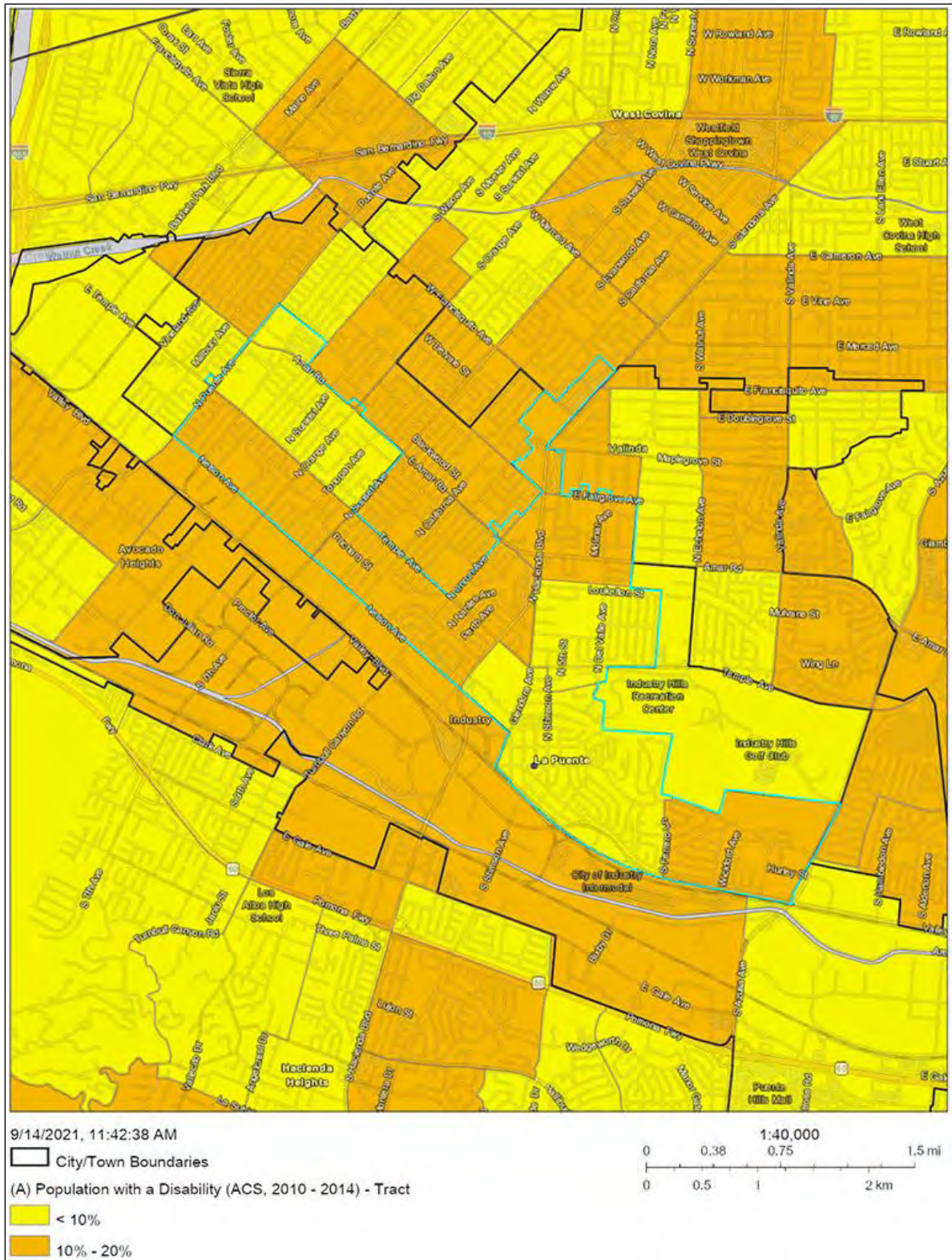
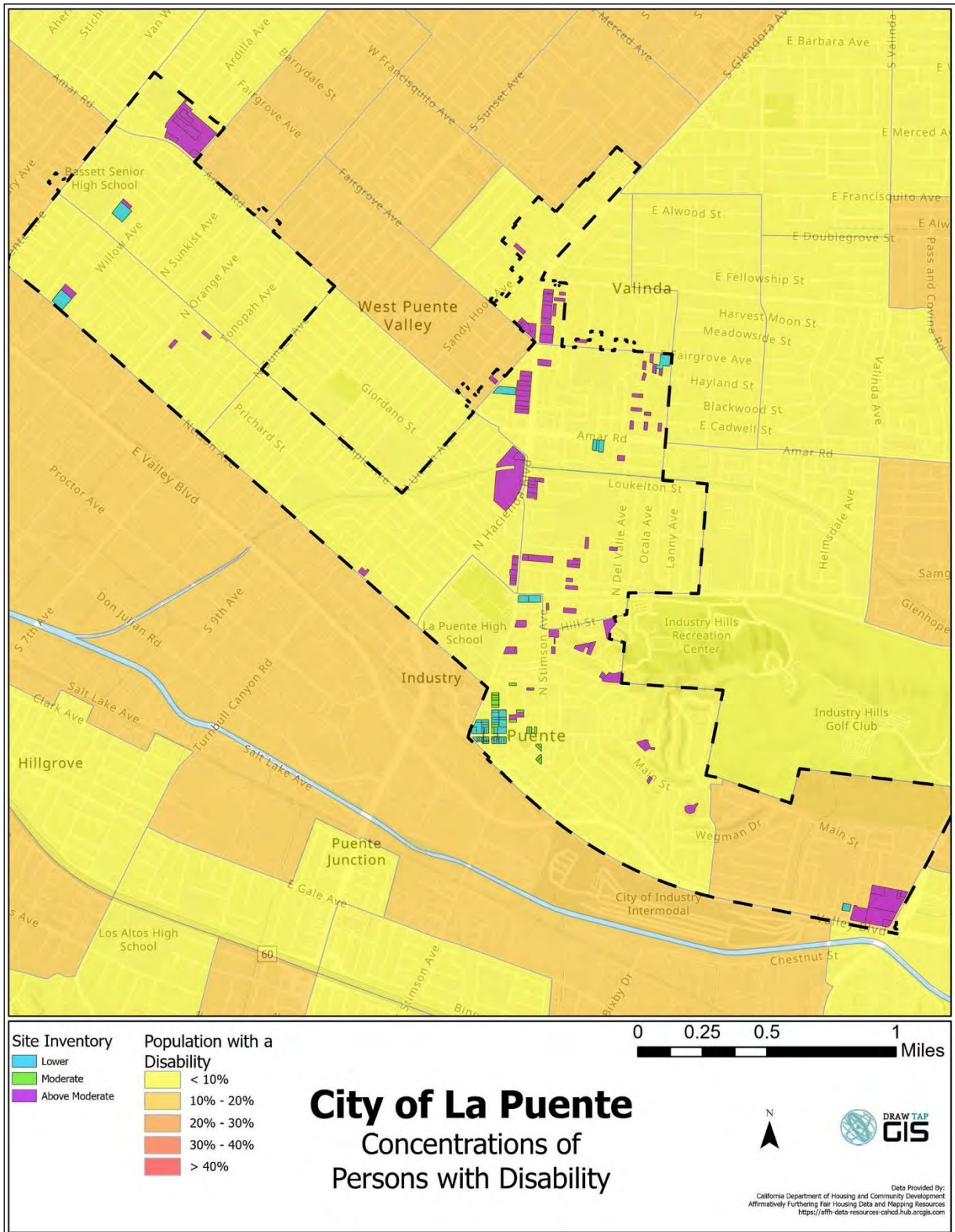




Figure D-6. Concentration of Persons with Disabilities (2015-2019)





### ***Familial Status***

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex, or confining children to a specific location, are also fair housing concerns. Census data indicates there is a significantly larger proportion of family households in La Puente (60 percent) than the county as a whole (52 percent).

Per 2015-2019 ACS data, over 21.9 percent of households are married-couple families with children. As shown in Figure D-7, in the eastern and western parts of the City, 40 percent to 60 percent of children live in married-couple households, and the central part of the City includes tracts where 60 percent to 80 percent of the children live in married-couple households.

Single parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. According to 2015-2019 ACS data, 26.6 percent of households in the City are headed are female-headed (compared to 28.8 percent in the County), and 6.4 percent are female-headed with children (compared to 5.1 percent in the County).

Table D-5 and Table D-6 show the distribution of RHNA sites by familial status. Table D-5 shows that approximately 85 percent of the sites are in areas where 60 percent to 80 percent of the children are in married couple households. Table D-6 shows that approximately 64 percent of RHNA sites are located in areas where 20 percent to 40 percent of children live in female-headed households.

**Table D-5. Familial Status - Children in Married Couple Household**

Children in Married Couple Households Percentile	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<20%	-	-	-	-
20% - 40%	-	-	-	-
40% - 60%	3 (6.5%)	-	21 (21.2%)	24 (14.8%)
60% - 80%	43 (93.4%)	17 (100%)	78 (78.7%)	138 (85.1%)
>80%	-	-	-	-
<b>Total</b>	<b>46 (28.3%)</b>	<b>17 (10.4%)</b>	<b>99 (61.1%)</b>	<b>162</b>

**Table D-6. Familial Status - Children in Female Headed Households**

Children in Female Headed Households Percentile	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
<20%	6 (13.0%)	-	58 (58.5%)	64 (39.5%)
20% - 40%	40 (86.9%)	17 (100%)	41 (41.1%)	104 (64.1%)
40% - 60%	-	-	-	-
60% - 80%	-	-	-	-
>80%	-	-	-	-
<b>Total</b>	<b>46 (28.3%)</b>	<b>17 (10.4%)</b>	<b>99 (61.1%)</b>	<b>162</b>



