

HOUSING ELEMENT

CITY OF INDUSTRY

2013–2021



prepared for:

CITY OF INDUSTRY

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FEBRUARY 2014

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1 Introduction

1.1 STATE HOUSING ELEMENT LAW

The City of Industry was incorporated in 1957 for the express purpose of promoting commerce. In recognition of the regional public benefits accrued from such a community, the City’s vision is to serve as the employment and commercial hub for the San Gabriel Valley and Los Angeles metropolitan area. To pursue this vision, Industry’s civic leaders have committed to implementing goals, policies, and programs to strengthen and maintain a vibrant economy, enhance property values, responsibly steward resources, and remain a considerate neighbor.

The City’s commitment to its vision has resulted in an economy that provides more than 2,500 businesses and approximately 70,000 jobs, with a payroll of \$3 billion annually. Today, the City provides more than 50% of all industrial jobs and 10% of all retail jobs in the San Gabriel Valley. It also provides more than 10% of all industrial employment in Los Angeles County and is largely responsible for keeping manufacturing work in southern California. These jobs continue to contribute to a notable subregional jobs-housing balance, since approximately 70% of those employed in Industry live in the San Gabriel Valley.

As the City of Industry was incorporated as a center for commerce, residential zoning was never envisioned due to the inherent conflicts with the level of truck operations, unrestricted hours of operation, noise, odors, dust, and other impacts associated with commerce. Since the City of Industry is almost entirely developed according to that vision, many state policies and objectives regarding housing are not practically implemented in the City. Clearly, residential uses should not be allowed in close proximity to land uses that would present public health and safety concerns for residents, as recognized in Government Code section 65580(e). Therefore this Housing Element reflects the unique nature of Industry as it attempts to, for the first time in its history, accommodate residential zoning.

Under Article 10.6 of Chapter 3 of Division 1 of the California Government Code (Housing Element Law), local governments must prepare a housing element that establishes goals, policies, and programs for the construction, preservation, and improvement of housing. However, recognizing the needs of cities incorporated for commerce, the Legislature enacted section 65584.3 of the Housing Element Law, which permits the City to adopt a housing element that “makes no provision for new housing or for meeting its share of the regional housing needs” provided that the City annually transfers 20% of all tax increment revenue accruing from all redevelopment projects that is otherwise required to be set aside for low and moderate income housing to the Housing Authority of the County of Los Angeles (HACoLA).

Since 1992 and until now, in each subsequent housing element since the enactment of Government Code section 65584.3, the City of Industry has elected to utilize this housing element option. As a result, the City has transferred more than \$240 million in tax increment



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set-aside funds to HACoLA to fund the development of affordable housing (referred to as the City of Industry Housing Program). These funds have been leveraged with an additional \$1.5 billion in other public and private funds to build more than 8,700 units of single-family homes, apartments, and special needs housing in the County, of which 6,700 units are deed restricted affordable units to lower income households and special needs housing groups.

In June 2011, during a special session called to address the State's budget crisis, the Legislature adopted Assembly Bill 1X 26, which would effectively dissolve redevelopment agencies (Dissolution Act), and AB 1X 27, which would allow redevelopment agencies to continue if they agreed to transfer their tax increment revenue for purposes identified by the State (Alternative Redevelopment Act). On December 29, 2011, in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4th 231, the California Supreme Court found the Dissolution Act constitutional and the Alternative Redevelopment Act unconstitutional, which resulted in the dissolution of redevelopment agencies, effective February 1, 2012.

As part of the winding down process for the City's redevelopment agency, the City of Industry elected to be the successor to the agency (Successor Agency). Under the Dissolution Act, all tax increment revenue, including the tax increment used to fund the Industry Housing Program, has been redirected to County-administered trust funds for distribution according to the Dissolution Act. One potential use of this former tax increment revenue, however, is to satisfy preexisting "enforceable obligations" of the City's dissolved redevelopment agency, subject to approval by the California Department of Finance (DOF).

The City (as the Successor Agency) understood that the election under Government Code section 65584.3 to transfer former tax increment revenue to HACoLA pursuant to the 2008-2014 Housing Element, constituted an "enforceable obligation." This determination was made in part following consultation with the California Department of Housing and Community Development (HCD), which, in a letter dated September 7, 2012, advised that it viewed the transfer obligation "as ongoing, at least until the next update for housing elements for SCAG jurisdictions, due in October of 2013." HCD also noted in its letter to the City that "Tax increment funds and financing are no longer available for redevelopment activities," which essentially confirmed that the future funding for the Industry Housing Program and thus the housing element option provided under Government Code section 65584.3 would no longer be available.

In response to HCD's direction, the Successor Agency's schedules of enforceable obligations submitted to DOF included transfers of tax increment revenue to HACoLA for Fiscal Years 2011-2012 and 2012-13 for the Industry Housing Program. The Successor Agency did not list any transfer to HACoLA for any subsequent fiscal year. Nevertheless, DOF rejected the inclusion of the proposed transfers to HACoLA, despite the fact that the transfers were based on the City's 2008-2014 Housing Element, which was adopted by the City and certified by HCD based on the housing element option provided under Government Code section 65584.3.

In response to the DOF's rejection of these two years of tax increment transfers for the Industry Housing Program, a coalition of affordable housing groups led by the Southern California Association of Non-Profit Housing (SCANPH) filed a lawsuit against the State challenging DOF's determination. (*Southern California Association of Non-Profit Housing v. State of*

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California, Department of Finance et al., Sacramento Superior Court Case No. 34-2012-80001355.) On September 30, 2013, the trial court ruled that the subject tax increment transfers were not enforceable obligations, and that in adopting the Dissolution Act the Legislature intended to preclude further transfers of tax increment. In January 2014, SCANPH filed a notice that it was appealing the trial court's decision, so a definitive legal ruling on the obligation to transfer to HACoLA tax increment funds for the Industry Housing Program for Fiscal Years 2011-2012 and 2012-2013 will not occur until after the adoption of this update. Accordingly, Program 1 of the element designates this transfer of funds as an ongoing obligation as may be required by state law.