Figure D-7. Percent of Children in Married Couple Households

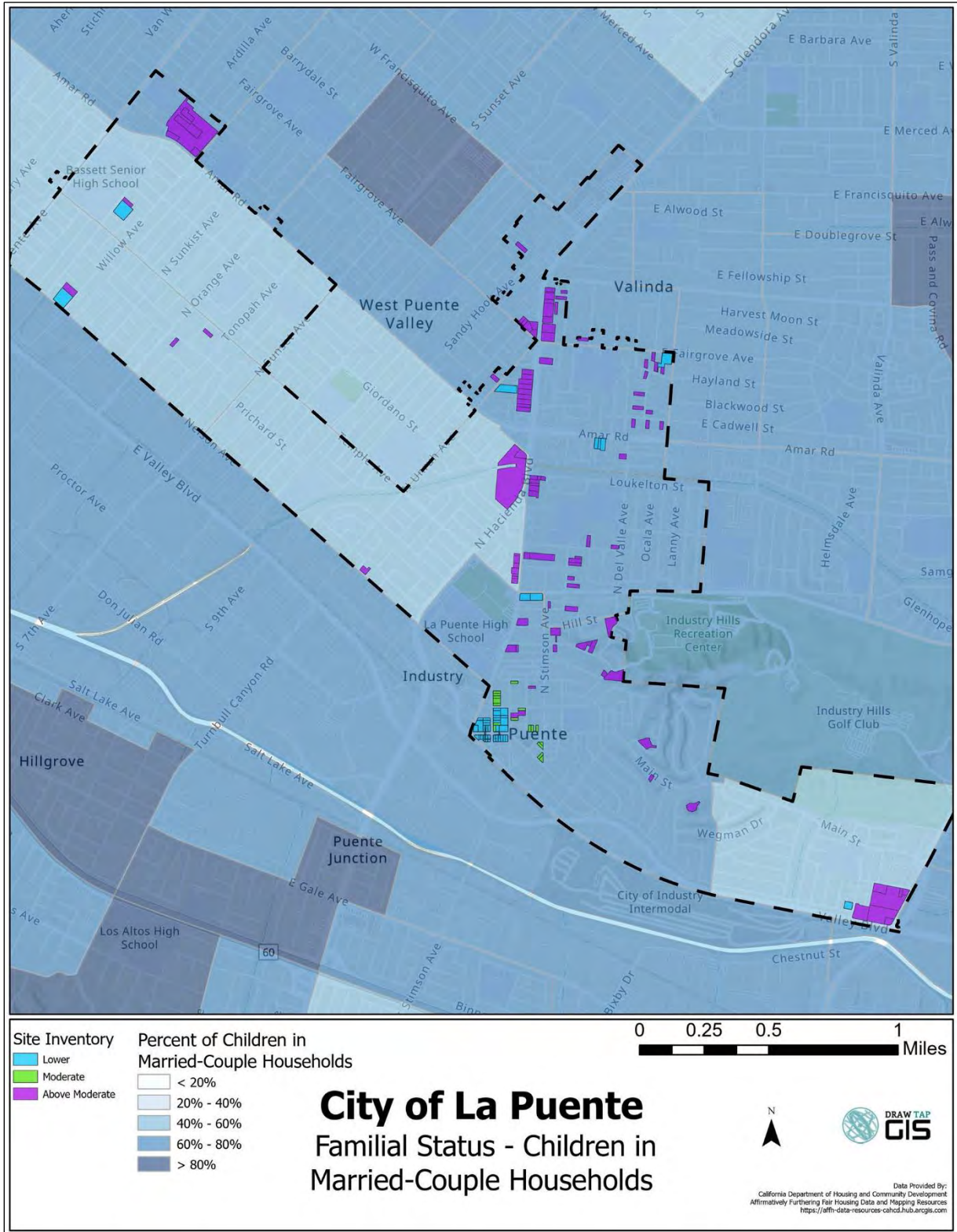
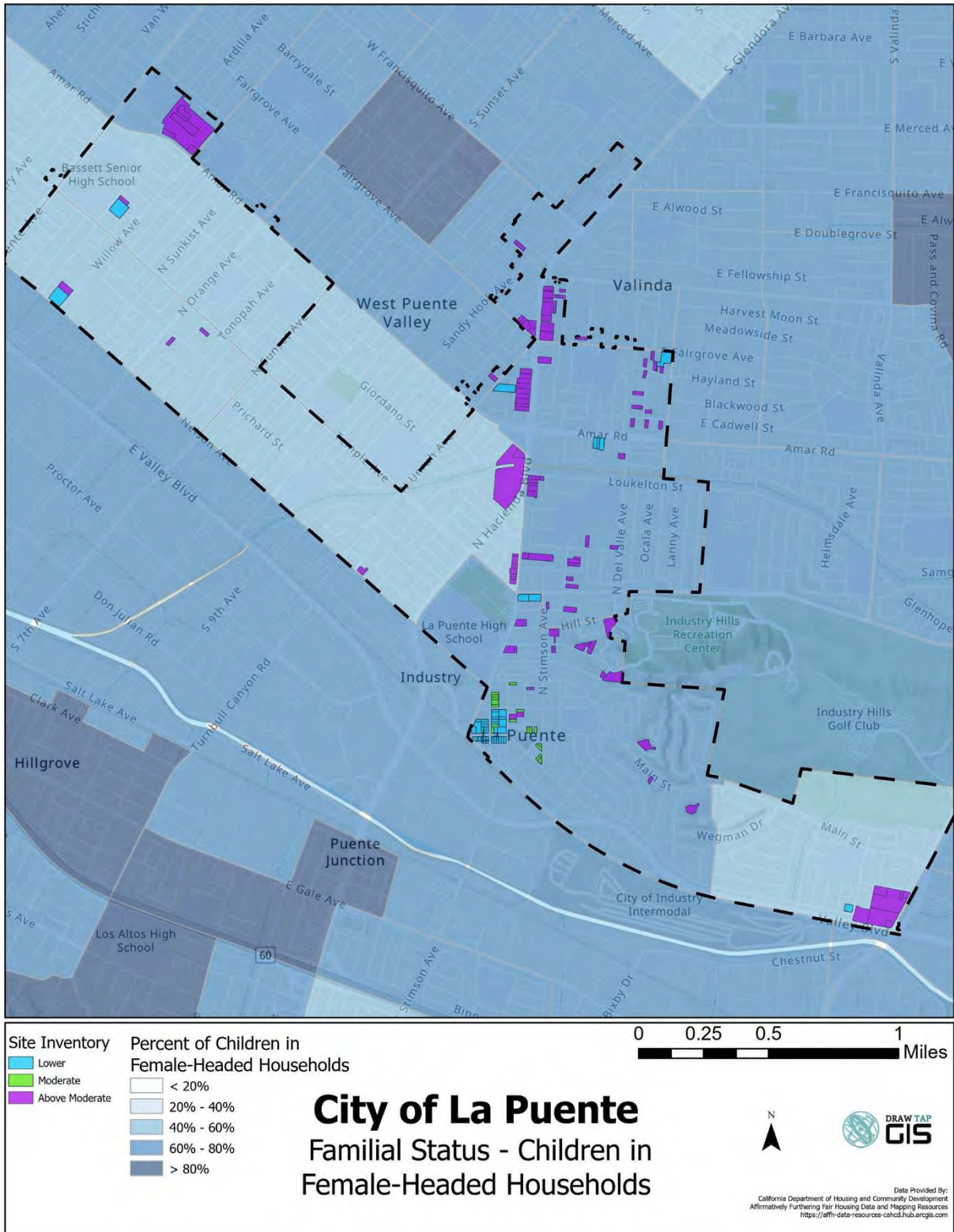




Figure D-8. Percent of Children in Female-Headed Households







**Income**

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD’s 2013-2017 CHAS data (Table D-7) shows that 61 percent of La Puente residents earn 80 percent or less than the area median family income and are considered lower income, compared to 51.6 percent Countywide. According to the 2015-2019 ACS, the median household income is \$106,190, higher than \$68,044 for the County. Figure D-9 shows that a majority of the City’s population is comprised of households that are within either the 50-75 percent LMI group, or the 75-100 percent LMI block groups.

**Table D-7. Income Level Distribution**

Income Category	La Puente		Los Angeles County	
	Households	Percent	Households	Percent
<30% HAMFI	1,795	19.9%	641,055	19.5%
31-50% HAMFI	1,445	16.0%	482,070	14.6%
51-80% HAMFI	2,260	25.1%	578,285	17.5%
81-100% HAMFI	1,205	13.3%	312,595	9.5%
>100% HAMFI	2,325	25.8%	1,281,195	38.9%
<b>Total</b>	<b>9,000</b>	<b>100.0%</b>	<b>3,295,200</b>	<b>100.0%</b>

Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) Data (based on 2013-2017 American Community Survey (ACS)).

Figure D-9 shows the Lower to Moderate Income (LMI) areas in the City by block group. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI. Only one tract in the City has LMI populations over 50 percent. Most tracts in the City have a LMI population between 25 percent and 50 percent. As shown on Table D-8, all but one of the City’s RHNA sites are in the 25 percent to 50 percent LMI category.

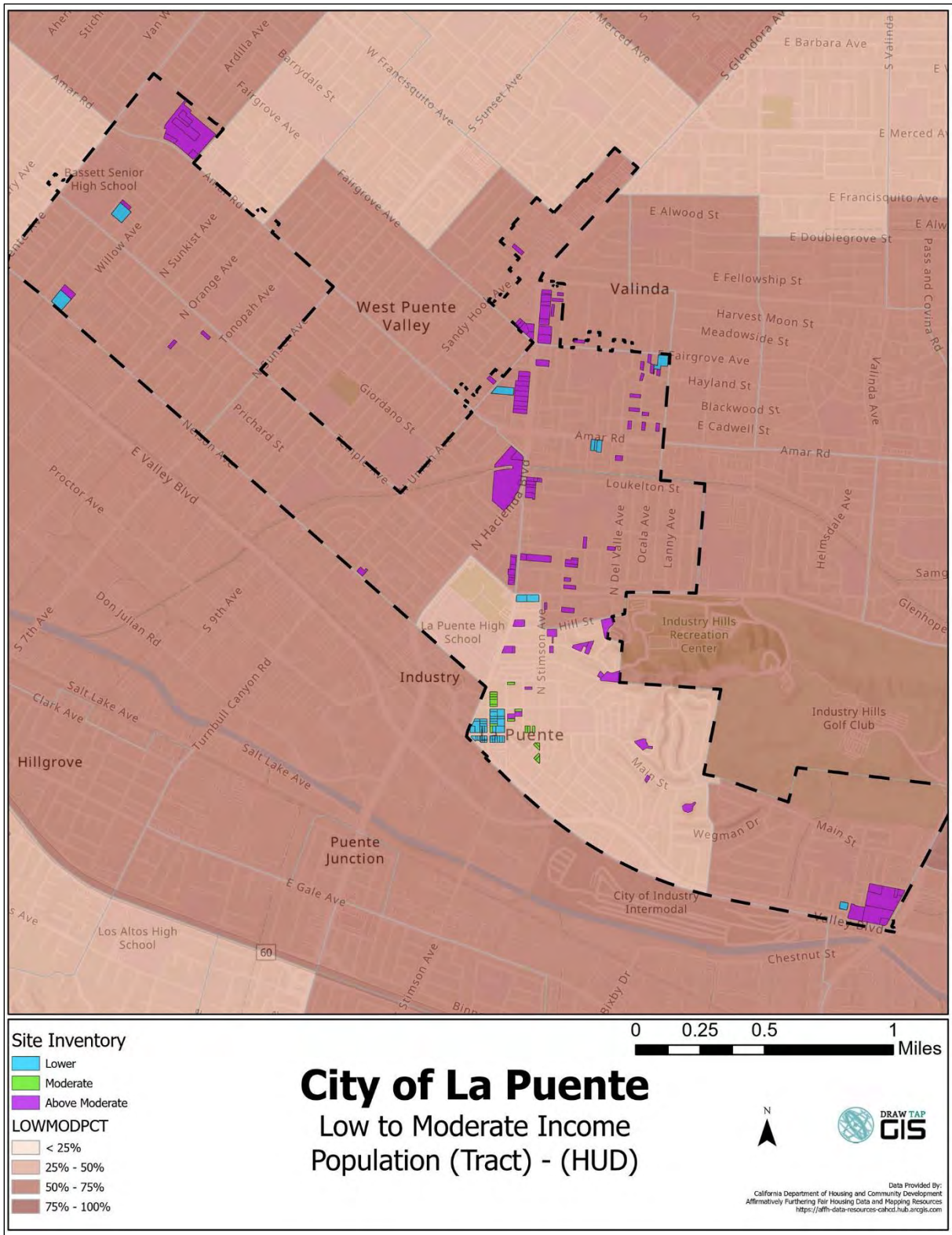
**Table D-8. Low to Moderate Income Population**

Low to Moderate Income Population Percentile	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
< 25%	--	--	--	--
25% - 50%	38	17	15	70
50% - 75%	8		84	92
75% - 100%	--	--	--	--
<b>Total</b>	<b>46 (28.3%)</b>	<b>17 (10.4%)</b>	<b>99 (61.1%)</b>	<b>162</b>

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Figure D-9. Concentration of LMI Households



## Racially or Ethnically Concentrated Areas

### *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*

The U.S. Department of Housing and Urban Development (HUD) defines a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where:

1. the non-white population comprises 50 percent or more of the total population; and
2. the percentage of individuals living in households with incomes below the poverty rate is either:
  - a. 40 percent or above; or
  - b. three times the average poverty rate for the metropolitan area, whichever is lower

According to HCD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are no R/ECAPs identified in the City of La Puente. The R/ECAPs closest to the City are located in the cities of El Monte and Pomona (Figure D-10).

### *Racially Concentrated Areas of Affluence*

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent White communities<sup>2</sup>. According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent White communities."

The AFFH Guidance Memo issued by HCD discusses research from the University of Minnesota as follows: "RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016). While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California's relative diversity." The AFFH Guidance Memo then encourages jurisdictions to refer to the HCD AFFH Data Viewer for HCD's adjusted definition of RCAAs, along with RCAA maps and accompanying data. However, the RCAA data layer is not currently available and the HCD definition is not provided. Using data that is available on the HCD AFFH Data Viewer, this fair housing assessment uses the percent White population and median household income to identify potential areas of affluence. As La Puente is majority-minority city, no census tracts containing a White population greater than 7.2 percent or median household income above \$64,592 where the householder is White (Figure D-11).

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2 Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation. Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in *Cityscape: A Journal Policy Development and Research* (21,1, 99-123).