In light of DOF's position and the trial court's ruling in the SCANPH case on the Successor Agency's inability to transfer future tax increment set aside funds to support the Industry Housing Program, it is clear that the City can no longer utilize the housing element option provided under Government Code section 66584.3. Therefore, Industry's 2013-2021 Housing Element is prepared in accordance with the applicable requirements of the Housing Element Law.

1.2 HOUSING ELEMENT ORGANIZATION

The City of Industry 2013–2021 Housing Element is organized to specifically address state law requirements. Chapters 1 through 3 include an introduction, the housing needs assessment, and potential constraints analysis. The housing plan (Chapter 4) includes the goals, policies, and housing programs that will be implemented during the planning period. These components are cross-referenced with relevant statutes of Housing Element Law (Table 1-1).



Table 1-1
Required Housing Element Components

Required Housing Element Component	Code Section	Reference
1. Introduction		
Public participation in the development of the housing element	65583(c)(8)	Section 1.3
Measures to ensure general plan consistency	65583(c)(7)	Section 1.4
Department of Housing and Community Development Review	65585(a)	Section 1.5
2. Housing Needs Assessment		
Documentation and analysis of population characteristics	65583(a)(1)	Section 2.1
Documentation and analysis of household characteristics	65583(a)(2)	Section 2.2
Documentation and analysis of special housing needs	65583(a)(7)	Section 2.3
Documentation of housing characteristics	65583(a)(2)	Section 2.4
Preservation of at-risk housing projects	65583(a)(9)	Section 2.5
3. Analysis of Housing Constraints		
Analysis of potential and actual nongovernmental constraints	65583(a)(6)	Section 3.1
Analysis of potential and actual governmental constraints	65583(a)(5)	Section 3.2
Analysis of energy conservation opportunities	65583(a)(8)	Section 3.2

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**Table 1-1
Required Housing Element Components**

Required Housing Element Component	Code Section	Reference
Analysis of potential and actual constraints for people with disabilities	65583(a)(4)	Section 3.3
Regional housing needs assessment	65583(a)(1)	Section 3.4
Inventory of sites to address the RHNA	65583(a)(3)	Section 3.4
4. Goals, Objectives, Policies, and Programs		
Review of housing element performance	65588(a)(b)(c)	Sections 4
Identification of goals, objectives, and policies	65583(b)(1)	Section 5.1
Identify actions to make available sites	65583(c)(1)	Section 5.2
Assist in the development of housing	65583(c)(2)	Section 5.2
Mitigate or remove governmental constraints	65583(c)(3)	Section 5.2
Conserve and improve the housing stock	65583(c)(4)	Section 5.2
Promote housing opportunities for all persons	65583(c)(5)	Section 5.2
Preserve lower income, assisted housing developments	65583(c)(6)	Section 5.2

Source: California Government Code, 2013.

1.3 PUBLIC PARTICIPATION

Government Code section 65583(c)(6)(B) requires that the City make diligent efforts to solicit participation from all economic segments of the community in the development, adoption, and implementation of the housing element. As part of the development of the 2013–2021 Housing Element, the City of Industry conducted a broad outreach effort to businesses, all residents, housing organizations, and other groups with an interest in housing planning issues to identify needs and programs for the housing element.

The City of Industry engaged the community and stakeholders in the housing element update through the following: 1) public workshops; 2) pre-HCD public hearings; 3) HCD review and comments; and 4) public hearings for adoption. The City also responded to comments as provided by outside advocacy groups. These outreach efforts are described below.

1.3.1 Public Workshop

The City held a public workshop on June 3, 2013, at City Hall to solicit input regarding housing needs and potential implementation programs to address identified needs. Prior to the workshop, the City posted or distributed notices at the City Hall, three Fire Stations, and the El Encanto Healthcare Center, and published a notice in the *San Gabriel Valley Tribune*. In addition, the City distributed an advertisement and notification in the “City of Industry News,” which is produced by the Industry Manufacturers Council and sent to every business and household in the city (Appendix B). The housing element public workshop was duly noticed and residents, nonprofit groups, and local governments were invited to attend, participate, and provide comments or questions. Groups that were sent notices included:

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- Los Angeles County Housing Authority (HACoLA)
- Southern California Association of Non-Profit Housing
- Los Angeles Housing Partnership
- Habitat for Humanity of Greater Los Angeles
- Los Angeles Neighborhood Housing Services
- El Encanto Healthcare Center
- Neighboring local governments

The public workshop included a synopsis of housing needs in Industry, potential constraints to meeting those needs, and description of goals, policies, and programs to be implemented over the duration of the planning period. This was followed by an open question and answer period. Several residents attended the June 3, 2013, workshop and offered comments. Residents asked whether additional housing for special needs group would be built on the large parcel adjacent to the El Encanto Healthcare Center. Comments were made about the housing rehabilitation grant program and residential care facilities to be permitted by-right. Additional comments were made regarding the City's plans for a housing replacement policy. Attendees did not make recommendations for proposed housing policies and programs.

1.3.2 Public Hearings

The City held two public hearings on June 11, 2013, at City Hall before the Planning Commission and City Council to solicit from the community input on housing needs in the City. These public hearings also offered an opportunity for the public and civic leaders to review and comment on housing programs so that changes could be incorporated into the draft Housing Element prior to sending the draft to the California HCD for their review and comment.



Prior to the workshop, the City posted or distributed notices at the City Hall, three Fire Stations, and the El Encanto Healthcare Center, and published a notice in the *San Gabriel Valley Tribune* and on the City's website. Notices for the public workshop and public hearings are referenced in Appendix B. The housing element public hearing was duly noticed and residents, nonprofit groups, and local governments were invited to attend, participate, and provide comments or questions. The City also sent notices to:

- Los Angeles County Housing Authority (HACoLA)
- Southern California Association of Non-Profit Housing
- Los Angeles Housing Partnership
- Habitat for Humanity of Greater Los Angeles
- Los Angeles Neighborhood Housing Services
- El Encanto Healthcare Center
- Neighboring local governments

In addition to these efforts, the City prepared a notice of availability of the draft housing element for public review, emailed the draft housing element to agencies requesting a copy, and then displayed the draft housing element on the City's website prior to the public hearing.

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The July 13, 2013, workshops before the Planning Commission and City Council followed the same format as the public workshops. Representatives from HACoLA and Southern California Association of NonProfit Housing (SCANPH) also attended. On July 10, Public Counsel and the Public Interest Law Project submitted a comment letter. SCANPH also addressed the City Council regarding concerns over the City of Industry's tax increment funds, the status of the housing element option, and the Legislature's elimination of redevelopment agencies.

1.3.3 Responses to Comments

During the preparation of the draft 2013–2021 Housing Element update, the City of Industry received comments, including correspondence from HCD on October 11, 2013 (Appendix C). The 2013–2021 Housing Element, as revised, responds to the letters received, HCD comments, and resident comments about the analysis, goals, policies, and housing programs. Specifically, the revised housing element contains the following changes:

- **Needs Assessment:** including an expanded discussion of accomplishments from the housing element and analysis of special needs groups, particularly people who are homeless, disabled, and/or lower income;
- **Constraints Analysis:** including various technical clarifications necessitated during the update of the housing element to address potential government constraints to the development, improvement, and conservation of housing;
- **Site Inventory:** including the identification of sites for the Housing Overlay Zone that can accommodate the City's RHNA as well as the demonstration of the feasibility of residential development on identified sites within the Housing Overlay Zone; and
- **Housing Programs:** including a Housing Overlay Zone¹, standard review process for residential development, Zoning Code amendment to address SB 2 and residential care facilities, energy conservation, and other clarifications required by state law.

On January 3, 2014, the City of Industry received a final letter from HCD (Appendix C) indicating that the revised housing element complies with state housing element law when the revisions are adopted and submitted to HCD pursuant to Government Code section 65585(g).

1.3.4 Public Hearings for Adoption

Following HCD review, the 2013–2021 Housing Element was scheduled for public hearing and consideration for adoption. The City of Industry Planning Commission reviewed the draft 2013–2021 Housing Element at its duly noticed public hearing on January 30, 2014. The draft housing element was sent to the required agencies and posted on the City's website prior to the public hearing. The City of Industry City Council reviewed and adopted the 2013–2021 Housing Element at its duly noticed public hearing on February 11, 2014.

¹ The Southern California Association of Governments officially assigned Industry a RHNA of zero. However, the California Department of Housing and Community Development later changed that allocation due to the loss of the exemption option in Housing Element Law as described in Section 1.1 and Section 3.4.1 of this Housing Element.

1.4 GENERAL PLAN CONSISTENCY

The general plan is the City of Industry's long-term plan for achieving its vision as the employment and commerce hub for the San Gabriel Valley and Los Angeles metropolitan area. The Industry General Plan is being updated to address new statutory requirements and to improve alignment to reflect the City's vision for the future. The draft General Plan contains five elements: land use, circulation, resource management (open space and conservation), safety (includes safety and noise), and housing.

The housing element is consistent with the following applicable requirements:

- **General Plan Consistency.** A general plan consistency analysis was completed to ensure the 2013–2021 Housing Element goals, policies, and programs are consistent with the existing 1971 City of Industry General Plan and the revised general plan slated for adoption in 2014. The City will maintain consistency between the general plan elements by ensuring that proposed changes in one element will be reflected in other elements when amendments of the general plan are proposed or required.
- **Water and Sewer Services.** The City's water is supplied by six water agencies: La Puente Valley County Water District, Rowland Water District, San Gabriel Valley Water Company, Suburban Water Systems, Walnut Valley Water District, and City of Industry. Sewer service is provided by the Sanitation Districts of Los Angeles County. The City transmitted the housing element to each agency prior to adopting it so that growth projections could be incorporated in each agency's master plans.
- **Safety and Conservation Elements.** As required by Government Code section 65302, local governments must amend the safety and conservation elements of the General Plan to include analysis and policies for flood hazard and management information upon the next revision of the housing element on or after January 1, 2009. The City of Industry has revised and updated the draft General Plan slated for adoption in 2014 and associated mapping of hazards as required by state law.
- **Disadvantaged Unincorporated Communities (DUC).** State law requires an analysis of DUCs within the City's sphere of influence. Should a DUC be found, the City is required to amend the land use element to improve and coordinate planning activities to address service and infrastructure issues in DUCs as addressed in the General Plan. The Los Angeles Local Area Formation Commission reports several unincorporated areas within the City's sphere, but these areas have only 9 units. Because this number is below the statutory threshold, the City is exempt from this legislative requirement.
- **California Department of Housing and Community Development (HCD).** The 2013–2021 Housing Element was reviewed by HCD and changes were made to ensure full compliance with applicable statutory requirements of the Housing Element Law. The Housing Element adopted on February 11, 2014 is in full compliance with regulations.



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2 Housing Needs Assessment

The housing needs assessment chapter provides the context necessary to formulate policies and programs in the housing element to appropriately address the City’s housing needs. This section describes the population trends and characteristics, household and housing characteristics, housing conditions and special needs groups.

2.1 POPULATION CHARACTERISTICS

2.1.1 Population, Household, and Housing Estimate

In 2010, the City of Industry had an estimated population of 463 residents, which is double the 219 residents indicated by the Census. This difference is due to a Census Bureau undercount. In the 2000 Census, the population was recorded at 777, but the estimate incorrectly included surrounding unincorporated area. In 2010, the Census used the correct boundaries, but did not include the El Encanto Healthcare Center. The same issue occurred with the housing unit count, although to a lesser degree. The 2010 Census recorded 71 units, which was more accurate than the 124 units recorded in 2000, but still higher than the actual number of units.

For this Housing Element, several adjustments were made to population and housing counts. The City’s population is derived by adding the Census count of 219 residents and the maximum capacity for the 244-bed El Encanto Healthcare Center. City staff also conducted a detailed parcel-level survey and counted 58 independent housing units and 1 group quarter. The combined total of 59 housing units and 463 residents more accurately reflects the population and housing characteristics within Industry. In Table 2-1, the third column, “Revised 2010 Count,” contains the baseline figures used in the 2013–2021 Housing Element.



**Table 2-1
Population, Household, and Housing Estimate**

	2010 Census	Revised 2010 Count
Population	219 ¹	463
Living in Households	214 ¹	219 ¹
Living in Group Quarters	5 ¹	244 ³
Households	69 ¹	58 ²
Housing Units	71 ¹	58 ²

¹ U.S. Census, 2010.

² City of Industry Housing Condition Survey, 2012.