Figure D-10. Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

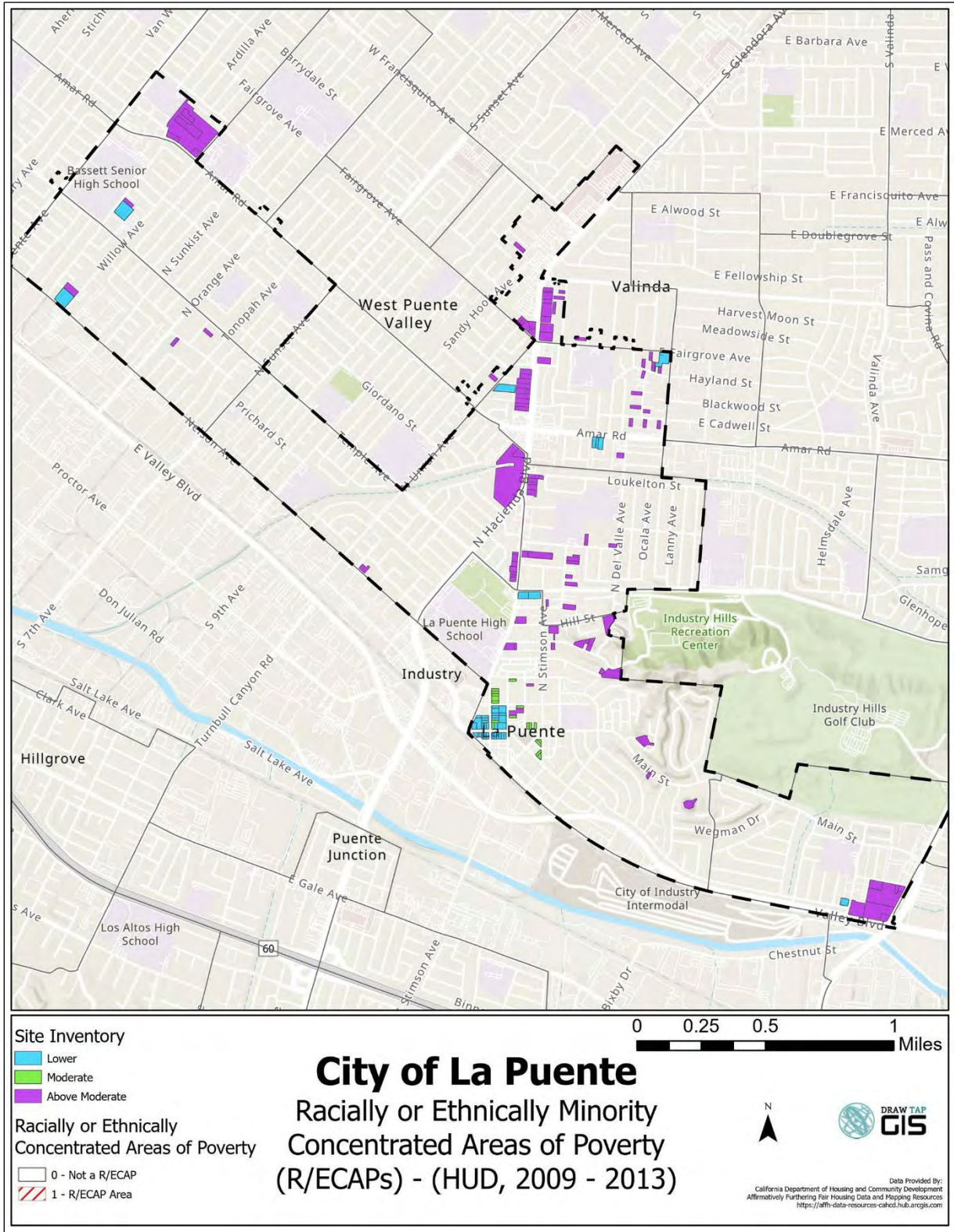
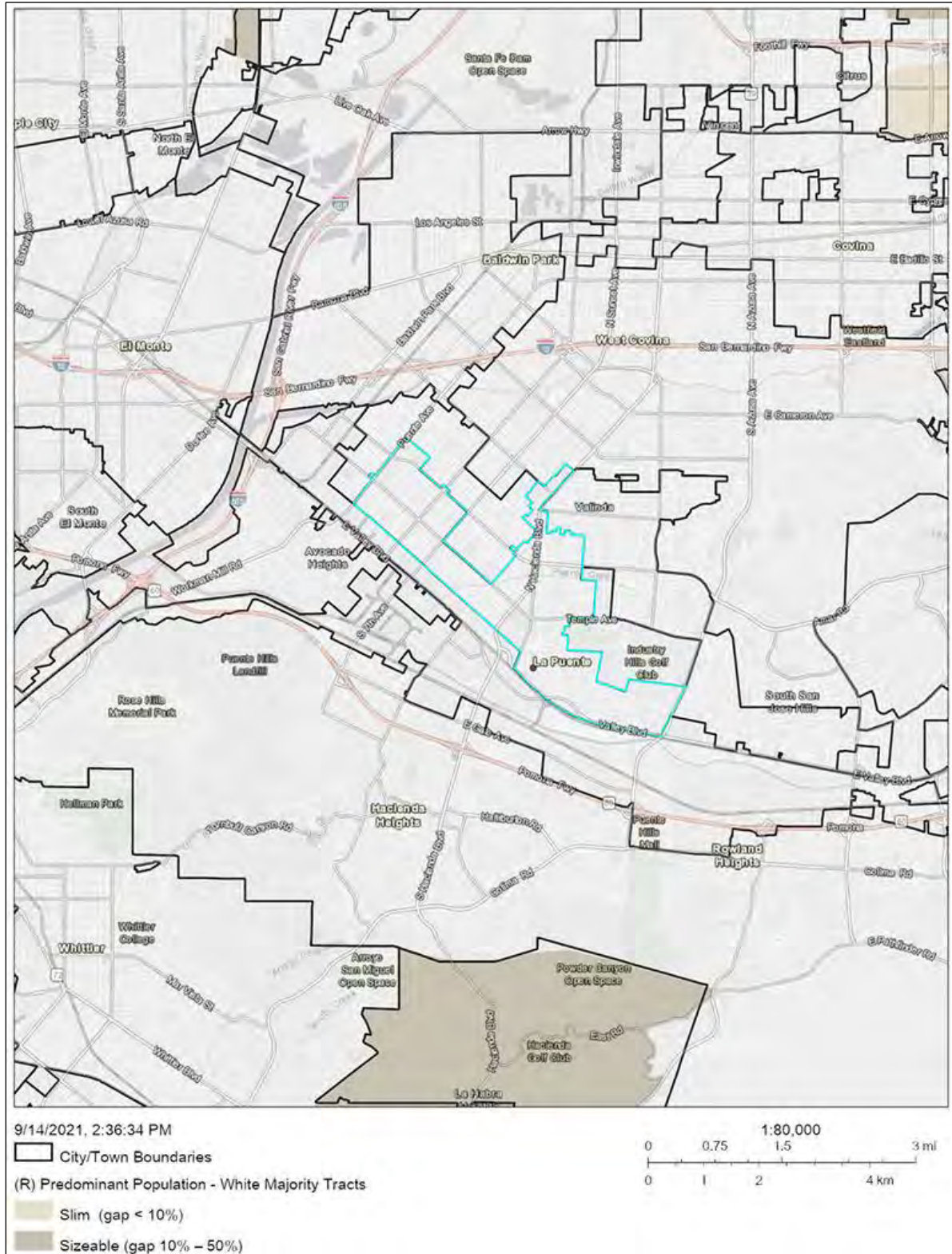




Figure D-11. White Predominant Areas





## ACCESS TO OPPORTUNITIES

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-9 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In the Urban County, Hispanic residents are most likely to be impacted by poverty, low labor market participation, and poor environmental quality. White residents in the Urban County and Countywide are least likely to be exposed to poverty and have the highest exposure to better environmental quality. White residents also have the best access to high quality school systems and employment opportunities and have the highest labor market participation rates in both the Urban County jurisdictions and County.

Urban County residents, regardless of race or ethnicity, have less access to public transit and pay more for transportation. However, Los Angeles County residents as a whole are more exposed to poor environmental quality compared to Urban County jurisdictions.

**Table D-9. HUD Opportunity Indicators**

	Low Poverty	School Proficiency	Labor Market Engagement	Transit Trips	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>Los Angeles Urban County</b>							
<i>Total population</i>							
White, Non-Hispanic	70.12	72.18	68.22	76.66	67.60	55.10	22.89
Black, Non-Hispanic	46.29	41.09	42.82	84.10	73.91	41.10	14.44
Hispanic	40.70	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander, Non-Hispanic	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American, Non-Hispanic	54.75	55.06	48.03	77.80	69.62	45.65	20.02



	Low Poverty	School Proficiency	Labor Market Engagement	Transit Trips	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>Population below federal poverty line</b>							
White, Non-Hispanic	61.23	66.91	61.96	79.48	71.75	55.51	20.59
Black, Non-Hispanic	29.03	29.31	27.29	85.47	76.25	30.59	12.84
Hispanic	28.75	35.77	26.10	87.23	76.67	41.99	10.38
Asian or Pacific Islander, Non-Hispanic	61.63	70.67	62.58	83.88	72.41	51.16	13.30
Native American, Non-Hispanic	41.92	47.90	41.36	84.81	73.95	51.00	12.82
<b>Los Angeles County</b>							
<b>Total population</b>							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
<b>Population below federal poverty line</b>							
White, Non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, Non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Sources: HUD AFFH Database, 2020

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (CTCAC) convened in the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table D-10 shows the full list of indicators.

**Table D-10. Domains and List of Indicators for Opportunity Maps**

Domain	Indicators
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 Pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Transportation	Jobs proximity

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

AB 686 requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH. To meet this requirement, the City's RHNA Sites Inventory has been analyzed in conjunction with the TCAC Opportunity Areas (2021) Composite Score maps (Figure D-12). Higher composite scores mean higher resources. A review of composite score shows that most of La Puente is within the "moderate" resource area category, with no areas called out as an area of "High Segregation and Poverty" (Table D-11).

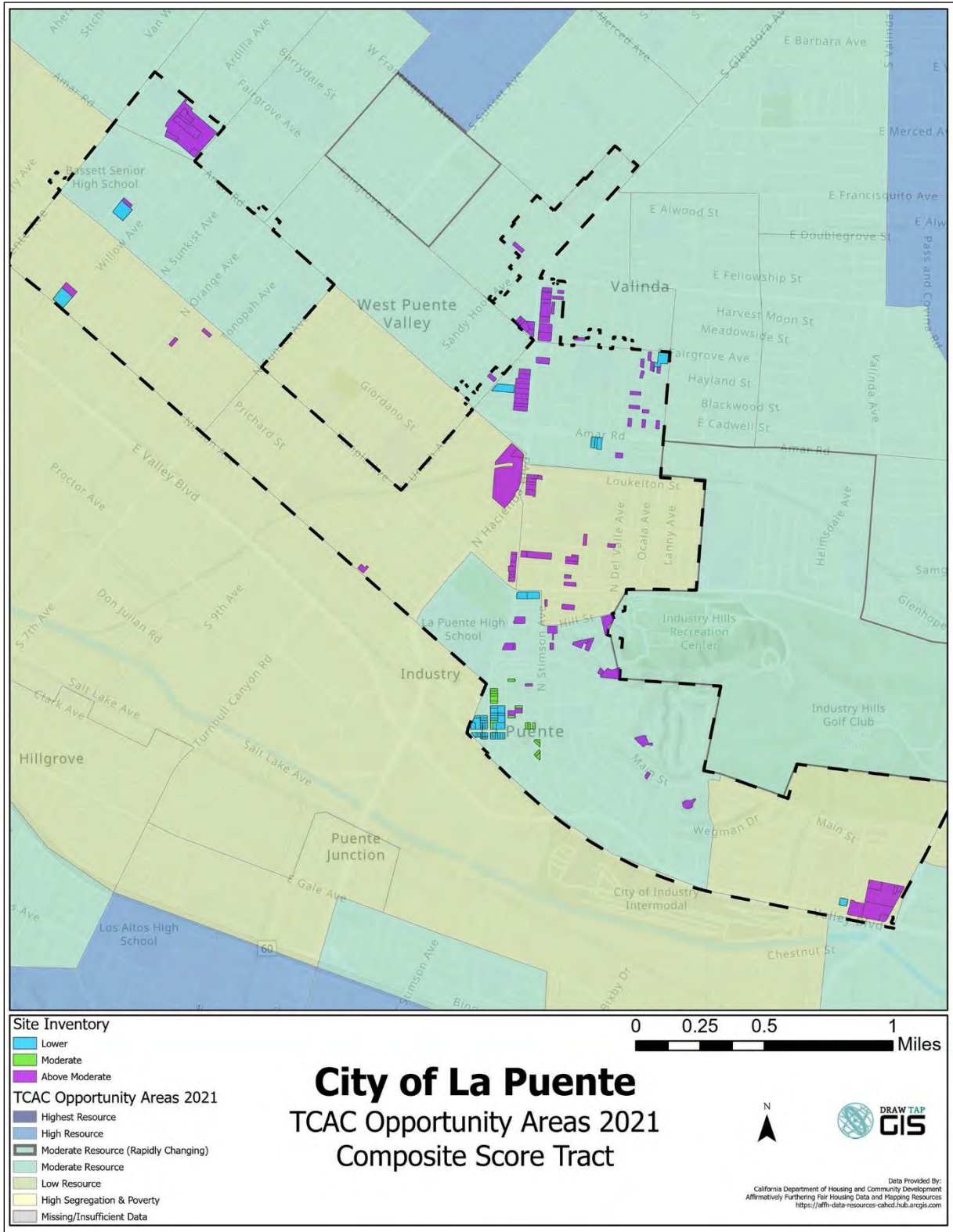
**Table D-11. TCAC Opportunity Areas 2021**

TCAC Opportunity Area Categories	Lower Income RHNA Parcels	Moderate Income RHNA Parcels	Above Moderate Income RHNA Parcels	Total Parcels
High Resource	-	-	-	-
Low Resource	2 (4.3%)	-	38 (38.3%)	41 (25.3%)
Moderate Resource	44 (95.6%)	17 (100%)	61 (61.6%)	122 (75.3%)
High Segregation & Poverty	-	-	-	-
<b>Total</b>	<b>46 (28.3%)</b>	<b>17 (10.4%)</b>	<b>99 (61.1%)</b>	<b>162</b>

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Figure D-12. TCAC Opportunity Areas - Composite Scores





### *Economic*

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-13, most of the City's tracts are within the lower scoring categories (0.50 or less) for Positive Economic Outcomes.

### *Education*

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-14 reveals that the City's census tracts are in the middling scoring categories of 0.25 and 0.75 for Positive Education Outcomes.

### *Environmental*

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. The HCD AFFH Data Viewer Environmental layer shows a large area of the City within the lowest scoring categories (0.25 or less) for Positive Environmental Outcomes (Figure D-15). Only two tracts, located in the northern and eastern extents in the second quartile scoring category of 0.25 and 0.50 for Positive Environmental Outcomes. Surrounding communities show similar patterns of environmental scores, with low environmental quality in the Cities of West Covina and Industry.

### *Transportation*

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. The HCD AFFH Data Viewer Transportation layer shows that in areas of the northern portion of the City, residents experience further Job Proximity Outcomes (Figure D-16). Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. The Southern California Association of Governments (SCAG) developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure D-17 shows that there are no major transit stops within the La Puente HQTA, which extends a 0.5 mile in both directions from the Amar Road centerline.