³ California Office of Statewide Health Planning and Development, 2010.

2. Housing Needs Assessment

2.1.2 Population Characteristics

The City of Industry's population includes residents who reside in homes and institutionalized group quarters. For residents living in housing units, nearly half are young adults and children, 42% are in the prime working years (35–64), and 10% are seniors (Census 2010). However, when the El Encanto Healthcare Center is included, the City's age distribution is much older due to El Encanto's senior residents. When considering El Encanto, seniors make up 43% of City residents (OSHPD 2010). Moreover, two-thirds of the senior population who live in the El Encanto Healthcare Center are 75 years and older.

With respect to race and ethnicity, Hispanics are the largest group (45%), followed by Whites (38%), Asians (11%), and African Americans (5%). Approximately 33% percent of residents speak a language other than English at home, primarily Spanish. This distribution has changed relatively little over the decade. The overall race and ethnic distribution is relatively the same for persons living in housing units versus group quarters, with the exception of African Americans, whose representation is significantly higher in El Encanto than in the general population of the City. Table 2-2 summarizes population characteristics of Industry residents.

Table 2-2
Population Characteristics

Age Group	Residing in Housing Units	Residing in El Encanto Facility	Total Residents	Percent of Total by Group
Children (<18 years)	59	0	59	13%
Young Adults (ages 18 to 34)	45	0	45	10%
Middle Adults (ages 35 to 64)	93	66	159	34%
Senior Citizens (65 and older)	22	178	200	43%
TOTAL	219	244	463	100%
Race and Ethnicity				
White	83	95	178	38%
Hispanic	115	94	209	45%
Asian/Pacific Islander	18	34	52	11%
African American	1	22	23	5%
All Others, including Multiracial	2	0	2	0%
TOTAL	219	244	463	100%

Sources: U.S. Census, 2010; Office of Statewide Health Planning and Development, 2010.

Note: The 2010 Census inaccurately recorded El Encanto Healthcare Center as outside the City of Industry's boundaries, although it has been in the City since its incorporation. Therefore, it was necessary to determine the characteristics of residents living in this facility, scale that estimate up to reflect maximum occupancy, and add it to the number of people living in housing units.

2. Housing Needs Assessment

2.2 HOUSEHOLD CHARACTERISTICS

2.2.1 Household Type and Size

Household characteristics refer to the type and number of people living in a home. Different types and ages of families have different housing needs, and these housing needs often change over time as residents' age and families change. Younger families tend to look for startup homes, families with children look for larger homes, and seniors tend to seek smaller housing units that are easier to afford and maintain. Although household type does not play as great a determinant of housing need in Industry, changes in household characteristics might affect the need for room additions, consolidations, and other home improvements.

The 2010 Census surveyed household characteristics of residents, and these counts were adjusted to match the current number of households in the community. The majority of households are married couples with children (54%), followed by single parents or related individuals living together (23%), single people (17%), and all others (6%). These statistics are not uncommon for communities in California. With respect to household size, 17% of Industry's households have one member, 62% have two to four members, and 20% have five or more members. Table 2-3 is a summary of the characteristics of Industry's households.

**Table 2-3
Household Characteristics**

<i>Household Type</i>	<i>2010 Census</i>		<i>Revised Count</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Families with own Children	27	54%	31	54%
Other Families	16	23%	13	23%
Single-Person Household	12	17%	10	17%
Unrelated Individuals	4	6%	4	6%
TOTAL	69	100%	58	100%
<i>Household Size</i>				
One person	12	17%	10	17%
Two person	18	26%	15	26%
Three person	10	14%	9	14%
Four person	15	22%	13	22%
Five or more	14	20%	11	20%
TOTAL	69	100%	58	100%

Source: U.S. Census, 2010; City of Industry Housing Condition Survey, 2012.

Note: Household characteristics were determined by taking the 2010 Census Bureau distribution of household characteristics for 71 households (which extends beyond the City's boundary) and applying it to the actual 58 households living in Industry.



2. Housing Needs Assessment

2.2.2 Economic Characteristics

According to the Census, the median household income is \$49,000 in Industry, a figure which is approximately 7% lower than the County of Los Angeles average of \$53,000. The State of California and federal government examine housing needs of households of different sizes across the nation according to five income categories set forth in the Comprehensive Housing Affordability database (a special extract of the ACS that adjusts income for household size). These thresholds are as follows:

- Extremely low income households: up to \$24,850
- Very low income households: up to \$41,400
- Low income households: up to \$66,250
- Moderate income households: up to \$75,600
- Above moderate income: above \$75,600

Table 2-4 presents household income statistics in Industry. According to the 2006-2010 CHAS, 14% are very low income households, and 6% are low income households, 19% are moderate income households, and 54% are above moderate income households.

Table 2-4
Household Income Characteristics

<i>Income Ranges</i>	<i>2006-2010 ACS</i>		<i>Revised Count</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Less than \$25,000	0	0%	0	0%
\$25,000 to \$49,999	15	21%	12	21%
\$50,000 to \$74,999	18	25%	15	25%
\$75,000 to \$99,999	14	20%	11	20%
\$100,000 and above	24	34%	20	34%
TOTAL	71	100%	58	100%

<i>Income Category</i>		<i>2006-2010 ACS</i>		<i>Revised Count</i>	
		<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Extremely Low	(< 30% of CMI)	0	0%	0	0%
Very Low	(31 to 50% of CMI)	10	14%	8	14%
Low	(51 to 80% of CMI)	4	6%	3	6%
Moderate	(81 to 120% of CMI)	19	19%	16	19%
Above Moderate	(120%+ of CMI)	38	54%	31	54%
TOTAL		71	100%	58	100%

Source: American Community Survey, 2006–2010.

Note: The household income distribution was based on a larger sample of households living in and around the City as recorded by the 2006-2010 CHAS and ACS. The City's income distribution was determined by proportionally adjusting the larger survey of 71 households to the 58 households in Industry. Moderate and above moderate income households were derived from the CHAS.

2. Housing Needs Assessment

2.3 SPECIAL NEEDS CHARACTERISTICS

The Housing Element Law requires an assessment of “special needs” households, including seniors, large households, female-headed households, disabled persons, homeless persons, and farmworkers. This section discusses each special need group in the City, the services and programs available to them, and the housing projects funded by the City of Industry through its tax increment funds allocated to the Los Angeles County Housing Authority.

2.3.1 Seniors

Seniors over the age of 65 have special housing needs due to their lower, fixed incomes, physical disabilities, or dependence needs. The 2010 Census reported that 12 senior households (22 seniors) lived in independent housing units in Industry. Another 200 seniors lived in institutional quarters, namely the El Encanto Healthcare Center. Of the 12 senior householders, 8 owned their homes and 4 rented. All senior households that owned or rented housing earn low, moderate, or above moderate incomes. However, since the Census Bureau incorrectly omitted El Encanto, the income levels of its senior residents remain unknown.

The housing needs of seniors are often due to their age or level of income upon retirement. The most common issue is the need for repairs or modifications to housing. Lower income seniors may need funding to make repair to their homes. The City’s Housing Rehabilitation Grant Program provides homeowners, including seniors, with grant funding for home improvements, including those that help seniors live more independently, such as ramps, interior home modifications, and others. Up to \$15,000 is available in grants once every five years. Currently, most of the City of Industry’s housing stock is in relatively good condition.

Seniors also have access to several senior centers located in adjacent communities within approximately two miles of the City of Industry. These include the La Puente and Rowland Heights Senior Centers. Industry residents can also visit a low-cost health clinic operating in neighboring La Puente. Transportation alternatives can benefit Industry’s senior and older adult population as well. With respect to transportation, Industry seniors can take Dial-A-Ride, a door to door paratransit service that offers low cost transportation options for seniors. Foothill Transit and other transit providers also give discounts to seniors who use public transit.

2.3.2 Farmworkers

Farmworkers are a special need group due to limited income and lack of affordable housing. Although at one time agricultural uses were present, Industry is now urbanized and only a few acres of farmland are leased out in the community. There is therefore no present need for farmworker housing because no residents are employed in agricultural, forestry, fishing, and/or mining related occupations within the community. There are also no food processing or agricultural-based industries in the City that employ farmworkers. The City has historically contributed a significant portion of housing set-aside funds to the county for the production of affordable housing that is eligible for lower income renters (see Appendix C).



2. Housing Needs Assessment

2.3.3 Families with Children

Families with children, in particular large families and female headed households, are called out as special housing needs group under California Housing Element law. These groups are defined as special housing need groups because of the difficulty of securing affordable and appropriately sized housing accommodations and services within communities.

Subgroups of special needs include:

- **Large Families.** The 2010 Census reported that Industry was home to 11 households (20% of all households) with five or more members, of which 6 rented and 5 owned housing. These households typically have more difficulty finding large enough housing that is affordable. Information about the income distribution of large households or particular housing problems is not available from recent census records.
- **Female-Headed Households.** Female-headed households require special consideration because of their increased need for affordable housing and accessible day care. Female-headed households with children often have lower incomes that limit their housing options and access to support services. In 2010, the City was home to 7 female-headed households, of which 1 included related children. The 2010 Census does not identify the number of lower income female-headed households.

Large families, female-headed families, and particularly lower income families are in need of an enhanced level of services. These services may include income support, children services, health care, and affordable transportation. With respect to social services, the County of Los Angeles has offices located in Flair Park in El Monte, adjacent to Industry's western boundary. The County offers general relief, food stamps, child care, employment training, and services used by income-eligible households. An affordable low cost clinic operated by the County is also located in adjacent La Puente. Transportation services are offered by Foothill Transit.

The City's housing stock has ample large-family housing (more than half have three or more bedrooms) that can accommodate larger families. With respect to affordable housing services, income-qualified City residents can obtain housing vouchers to rent affordable housing in Los Angeles County where vouchers are accepted. Income eligible households may also receive a wide range of public assistance and social services through the County of Los Angeles. As mentioned above, the City is located near a County of Los Angeles Social Services Department office, where assistance for families can be secured.

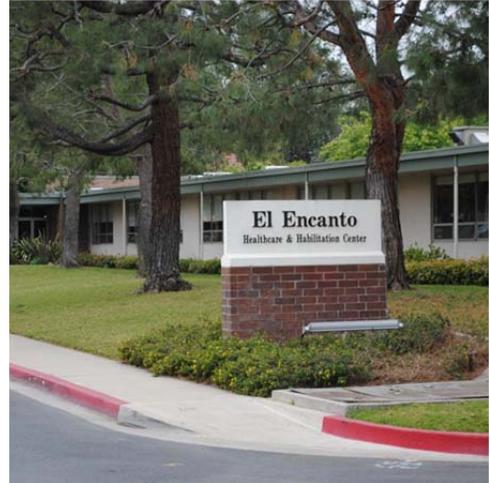
The City of Industry has made it a priority to give back to its residents and the surrounding communities that are home to a majority of the City's employees. The City actively supports education- and community-building programs such as the Sheriff's Department Youth Activities League, Boys and Girls Club, student scholarships, 999 sponsorships, donations to nearby educational institutions, job fairs, and training programs; as well as its design review process that minimizes negative impacts. These types of efforts help to serve local families.

2. Housing Needs Assessment

2.3.4 People with Disabilities

Physical and developmental disabilities can hinder access to traditional housing, limit one's ability to earn adequate income, and also result in housing overpayment. According to the U.S. Census, about 33% of Industry households have a member with a disability. When applied to Industry, there may be up to 19 households that have a disabled member. The Regional Center does not estimate the developmental disability population in Industry, because its records are based on zip codes. But if the national estimate of 2% is applied locally, up to 4 people in Industry would have a developmental disability.

People with disabilities, including developmental, have significant housing needs. The Comprehensive Housing Affordability Strategy, a special census publication, reports that 75% of households with a disabled member experience housing overpayment, overcrowding, or substandard housing. Due to the quality of the housing stock in Industry and age of residents, the primary housing problem is overpayment. People with disabilities may also need specialized housing, including affordable residential care facilities described below. For disabled people living in independent housing, residents may also benefit from renovations that improve accessibility of their homes.



El Encanto Health Care Center

The City of Industry continues to support housing opportunities for residents with disabilities and seniors. With respect to housing, the City of Industry provides financial support to the El Encanto Healthcare Center, which provides assisted living for senior and/or disabled residents—all whom are extremely low, very low, or low income households. As of 2010, the Center reports that 155 beds are for general skilled nursing and 89 beds are reserved for residents with developmental disabilities. The Center has not reached full occupancy, so additional capacity is available for people with developmental disabilities.