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Figure D-13. TCAC Opportunity Areas - Economic Scores

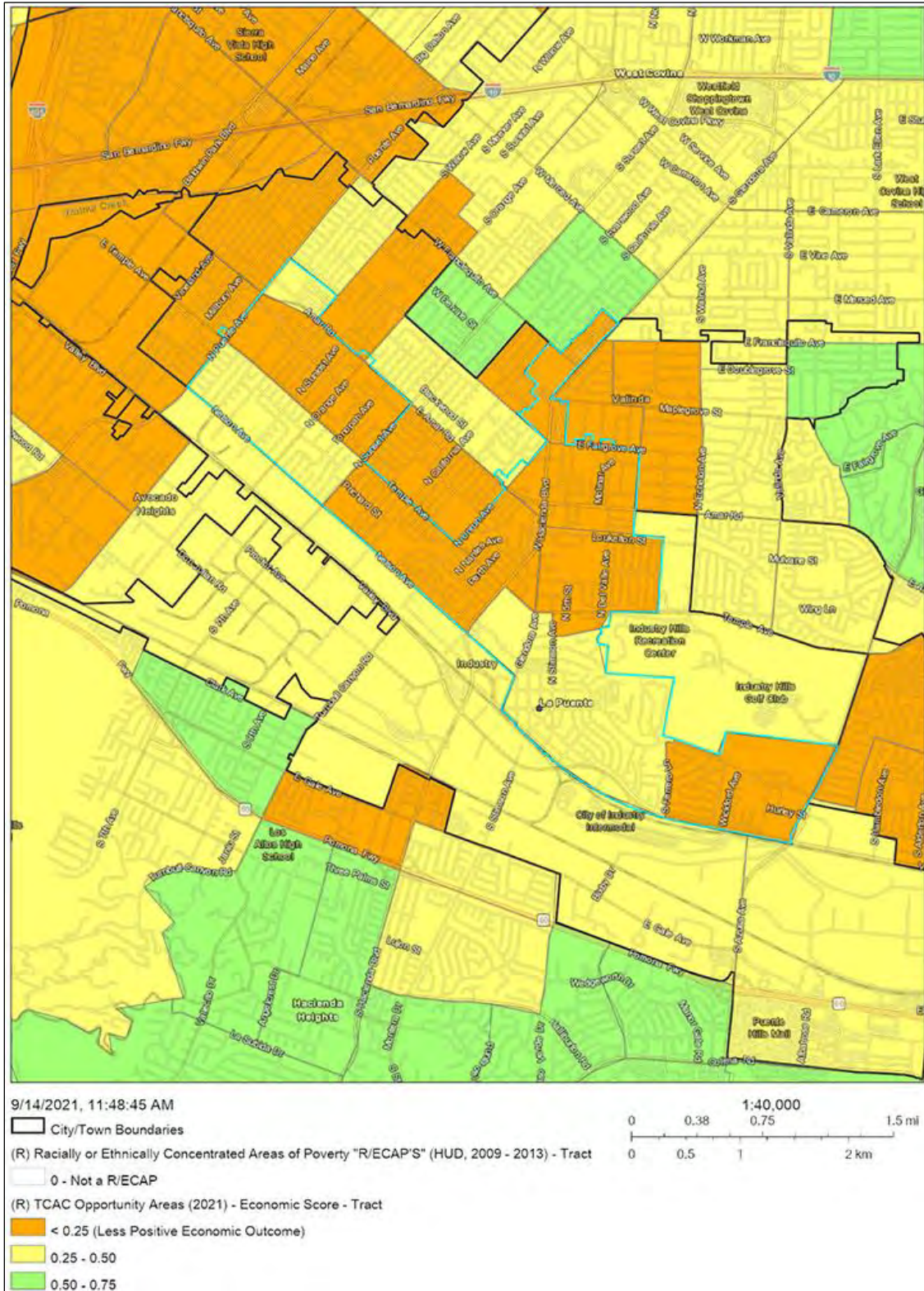




Figure D-14. TCAC Opportunity Areas - Education Scores

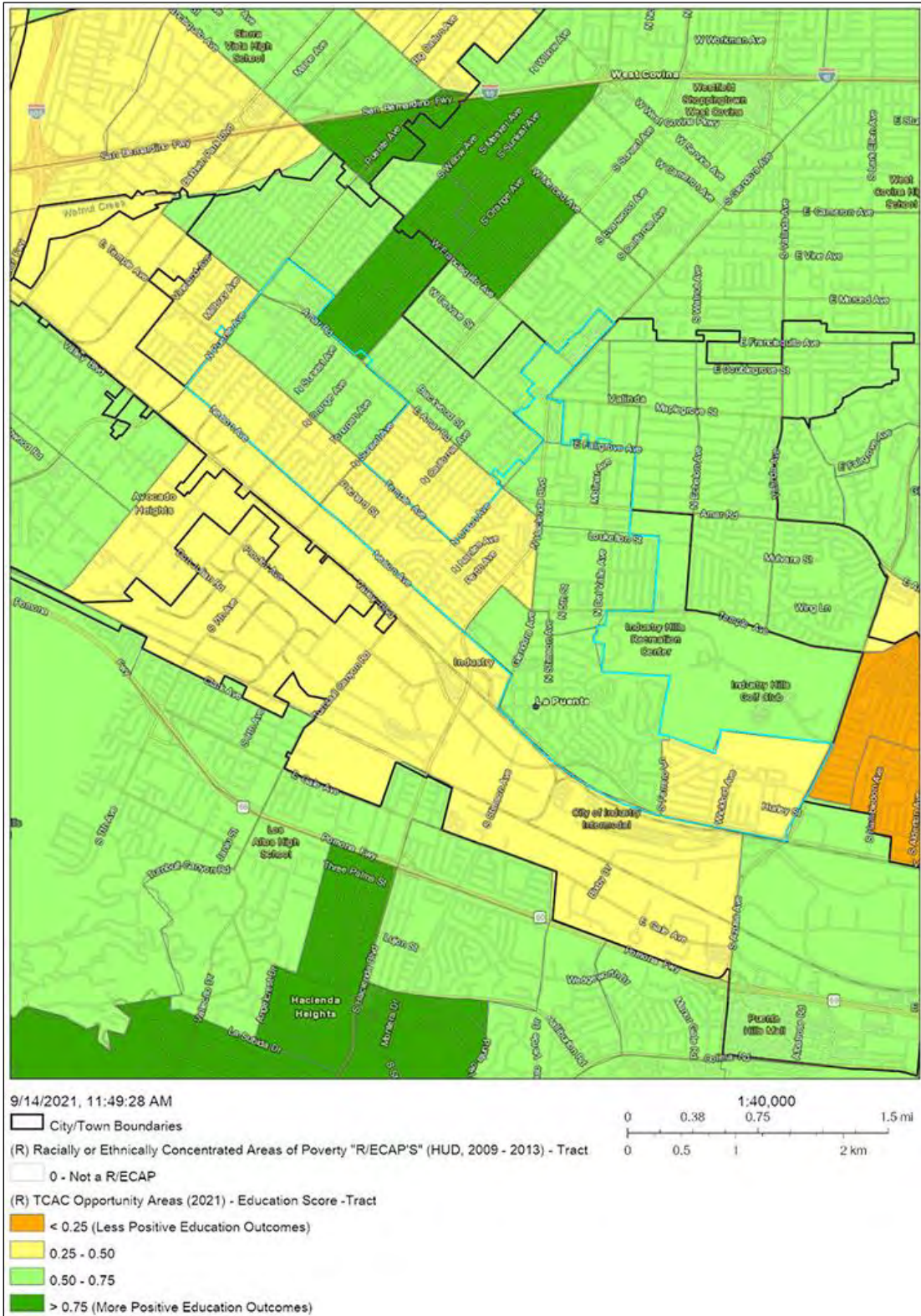




Figure D-15. TCAC Opportunity Areas - Environmental Scores

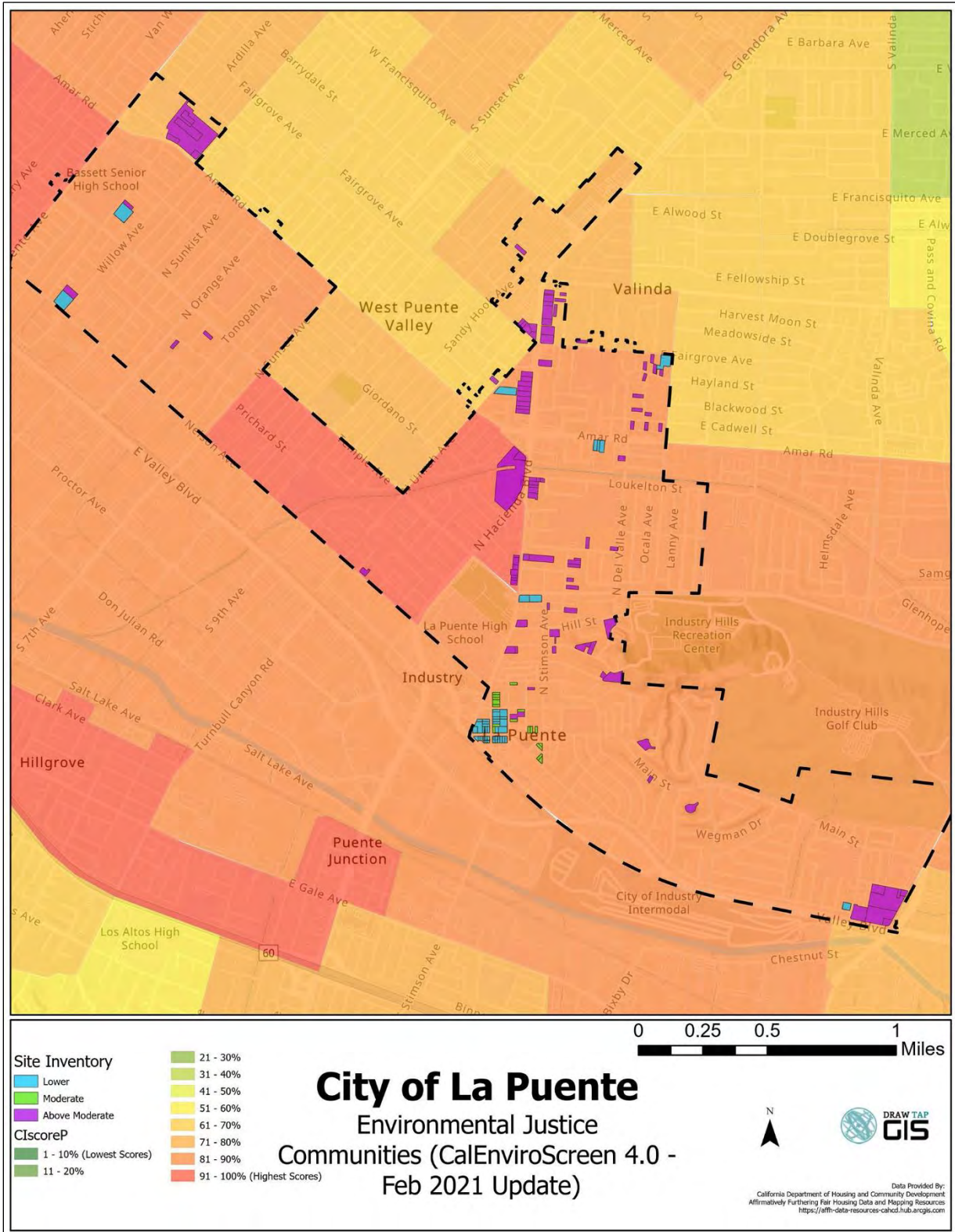






Figure D-16. Jobs Proximity Index by Block Group

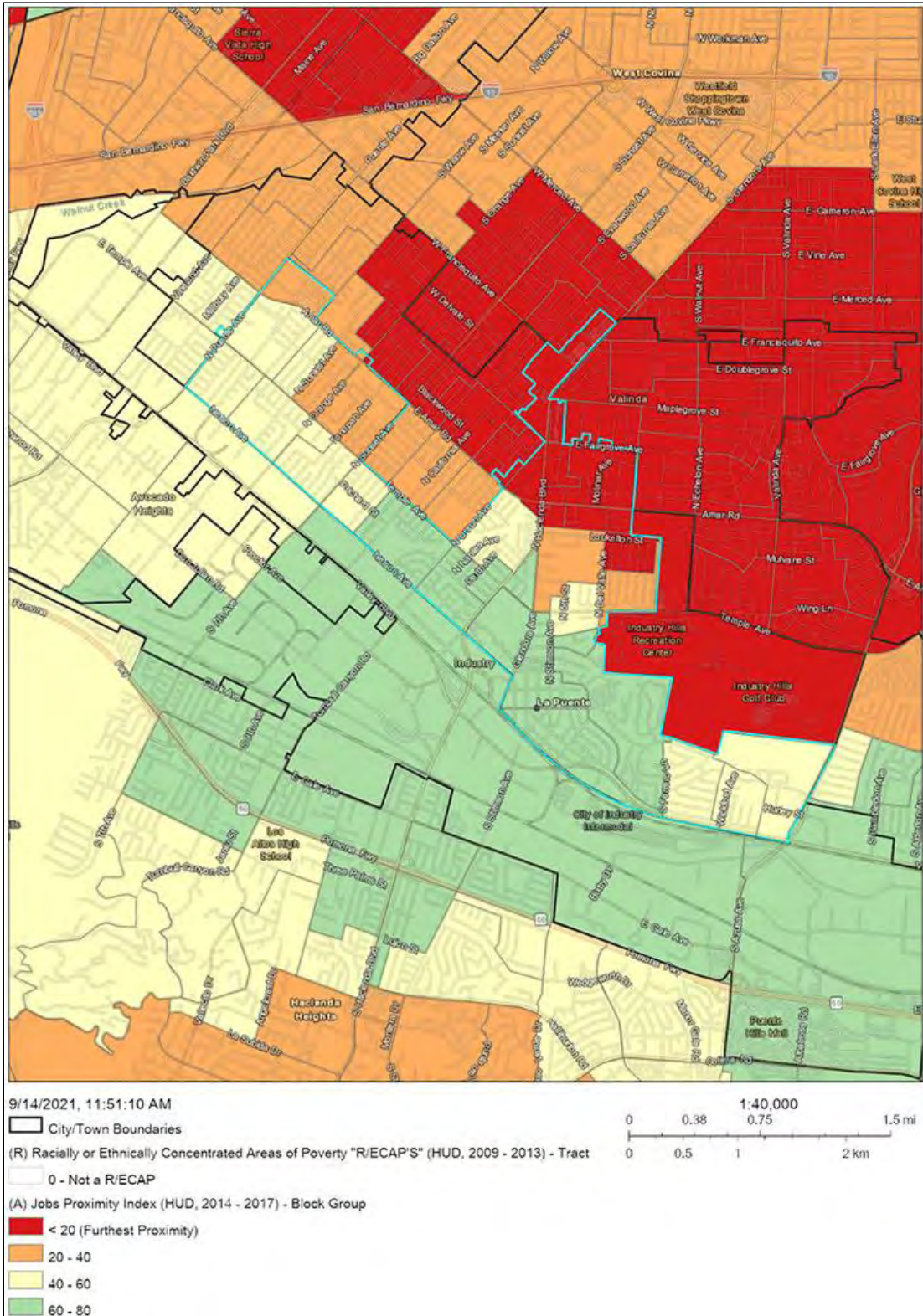
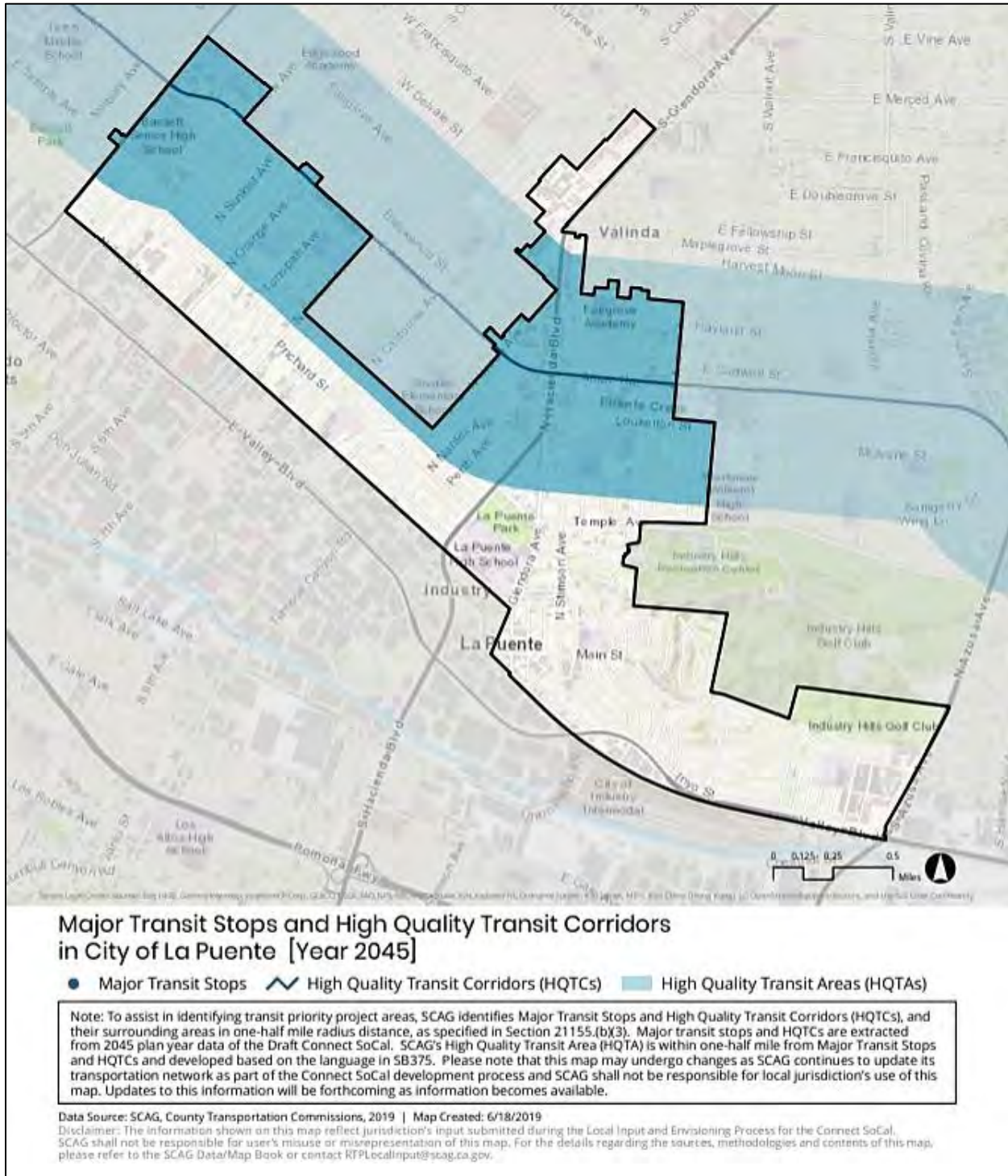


Figure D-17. High Quality Transit Areas (HQTA)







## DISPROPORTIONATE HOUSING NEEDS

Housing the extremely low-income population (below 30 percent area median income) can be especially challenging. HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset provides a wealth of information on such households in La Puente. Table D-12 provides a breakdown of extremely low-income households by race and ethnicity that was compiled as a part of the Pre-Certified Local Housing Data Report prepared by SCAG for the City of La Puente (SCAG La Puente Report). The race/ethnicity with the highest share of extremely low-income households in La Puente is Black, non-Hispanic (34.5 percent despite only comprising of 1.09 percent of the total households citywide). This is consistent with proportions observed in the SCAG region as a whole.

**Table D-12. Extremely Low Income Housing Needs by Race/Ethnicity - La Puente**

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White/non-Hispanic/Latino	414	35	8.5%
Black/non-Hispanic/Latino	99	35	35.4%
Asian and other/non-Hispanic/Latino	1,238	234	18.9%
Hispanic/Latino	7,320	1,480	20.2%
<b>Total</b>	<b>9,071</b>	<b>1,784</b>	<b>19.7%</b>
Renter	3,920	1,145	29.2%
Owner	5,155	650	12.6%
<b>Total</b>	<b>9,075</b>	<b>1,765</b>	<b>19.8%</b>

Source: SCAG La Puente Report, citing HUD CHAS, 2012-2016.

HAMFI refers to Housing Urban Development Area Median Family Income.

Housing problems for La Puente were calculated using HUD's 2020 CHAS data based on the 2013-2017 ACS. Table D-13 reports that 79 percent of the City's extremely low-income households have at least one of four housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent). Table D-14 breaks down La Puente households by tenure and presence of housing problems; about 46 percent of owners and 62 percent of renters have one or more housing problems. The City general had even proportion of households with a housing problem compared to the County, where 40 percent of owner-occupied households and 62 percent of renter-occupied households experience a housing problem. In both the City and County, renter-occupied households tend to experience housing problems at a higher rate.

**Table D-13. Housing Problems by Income Level - La Puente**

Income Level	Households with 1 or More Housing Problems	Households with None of 4 Housing Problems	Cost Burden not Available, no other housing problem	Total
Extremely Low (<=30% of HAMFI)	1,405	290	40	1,105
Very Low (>30% to <= 50% HAMFI)	1,085	355	0	775
Low (>50% to <=80% HAMFI)	1,370	895	0	850
>80% to <=100% HAMFI	430	775	0	510
>100% HAMFI	465	1,860	0	635
<b>Total</b>	<b>4,745</b>	<b>4,180</b>	<b>40</b>	<b>3,870</b>

Source: HUD CHAS 2013-2017.

HAMFI refers to Housing Urban Development Area Median Family Income



**Table D-14. Housing Problems by Tenure - La Puente**

	Households		
	Owner	Renter	Total
Households with 1 or More Housing Problems	2,340	2,405	4,745
Household has none of 4 Housing Problems	2,755	1,425	4,180
Cost Burden not available, no other problems	35	40	75
<b>Total</b>	<b>5,130</b>	<b>3,870</b>	<b>9,000</b>

Source: HUD CHAS 2013-2017

HAMFI refers to Housing Urban Development Area Median Family Income

**Cost Burden (Overpayment)**

A household is considered cost burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. The U.S. Department of Housing and Urban Development (HUD) “CHAS” data (Comprehensive Housing Affordability Strategy) demonstrate the extent of housing problems and housing needs, particularly for low-income households. Extremely-low-income households represent the highest need group in terms of affordable housing, as the greatest subsidies are needed to make housing affordable for this group. CHAS data reports there were 1,765 (19.6 percent) extremely low-income households in La Puente. Of these, 1,105 are renter-occupied (Table D-15) and 660 are owner-occupied (Table D-16).

**Table D-15. Cost Burden - Renters**

	Cost Burden >30%	Cost Burden >50%	Total
Household Income <= 30% HAMFI	910	790	1,105
Household Income >30% to <=50% HAMFI	675	145	775
Household Income >50% to <=80% HAMFI	334	4	850
Household Income >80% to <=100% HAMFI	20	0	510
Household Income >100% HAMFI	0	0	635
<b>Total</b>	<b>1,939</b>	<b>939</b>	<b>3,870</b>

Source: HUD CHAS 2013-2017

HAMFI refers to Housing Urban Development Area Median Family Income

**Table D-16. Cost Burden - Owners**

	Cost Burden >30%	Cost Burden >50%	Total
Household Income <= 30% HAMFI	465	420	660
Household Income >30% to <=50% HAMFI	320	215	670
Household Income >50% to <=80% HAMFI	700	225	1,410
Household Income >80% to <=100% HAMFI	215	10	695
Household Income >100% HAMFI	95	0	1690
<b>Total</b>	<b>1,795</b>	<b>870</b>	<b>5,130</b>

Source: HUD CHAS 2013-2017

HAMFI refers to Housing Urban Development Area Median Family Income



**Figure D-18** through **Figure D-21** compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. The proportion of overpaying homeowners has decreased throughout most of the City except for a tracts at the eastern extent of the city along Azusa Avenue as well as tracts along the western edge abutting the City of Industry. Currently, within most tracts, 20 percent to 40 percent of owners are cost burdened, with the remainder of tracts within the 40 percent to 60 percent category. Overpayment by renters has also decreased overall, with reductions in the most of the City, except for one tract along the western edge abutting the City of Industry, that went from the 40 percent to 60 percent to the 60 percent to 80 percent overpayment category.