With respect to services, two local senior centers provide information and access to services. Access Services provides low cost paratransit services to pick up or drop off riders to or from any location within $\frac{3}{4}$ of a mile of any of the County's fixed bus routes or Metrolink station. Industry also offers grants to improve the accessibility of a home to accommodate the needs of a disabled person. Eligible accessibility improvements include exterior improvements (e.g., ramps, curb cuts, etc.) or interior improvements (e.g., grab bars and other accessories). For modifications requiring a building permit, the Planning Director can approve home modifications costing up to \$75,000 over the counter without a public hearing.

For the 2013–2021 planning period, the Housing Element includes Program 6 for a revision to the Industry Municipal Code that will: 1) allow residential care facilities serving six or fewer clients in all zones where residential uses are allowed; and 2) allow residential care facilities serving seven or more clients with an approved conditional use permit in the Institutional Zone.



2. Housing Needs Assessment

2.3.5 Homeless People

In 2013, the Los Angeles Homeless Service Agency (LAHSA) reports 4,444 homeless people reside in Service Planning Area 3 (SPA 3) or the San Gabriel Valley. LAHSA's count excludes Pasadena and Glendale, which collectively have 1,100 homeless people. Currently 69% of homeless people in SPA 3 are unsheltered. According to LAHSA, 88% of homeless people are single adults, 11% family members, and 1% unaccompanied youth. In most cities, the number of homeless people is well below 1% of the general population. If a liberal estimate of 1% were applied in Industry, it would yield an estimate of 4 to 5 people. This estimate is higher than the County Sheriff's Department and Code Enforcement reported observations in the City.

The City of Industry's relatively few homeless people (compared to more urban communities) has not historically warranted an aggressive response. As the City contains commercial and industrial uses, most service agencies typically locate near more populated regions where homeless people frequent. Although the City has relatively few homeless people, the City's historic role has been more regional in nature—in terms of providing housing funds to HACoLA. Through this program, the City of Industry has financed the development of more than 350 housing units for homeless people, more than 350 units for emancipated foster and transitional youth, more than 100 units for households experiencing domestic violence, and more than 1,200 units for people with mental illness and residents living with HIV/AIDS since 1992 alone.

People who are homeless have access to a variety of services in nearby communities. The East San Gabriel Valley Coalition for the Homeless, located in the adjacent community of Hacienda Heights, is an interfaith non-profit organization serving homeless people in the region. The Coalition works with a range of public agencies (including cities), private organizations, foundations, and ecumenical groups in the community to serve the needs of the homeless and those at risk of homelessness. The Coalition partners with Azusa Pacific University for nursing services. A wide variety of employment and other services are provided as well.

The Coalition is known for its Winter Shelter program, which is open from the month of December through mid-March. The Coalition contacts and arranges for the different church sites for a two-week stay and transports the clients to each site. On the east side of the City of Industry near Pomona, several additional service agencies are also active. This includes Foot Family Shelter and Pomona Valley Inland Council of Churches. The City of Pomona is also a recipient of federal emergency shelter grant funds and other financial resources to address the needs of homeless people in the immediate area, which includes the City of Industry.

As homelessness is a regional issue requiring multijurisdictional efforts, the Legislature adopted Senate Bill 2 (which became effective in 2008). This legislation mandated that all cities adopt zoning code amendments to allow opportunities for at least one year round emergency shelter. Furthermore, all cities must allow for transitional housing and permanent supportive housing in all zones allowing residential uses. Such uses must be treated like any other residential uses of the same type in the same zone. In accordance with state law, the Housing Element includes Program 8 to address the requirements of Senate Bill 2.

2. Housing Needs Assessment

Housing for Special Needs Groups

The City of Industry has directly funded numerous housing opportunities for special needs households living throughout the San Gabriel Valley and Los Angeles metropolitan area. The City has dedicated more than \$240 million to assist 29 cities in building approximately 8,700 units of affordable housing, of which 6,700 are deed-restricted affordable units. To date, City of Industry funds have been leveraged with other funds—totaling \$1.5 billion—to finance the production of affordable housing for income qualified and special needs groups.

To date, 29 cities have taken advantage of Industry Housing Program funds to produce affordable and special needs housing within their community. Table 2-5 shows all the special needs housing projects funded by the City of Industry.

Table 2-5
Special Needs Housing Funded by City of Industry

<i>Household Type</i>	<i>Total Housing Units*</i>	<i>Housing Units Assisted</i>	<i>City of Industry Funds (in millions)</i>	<i>Leveraged Funds (in millions)</i>	<i>Total Funds (in millions)</i>
Developmentally Disabled	156	114	\$6.1	\$23.3	\$29.4
Transitional Youth	241	56	\$7.1	\$80.7	\$87.8
Emancipated Youth	109	107	\$5.1	\$17.7	\$22.8
HIV/AIDS	390	311	\$14.0	\$42.5	\$56.5
Domestic Violence	101	101	\$2.2	\$4.4	\$6.6
Homeless	355	278	\$8.9	\$43.1	\$52.0
Mental Illness	1,212	711	\$42.7	\$252.9	\$295.6
Multifamily	2,690	2,412	\$65.3	\$620.7	\$686.0
Senior	2,875	2,173	\$41.0	\$376.1	\$417.6
Single family	530	320	\$16.0	\$53.2	\$69.2
Other/Mixed	118	116	\$4.4	\$28.0	\$32.4
TOTAL	8,790	6,712	\$212.7	\$1,542.5	\$1,755.3

Source: Los Angeles Community Development Commission, 2012.

Notes: Totals are estimates and include: funds awarded for housing projects completed and in progress. Final totals may vary depending on whether housing projects proceed to full completion. Total units assisted refer to the units assisted through City of Industry funds. Projects in the other/mixed category and others may address the needs of multiple special needs populations.

* Assisted units refer to those with affordability covenants placed upon them as a condition of funding.