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Figure D-18. Overpaying Owners (2010-2014)

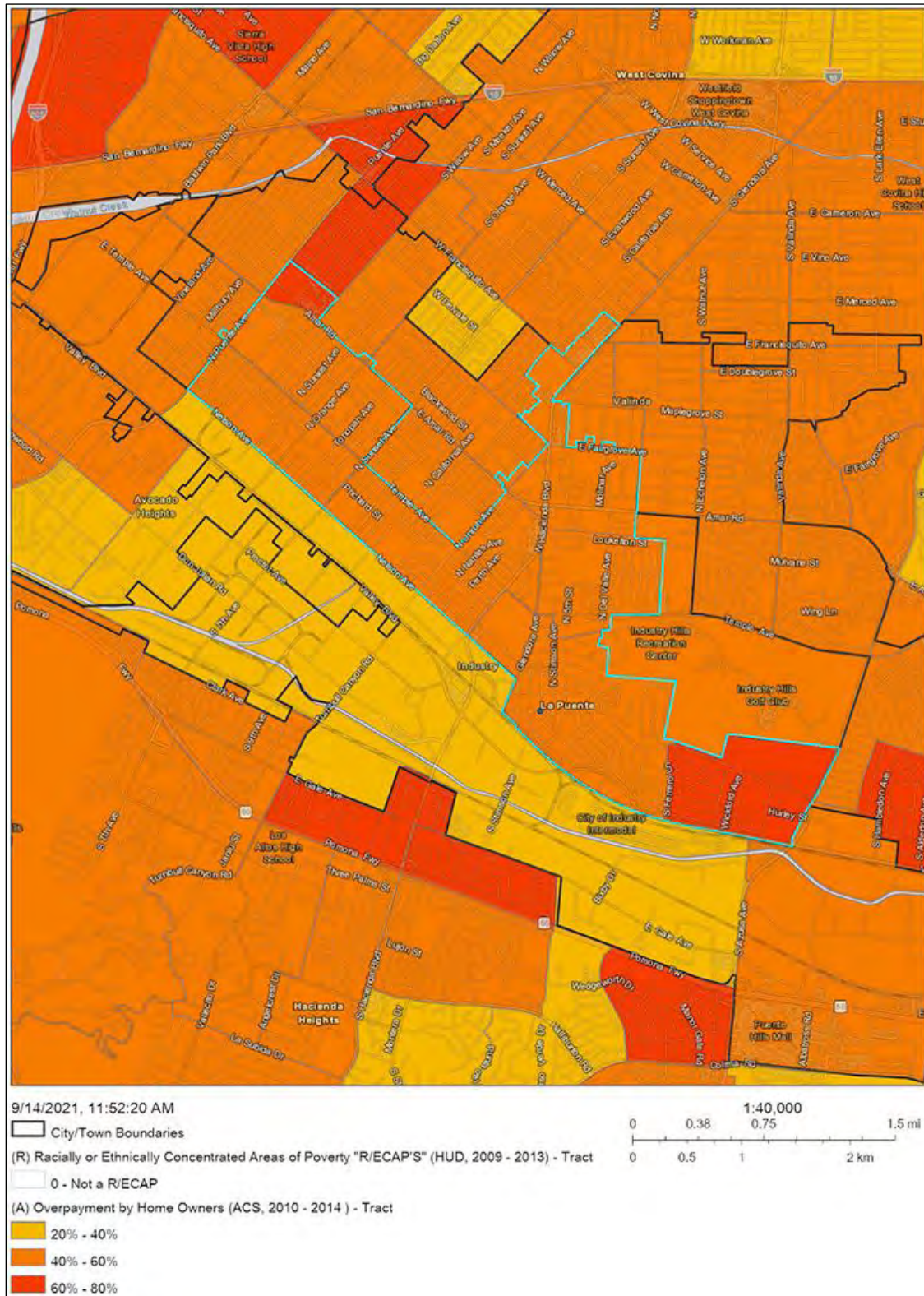






Figure D-19. Overpaying Owners (2015-2019)

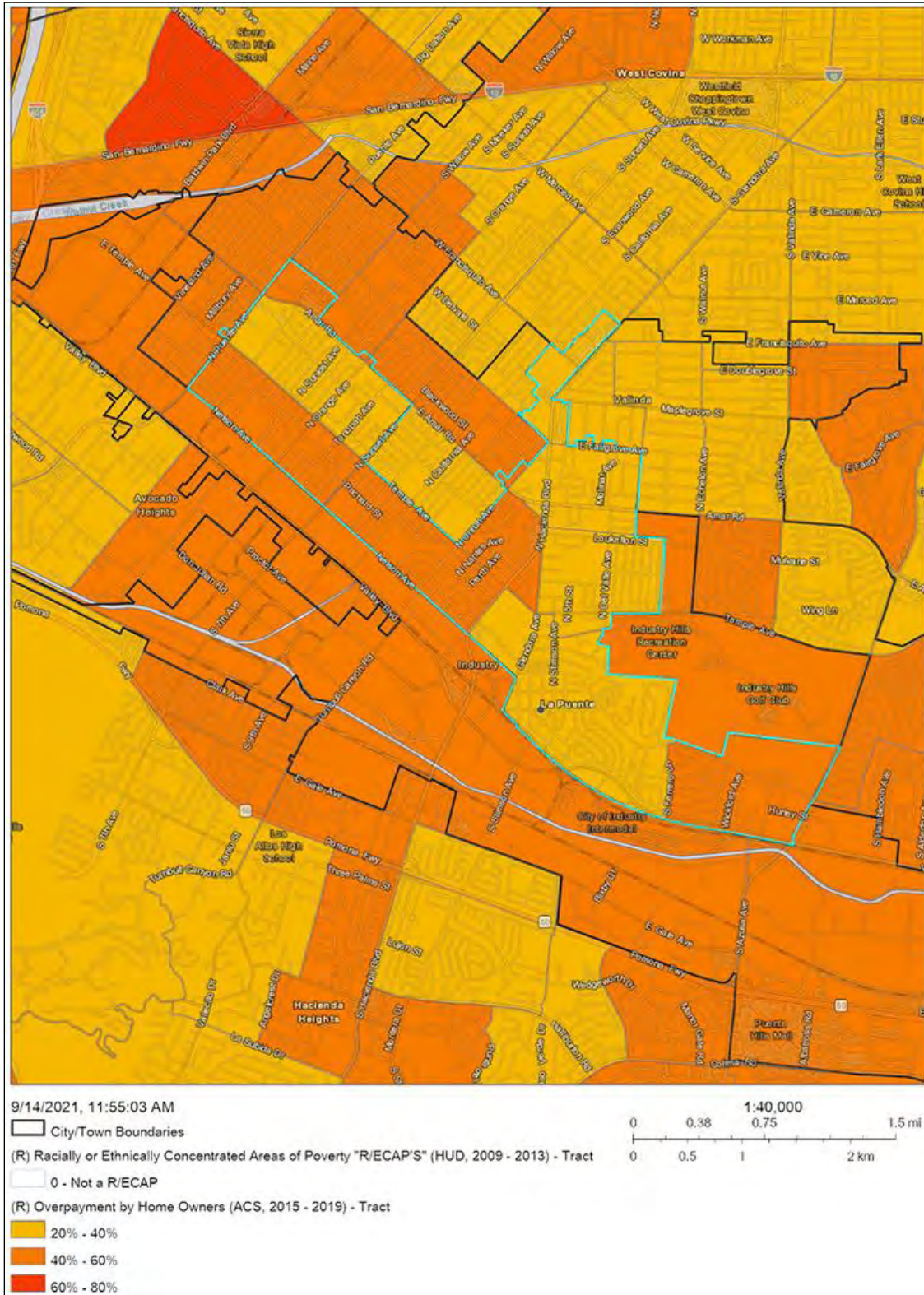




Figure D-20. Overpaying Renters (2010-2014)

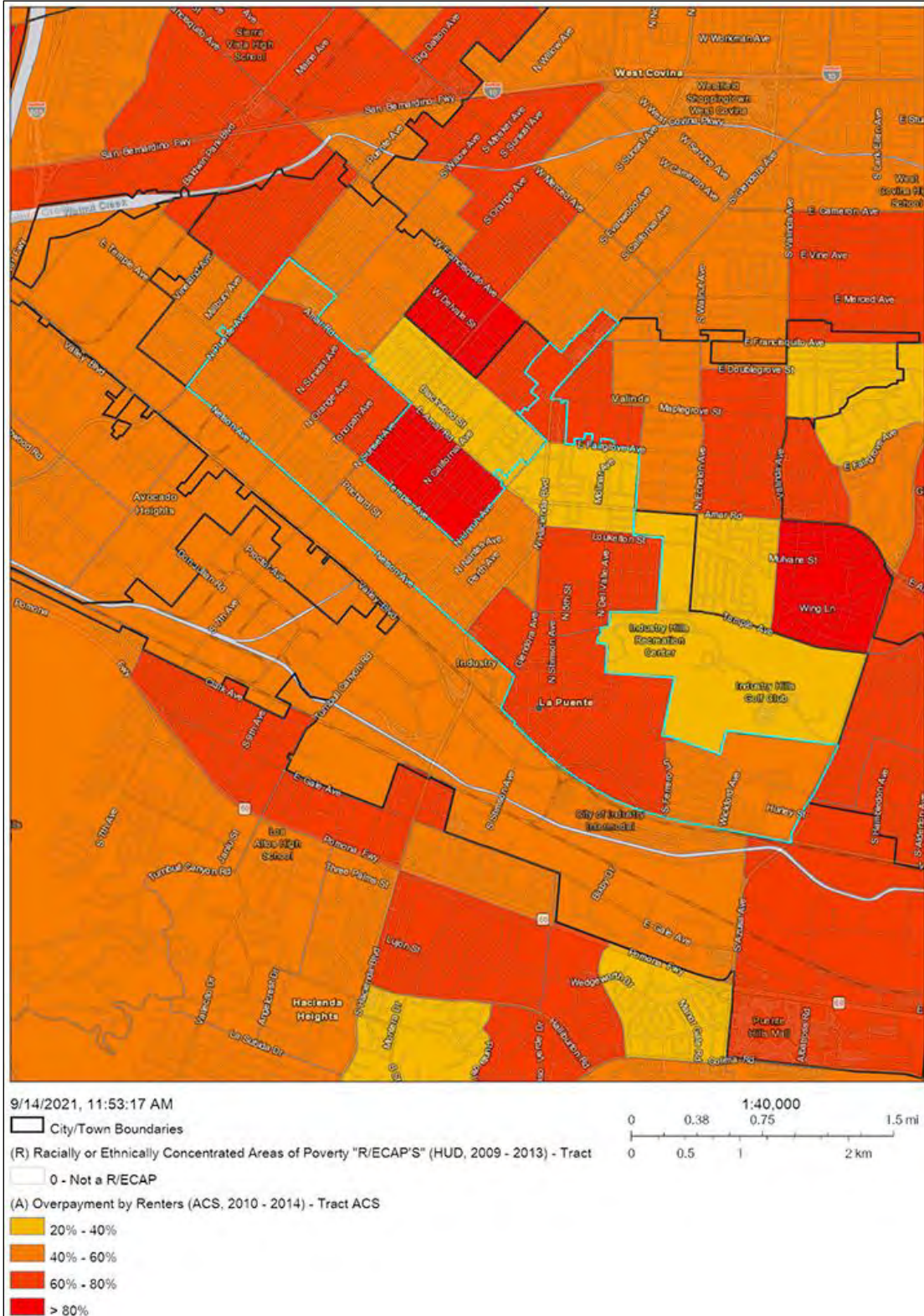
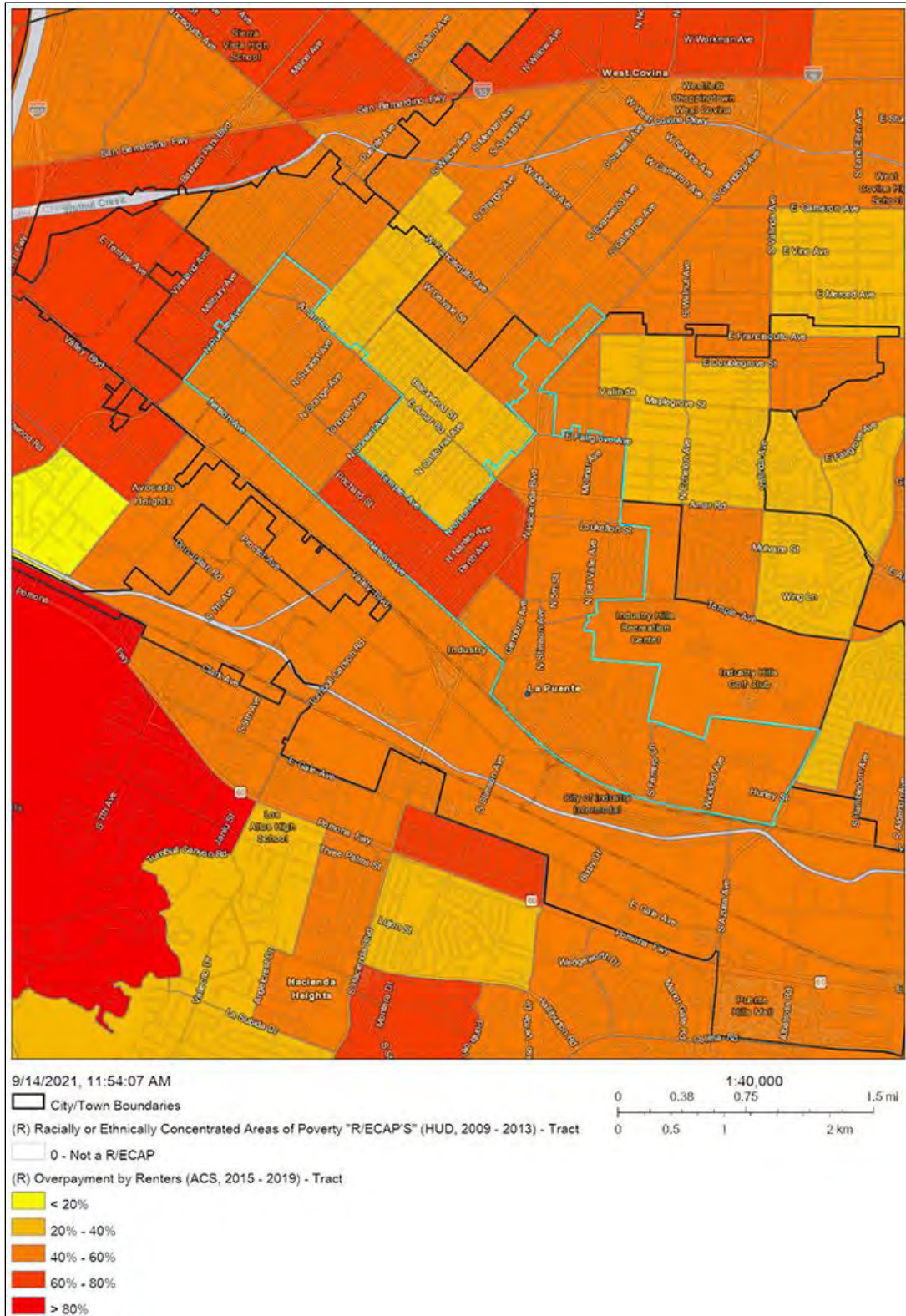






Figure D-21. Overpaying Renters (2015-2019)





### *Overcrowding*

The California Department of Housing and Community Development defines overcrowding as housing units occupied by more than one person per room in a dwelling unit, excluding kitchen and bathrooms and severe overcrowding as more than 1.5 occupants per room. The most commonly occurring household size in La Puente is four people (21.1 percent). Moreover, when categories are combined, households of four to seven or more people make up 54.2 percent of the total households. The percent of households with four or more people is much higher in La Puente than the County overall (29.3 percent in 2019). Large households often live in overcrowded conditions due to both the lack of units of appropriate size, and insufficient income to afford available units of adequate size. As shown in Figure D-22, all RHNA sites are located in areas with low incidence of overcrowding.

According to 2015-2019 ACS data, 514 owner-occupied (5.4 percent) and 716 renter-occupied households (7.6 percent) in La Puente had more than 1.0 occupants per room, compared to 1.8 percent for owners and 4.7 percent for renters, respectively in the County. One hundred seventy-nine owner-occupied households (1.9 percent) and 314 renter-occupied households (3.3 percent) had more than 1.5 occupants per room in La Puente, compared to 0.68 percent and 4.0 percent, respectively, in the County. Overcrowded households in the City within a regional context is shown on Figure D-23, which generally shows more overcrowding in the City of Los Angeles, and a wide range of conditions within the San Gabriel Valley. The City's efforts to increase capacity for residential development through the Downtown Business District Specific Plan amendment, as well as a new mixed use zoning overlay zone, provides for more opportunities for a range of housing types suitable for various income levels to be provided.

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Figure D-22. Concentration of Overcrowded Households - La Puente

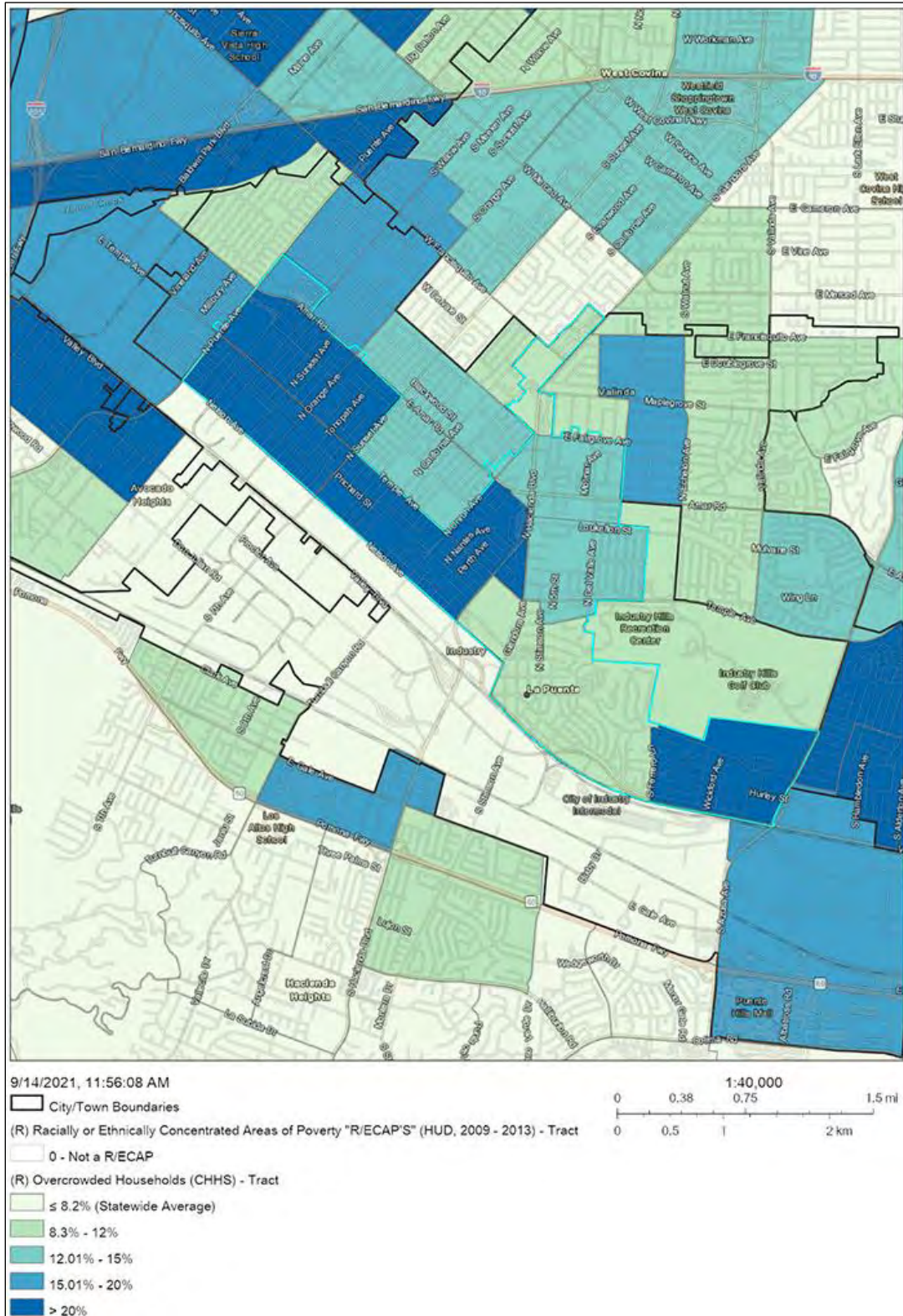
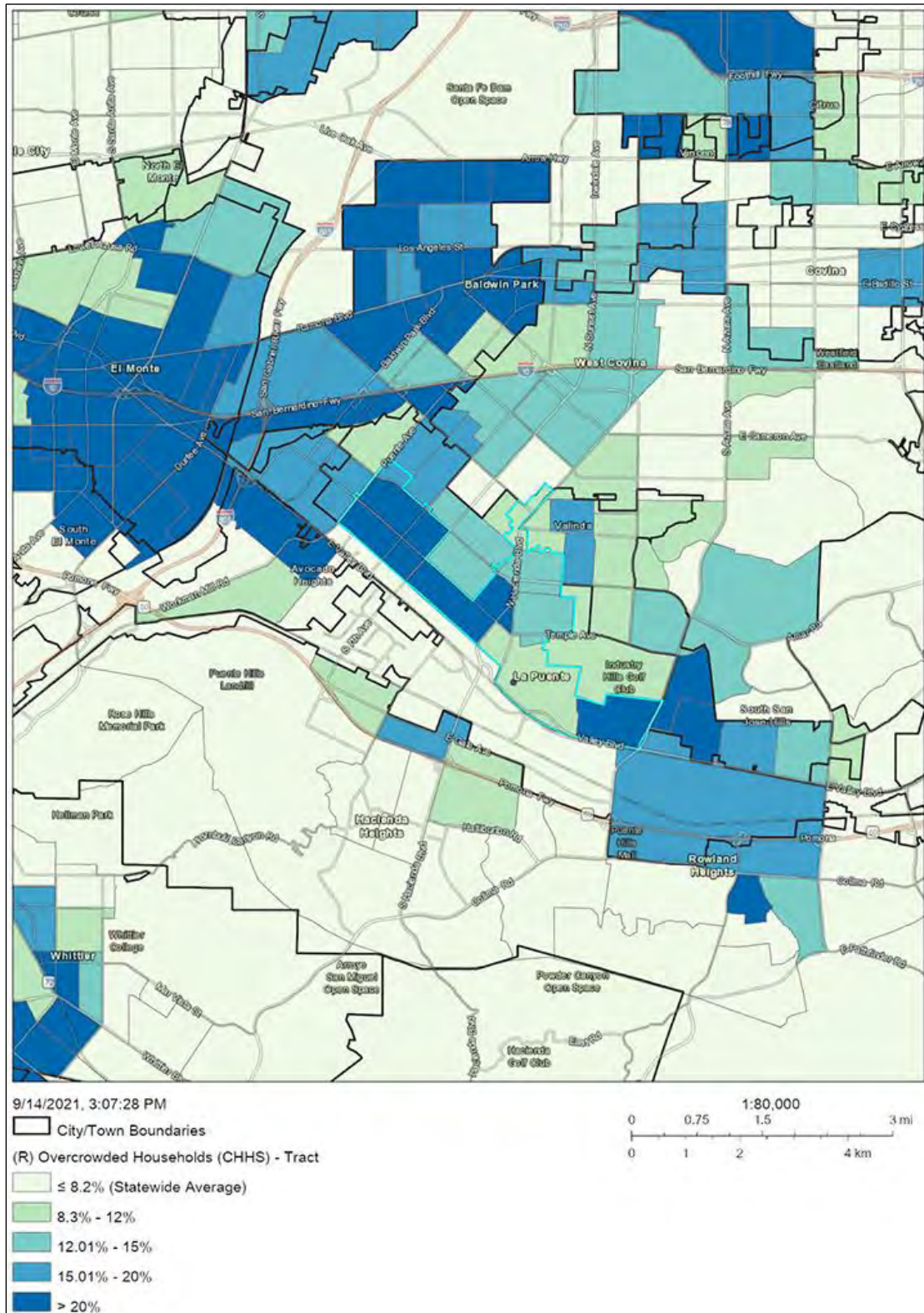




Figure D-23. Overcrowded Households - Regional





### Substandard Housing

As La Puente is a mature community, the vast majority of its housing stock is 30 years of age or older. According to 2019 ACS data, approximately 81 percent of all the housing units in the City were built before 1980 (Table D-17). Comparably, the City's housing stock is significantly older than Los Angeles County's housing stock at 74.5 percent during the same time period. The advanced age of the majority of La Puente's housing stock indicates the significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. City staff estimates that approximately 30 percent of housing units may be in need of substantial repair due to deferred maintenance. Lack of telephone service and incomplete plumbing or kitchen facilities can also be used to measure substandard housing conditions. According to 2019 ACS data, La Puente has 14 units with no telephone service available, 56 units lacking adequate plumbing facilities, and 203 units with incomplete kitchen facilities.

**Table D-17. Housing Units by Age - La Puente and Los Angeles County**

Year Built	La Puente		Los Angeles County	
	Units	%	Units	%
2014 or later	42	0.45%	33,479	1.0%
2010 to 2013	28	0.29%	38,695	1.2%
2000 to 2009	214	2.3%	177,103	5.3%
1980 to 1999	1,499	15.9%	594,271	17.9%
1960 to 1979	2,155	22.9%	954,955	28.8%
1940 to 1959	5,226	55.5%	1,036,421	31.2%
1939 or earlier	251	2.7%	481,871	14.5%
Total units	9,415	100%	3,316,795	100%

Source: 2015-2019 American Communities Survey (ACS)

The HCD AFFH Data Viewer shows that the entire City falls within the category that indicates 20 to 40 percent of all households have any of the four severe housing problems monitored by CHAS (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 50 percent). To maintain adequate housing conditions, the City's Public Safety Department operates a proactive Code Enforcement Program (Housing Plan section, Program 2) aimed at eliminating blight and improving the quality of life in La Puente neighborhoods.

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### *Displacement Risk*

The HCD AFFH Data Viewer, citing the UC Berkley Urban Displacement Project, show three tracts within the City which contains “Sensitive Communities” that are identified as “Vulnerable” (Figure D-24). Communities were designated Sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost.
- Vulnerability is defined as:
  - Share of very low income residents is above 20 percent, 2017 AND
  - The tract meets two of the following criteria:
    - Share of renters is above 40 percent;
    - Share of people of color is above 50 percent;
    - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median; and
    - Proximity of displacement pressures.