2. Housing Needs Assessment

2.4 HOUSING CHARACTERISTICS

2.4.1 Housing Type

During the past 15 years, the number of housing units has gradually declined, from 71 units in 1998 to 65 housing units in 2006, and 59 housing units in January 2012. These recent changes largely resulted from the demolition of five dilapidated caretaker quarters by the property owner when the former horse auction/rodeo use was demolished. During the past decade, the tenure of homes has remained constant; one-third of households own housing and two-thirds of households rent housing. The vast majority of homes in Industry are two- and three-bedroom units, except for the El Encanto facility. Table 2-6 compares the types and tenure of housing units in the City in 2006 and 2012.

Table 2-6
Housing Unit Characteristics

<i>Unit Type</i>	<i>2006</i>		<i>2012</i>	
	<i>Number of Units</i>	<i>Percent of Units</i>	<i>Number of Units</i>	<i>Percent of Units</i>
Single-Family Units	48	74%	46	80%
Mobile Home Units	9	14%	4	7%
Duplex Units	6	9%	6	10%
Group Quarters	2	3%	2	3%
TOTAL	65	100%	58	100%
<i>Tenure</i>				
Owner Occupied	22	34%	20	34%
Renter Occupied	43	66%	38	66%
TOTAL	65	100%	58	100%
<i>Bedrooms</i>				
1	2	3%	2	3%
2	30	47%	27	47%
3	23	35%	20	35%
4 or more	10	16%	9	16%
TOTAL	65	100%	58	100%

Source: City Housing Conditions Survey, 2012; American Community Survey, 2006–2010.

Note: The 2006 and 2012 housing unit count by type was based on the 100% housing survey conducted by City of Industry. The bedroom and tenure mix for both 2006 and 2012 were derived from applying the percentage distribution of units by bedroom and tenure mix from the 2006–2010 American Community Survey to the City's housing unit count.

2. Housing Needs Assessment

2.4.2 Housing Conditions

City staff conducted a visual survey to identify the condition of housing, assess the need for repair and rehabilitation, and develop a coherent programmatic response. The methodology for evaluating housing conditions was based on the visual examination of the exterior attributes of each structure. A rating was assigned to components of homes (e.g., roofing, pavement, foundation, etc.) and an overall rating of the property was assigned.

Ratings are defined as follows:

- **Sound Condition (1).** The structure is sound in quality. Although the features of a home may be older, there are no apparent signs of wear or deterioration.
- **Good Condition (2).** The structure shows signs of minor wear or deterioration. No immediate attention to wear or deterioration is necessary, but may need future attention.
- **Moderate Condition (3).** The structure shows moderate signs of wear or deterioration. Future repairs will likely be necessary.
- **Poor Condition (4).** The structure shows substantial signs of wear or deterioration, which may affect health and safety of residents. Repairs are necessary.
- **Dilapidated (5).** The structure has major signs of deterioration. May not be suitable for habitation. Major renovation is necessary and repairs may not be feasible.



Shown below in Table 2-7, 90% of the housing stock is in sound condition, with a small number in need of minor repair or maintenance. Although some homes could benefit from modernization, the vast majority of homes are structurally sound and well maintained. Appendix D contains the specific results of the housing survey by unit.

**Table 2-7
Housing Conditions Survey Summary**

Unit Type	Number	Sound	Exterior Condition			
			Minor	Moderate	Poor	Dilapidated
Single-Family	47	44 (94%)	3 (6%)	0 (0%)	0 (0%)	0 (0%)
Duplex	6	4 (67%)	2 (33%)	0 (0%)	0 (0%)	0 (0%)
Mobile Homes	4	3 (75%)	0 (0%)	0 (0%)	0 (0%)	1 (25%)
Group Quarters	1	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
TOTAL	58	52 (90%)	5 (9%)	0 (0%)	0 (0%)	1 (1.5%)

Source: City of Industry Housing Conditions Survey, 2012.

Note: The survey covered every housing unit in the community except El Encanto Healthcare Center since it is a multiunit structure and inspected by the Office of Statewide Health Planning and Development according to different criteria than single-family housing.

2. Housing Needs Assessment

2.4.3 Housing Costs

Approximately 20 of the 58 households living in Industry own their homes. Table 2-8 shows housing values reported by the homeowner, which are typically not equal to the sales prices. In the City of Industry, the median value of a home was reported as \$366,700 in the 2010 Census. Of the 20 owner-occupied units, eleven households have a mortgage, and for those homeowners, the average selected monthly housing costs are more than \$2,000 a month, which is not uncommon in the Gabriel Valley. For the nine homeowners without a mortgage, the average household spends about \$300 in monthly ownership costs.

An estimated 38 of the 58 households living in Industry rent a home. These percentages are similar to the greater Los Angeles metropolitan region. Table 2-8 summarizes home values and rents for housing in the City of Industry. Rental housing is relatively more affordable in the City of Industry than other communities in the San Gabriel Valley. The median gross rent for a single-family residence is only \$819 in 2010 dollars, which is more affordable than homes in the San Gabriel Valley. Gross rent includes not only the contracted or monthly rent, but normal utilities not paid by rent, such as electricity, water, and other similar charges.

**Table 2-8
Housing Values and Rents**

	<i>American Community Survey</i>		<i>Revised Count</i>	
	<i>Housing Units</i>	<i>Percentage</i>	<i>Housing Units</i>	<i>Percentage</i>
Reported Value				
Under \$200,000	0	0%	0	0%
\$200,000 to \$299,999	0	0%	0	0%
\$300,000 to \$499,999	18	75%	15	75%
\$500,000 to \$999,999	0	0%	0	0%
\$1,000,000 or more	6	25%	5	25%
TOTAL	24	100%	20	100%
Reported Rents				
Under \$300	0	0%	0	0%
\$300 to \$499	2	2%	2	2%
\$500 to \$749	1	2%	1	2%
\$750 to \$999	40	94%	33	94%
\$1,000+	2	2%	2	2%
TOTAL	45	100%	38	100%

Source: American Community Survey, 2006–2010.

Note: The value of homes was determined by applying the distribution of home values as of the 2010 Census to the number of owner occupied homes according to the City's housing unit count. Since 34% of all homes are owned, the total number of owned homes is determined by multiplying 34% times 58 occupied units to equal a total of 20 owner-occupied units in 2010.