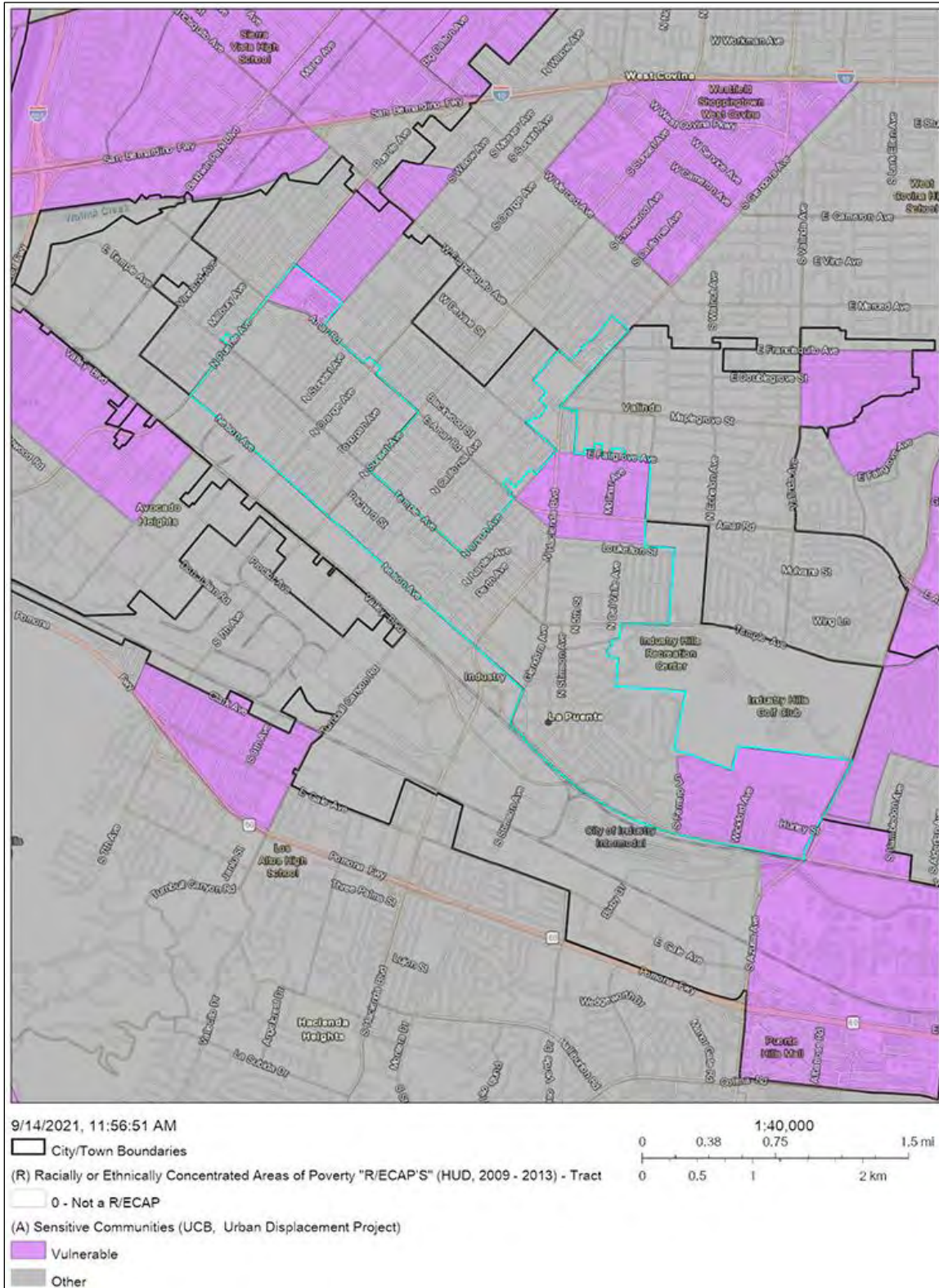
Additional local data that informs displacement risk and helps shape program development includes:

- State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The current at-risk analysis covers the period of 2021 through 2031. There are no at-risk units during this planning period and for the following ten years.
- Housing security can depend heavily on housing tenure. La Puente's housing stock consists of 9,415 total units, 5,345 of which are owner-occupied and 4,070 of which are renter-occupied. The share of renters in La Puente (43.2 percent) is lower than in the County (54.1 percent) overall. (2015-2019 ACS).
- In many places, housing tenure varies substantially based on the age of the householder. In La Puente, the age group where renters outnumber owners the most is 15-44 (by 59.9 percent). The age group where owners outnumber renters the most is 45-65+ (by 68.5 percent).
- The La Puente Local Profile, prepared by SCAG using 2012-2016 CHAS data, reports that 38.2 percent of La Puente’s elderly households earn less than 30 percent of the surrounding area income (compared to 24.2 percent in the SCAG region) and 60.9 percent earn less than 50 percent of the surrounding area income (compared to 30.9 percent in the SCAG region). Elderly households on fixed incomes may face a higher displacement risk as housing costs rise.





Figure D-24. Sensitive Communities





## SUMMARY OF FAIR HOUSING ISSUES

### Identification and Prioritization of Contributing Factors

Analysis of the fair housing issues also draws information from the 2018 Analysis of Impediments of Fair Housing Choice for the Community Development Commission and Housing Authority of the Los Angeles County (2018 AI). As one of 47 smaller cities participating in the Los Angeles Urban County designation for its CDBG program, the City of La Puente is within the geographic area covered by this AI. The AI identifies impediments to fair housing choice, and presents the fair housing goals, issues, and proposed achievements for the Urban County. The impediments/contributing factors identified in the 2018 AI are in relation to the following fair housing issues: segregation, racially or ethnically concentrated areas of poverty (R/ECAPs), Disparities in Access to Opportunity, Disproportionate Housing Needs, and discrimination or violations of civil rights laws or regulations related to housing. To address the identified impediments/contributing factors, the AI identified numerous goals and actions, with associated timeframes for achievement.

The City also faces issues shared by other communities within the Urban County, as discussed in the 2018 AI. The following issues are those identified by the AI as “high priority” and relevant to LA Puente.

- Integration/Segregation: The Urban County has seen moderate to high levels of segregation since the 1990s. Most of these levels have remained high into 2015, with Black/White segregation and Hispanic/White segregation remaining virtually unchanged since 2000. The rate of segregation is a direct limiting factor in access to fair housing opportunities. As the rate of segregation in the Urban County remain high, the priority of this contributing factor remains high as well. In La Puente, the entire City shows a sizable or predominant Hispanic/Latino majority population. Census tracts consisting of a high concentration of Hispanics/Latinos residents and LMI populations were found in the central portion and western extent of the City where sites for mixed-use development offering additional opportunities for lower income housing as well as jobs are feasible.
- Lack of Access to Opportunities: According to the HCD Data Viewer, half of the City is shown to consist of “low resource” tracts, with less than positive outcomes in Economics and Environmental experienced in a majority of the City. Specific to Environmental outcomes, access to a health environment is further diminished due to high levels of pollution burden. This is likely attributed to factors external to the City as there are several heavy industrial, manufacturing, and processing facilities located immediately south of La Puente. However, residential rehabilitation programs identified in the Housing Plan section can provide residents with improvements/repair loans and grants for components in older homes such as roofing, windows, HVAC systems, and interior/exterior paint that may be deleteriously impacted by pollution indicators like lead in homes and invasive particulates.

A lack of affordable housing options in higher opportunity areas located in the northern and central sections of the City, with access to jobs, higher quality education, and less environmental concerns, limit access to these areas for low income households. This contributing factor has been rated as a priority due to the level of disparate impact on fair



housing choice for Hispanic/Latino and low-income households. The majority (80.5 percent) of RHNA sites identified are located in moderate resource areas. There are no high resource areas within the City.

- Housing Problems: Racial and ethnic minorities, people with disabilities, families with children, and other protected classes face housing problems at higher rates than the total population. Specifically, Hispanic/Latino households countywide face housing problems at a rate of 66.5 percent. In La Puente, 79 percent of the City's extremely low-income households have at least one of four housing problems. In addition, about 46 percent of owners and 62 percent of renters have one or more housing problems. The City had fairly consistent proportions of households with a housing problem compared to the County, where 40 percent of owner-occupied households and 62 percent of renter-occupied households experience a housing problem. In both the City and County, renter-occupied households tend to experience housing problems at a higher rate.

The City has identified the need for more affordable housing units to address overpayment, especially of rental units, and overcrowding of large families as the inadequate housing supply in La Puente has contributed to increasing rents and lack of affordable residential units in range of the community. As detailed in the Housing Plan section of the Housing Element, the City will continue to work with the Los Angeles County Development Authority (LACDA) who administers Section 8 Housing Choice Vouchers on behalf of the City of La Puente, offering tenant assistance for those qualifying low- to moderate-income residents. The Housing Plan also includes several programs with the goal of increasing residential capacity by continuing to keep application processing times expedient and development costs low, encourage the construction of a diverse housing stock with units of adequate size, and provide first-time homeowners with education and funding resources.

- Lack of Affordable Housing in a Range of Sizes: The 2018 AI found a high need to address housing problems for large families, to address severe cost burden for racial and ethnic minorities, and to provide housing for seniors and persons with disabilities. The AI states that "the need for additional housing options is striking compared to available units." As households of four to seven or more people make up 54.2 percent of the total households in the City, availability of larger homes and additional units affordable to lower income resident is imperative to address issues of both overcrowding and cost burden (overpayment). La Puente seeks to pursue more diverse housing options in conjunction with employment opportunities by encouraging mixed-use development along high transit corridors to bring residents closer to job centers in the City. This has an anticipated effect of reducing travel times and minimizing job proximity challenges, allowing residents to work, live and reinvest in the community.
- Lack of Information on Affordable Housing: Public input brought to light the limitation of current outreach practices that do not provide sufficient reach for eligible households to access information regarding affordable housing opportunities in the Urban County, including Section 504 of the Rehabilitation Act and ADA laws. Limited access to information on affordable housing directly impacts access to housing options. Disparities in access to housing options relates directly to fair housing issues and is placed as a high priority. The City's Housing Division provides some affordable housing and fair housing



resources on its website (<https://lapuente.org/government/departments/development-services/housing-division>), but the information could be expanded and made more prominent, as discussed in the Program section.

## Summary and Conclusions

The overall conclusion of the AFFH assessment is that there is a need for additional affordable housing particular for renters in census tract 407200, and actions to address economic inequality especially census tracts 407101, 407200, 407501, 407601, 407602, and 407701. Regarding housing, the City's built-out nature means that it can only make incremental additions to the housing supply. Focused initiatives to increase housing capacity, including amending the Downtown Business District Specific Plan, establishing Mixed-Use overlay zones, and encouraging the construction of Accessory Dwelling Units, help to address the challenge, but the number of units ultimately added will likely be insufficient to affect the larger regional housing market. Programs to increase affordable housing supply and affordability include Programs 3a-c, 4, 5, and 6 to provide adequate sites including infill development and site recycling, to support efforts for the City to meet its fair share of the regional housing need. Program 7 addresses use of Housing Choice Vouchers to support low-income renters. Since housing voucher assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects, which could help the City meet affordability and accessibility goals. In addition, Program 8 addresses development assistance as a means to reduce overall development cost utilizing available federal and state funding, thereby facilitating construction of lower-income housing. The City will also provide regulatory incentives, such as implementing the density bonus program as addressed in Program 11. The identification of contribution factors and additional meaningful actions to address them are included in Table D-18 below.

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## AFFH PROGRAMS AND ACTIONS

The City has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, as identified in the Los Angeles County AI Fair Housing Choice (AI) in March 2018. Affirmatively furthering fair housing (AFFH) requires taking meaningful actions to address impediments identified in the AI, and to additionally address other impediments that were discovered through the AB 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment provided above and resulting programs are identified in **Table D-18**. All of the factors are “high priority” contributing factors as they have direct and substantial impacts on fair housing.

**Table D-18. Fair Housing Issues, Contributing Factors, and Meaningful Actions**

Fair Housing Issue(s)	High Priority Contributing Factor(s)	Meaningful Action
<ul style="list-style-type: none"> <li>Disproportionate Housing Need</li> </ul>	<ul style="list-style-type: none"> <li>Lack of affordable housing in a range of sizes.</li> <li>Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general</li> <li>Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population</li> <li>Enhance programs to help at-risk homeless population</li> </ul>	<ul style="list-style-type: none"> <li>Provide financial and technical assistance for single-family residential additions to eliminate overcrowding conditions, especially in census tracts 407101, 407102, 4072, and 407701.</li> <li>Amend Zoning Code to establish mixed-use overlays allowing densities at 20-40 du/ac in the western, central, eastern, and downtown sections of the City; as well as adopt ADU regulations consistent with State law requirements for citywide application</li> <li>Establish provisions for Low Barrier Navigation Centers (LBNC) consistent with State law.</li> <li>Enforce city codes to eliminate and prevent unsightly or hazardous conditions in residential areas, especially in census tracts adjacent to the City of Industry</li> </ul> <p>Corresponding Housing Programs: ➤ Programs 2, 3a-c, 4, 5, 6, 11, 12, and 13</p>
<ul style="list-style-type: none"> <li>Disparities in Access to Opportunity</li> </ul>	<ul style="list-style-type: none"> <li>Lack of sufficient accessible housing in a range of unit sizes</li> <li>Barriers to mobility</li> <li>Increase independence for the elderly or families with disabilities</li> </ul>	<ul style="list-style-type: none"> <li>Use residential rehabilitation programs for residential improvement loans and grants, as well as to provide barrier-free housing for handicapped or persons with disabilities, especially in census tract 407701</li> <li>Monitor and facilitate the preservation of at-risk affordable housing units</li> <li>Continue to facilitate Reasonable Accommodation request to ensure equal housing opportunities, especially in census tract 407701</li> <li>Support new housing developments accessible to the elderly and disabled persons</li> </ul> <p>Corresponding Housing Programs: ➤ Programs 1, 9, 11, 12, and 13</p>





Fair Housing Issue(s)	High Priority Contributing Factor(s)	Meaningful Action
<ul style="list-style-type: none"> <li>• Displacement</li> <li>• Integration and Segregation</li> <li>• Outreach</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of information on affordable housing, fair housing, and ADA laws</li> </ul>	<ul style="list-style-type: none"> <li>• Provide outreach material on fair housing laws and direct housing discrimination to the appropriate enforcement agencies</li> <li>• Support County housing agencies efforts to maintain, and possibly increase, housing vouchers to fund rental assistance for lower income households, especially in census tracts 406901, 407102, 407601, 407701, and 407702</li> <li>• Continue to promote activities and programs with cooperation with other agencies and organizations to meet the needs of the homeless population</li> </ul> <p>Corresponding Housing Programs: ➤ Programs 7, 8 and 13</p>

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