2. Housing Needs Assessment

2.4.4 Housing Affordability

The ability to afford housing is a fundamental concern for every family and directly affects quality of life as households set aside income for necessities of life (e.g., food, childcare, autos expenses, and the like). The inability to afford adequate housing may lead to a number of undesirable situations, including multiple families sharing one home; overextension of a household's financial means for housing; and premature deterioration of housing due to the inability to afford maintenance. Housing overpayment places households in an otherwise precarious position and can even lead to homelessness in some cases.

Table 2-9 shows the maximum amount that an average two- or four-person family of different income levels could afford for a home under various financial and housing cost standards. Based on the median home sales price of \$366,000 in Industry (see Table 2-8), a moderate income household with at least 10% down payment could just afford to purchase a home. This is common for cities across southern California. That same household could afford \$2,268 for a rental unit—well above the median of \$800 to \$900 in rent for single-family homes in Industry. In fact, rents in Industry are also affordable to some lower income households as well.

Table 2-9
Affordable Home Purchase Price and Rents

<i>Income Category</i>	<i>Percent of Area Median Income</i>	<i>Maximum Household Income¹</i>	<i>Maximum Affordable Price²</i>	<i>Maximum Affordable Rent³</i>
Four-Person Family				
Extremely Low	< 30%	\$25,300	\$83,000	\$567
Very Low	31% to 50%	\$42,150	\$144,000	\$945
Low	51% to 80%	\$67,450	\$236,000	\$1,512
Moderate	81% to 120%	\$77,750	\$360,000	\$2,268
Two-Person Family				
Extremely Low	< 30%	\$25,300	\$64,000	\$354
Very Low	31% to 50%	\$42,150	\$114,000	\$656
Low	51% to 80%	\$67,450	\$187,000	\$1,110
Moderate	81% to 120%	<u>\$77,750</u>	<u>\$286,000</u>	<u>\$1,715</u>

Source: The Planning Center | DC&E, 2013.

Notes:

¹ Household size of four persons. Maximum income limits are established by the Department of Housing and Community Development according to area median income (AMI).

² Maximum affordability payment for the purchase of a single-family residence is based on a mortgage with the following terms: 10% down payment, 30-year loan at an interest rate of 5% with standard assumptions for miscellaneous housing costs. Affordability for home ownership is calculated at 35% of income, because mortgage payments are tax deductible.

³ The maximum affordable payment for a rental unit (single-family residence) is based on the following assumptions: 30% ratio between housing costs and household income, not including a utility allowance.



2. Housing Needs Assessment

2.4.5 Housing Problems

“Housing problems” is a term used by the federal and state government to describe the extent to which households are overpaying for housing, overcrowding into a smaller housing unit, or living in a unit which has an incomplete kitchen or incomplete plumbing facilities. Definitions for overpayment and overcrowding in Industry are described below and in Table 2-10.

- **Overpayment:** refers to a housing situation where the household spends more than 30% of monthly income toward housing costs. Severe overpayment refers to spending more than 50% of monthly income toward housing costs.
- **Overcrowding:** refers to a housing situation where there are more household members than habitable rooms in a home. Severe overcrowding refers to more than 1.5 persons per habitable room in a home.

According to the 2006—2010 ACS or CHAS, 50% of homeowners and 0% renters overpaid for housing, and 38% of owner households and 0% renter households lived in overcrowded conditions. However, five substandard homes were demolished in 2010 and these units were widely believed to also be overcrowded or severely overcrowded. With the demolition of these units, the percentage of overcrowding in owner-occupied housing has significantly declined.

Table 2-10
Housing Overpayment and Overcrowding

<i>Cost Burden</i>	<i>Owner-Occupied Units</i>		<i>Renter-Occupied Units</i>	
	<i>Number of Households</i>	<i>Percent of Total</i>	<i>Number of Households</i>	<i>Percent of Total</i>
No Overpayment (<30%)	14	50%	44	100%
Moderate Overpayment (30–49%)	4	14%	0	0%
Severe Overpayment (50% or more)	10	36%	0	0%
TOTAL	28	100%	44	100%
<i>Persons per Room</i>				
No Overcrowding (1.0 persons or less)	15	62%	47	100%
Moderate Overcrowding (1.01–1.50)	0	0%	0	0%
Severe Overcrowding (1.51 or more)	9	38%	0	0%
TOTAL	24	100%	47	100%

Source: Comprehensive Housing Affordability Strategy Database; ACS 2006-2010.

Note: Household overpayment and overcrowding is derived from the 2006–2010 ACS. The ACS records a total of 71 households in the City of Industry, versus the City’s actual count of 58 households based on a 100% count of its housing units. Because the two totals are similar, the ACS totals are not adjusted downward to match the actual number of households in the City.

2. Housing Needs Assessment

2.4.6 Housing Needs of Lower Income Households

For most communities in southern California, housing problems (e.g., overpayment, overcrowding, and/or substandard housing) tend to be more prevalent among lower income households, certain special needs groups, and renters. This is because these subgroups tend to have less household income to afford appropriately sized housing and therefore overpay or double up to be able to afford suitable housing. This presumption does not hold true in Industry due to the lower relative cost of housing relative and income of residents.

Table 2-11 below shows data taken from the 2006-2010 Comprehensive Housing Affordability Strategy, which is the latest available survey of housing overpayment and overcrowding. The data is based on household income data from the American Community Survey consistent with the methodology used by the Department of Housing and Urban Development and the Department of Housing and Community Development for housing need purposes. Substandard housing estimates were discussed earlier in Section 2.4.2 of this element.

As shown below, 10 households earning lower income overpaid for housing or experienced a housing problem (e.g., overpaying, overcrowding, or substandard housing). The City already has programs to help homeowners maintain housing through utility rebates offered by Edison and housing rehabilitation grants of up to \$15,000 for home repairs. Section 2.3 of this housing element also describes a variety of services for special needs groups in the community.



Table 2-11
Housing Problems for Lower Income Households

<i>Household Income Level</i>	<i>Number of Renters</i>	<i>Number of Owners</i>	<i>Total Households</i>
Extremely low income	0	0	0
Percent Overpaying for Housing	0%	0%	0%
Percent with any housing problem	0%	0%	0%
Very Low income	0	10	10
Percent Overpaying for Housing	0%	100%	10
Percent with any housing problem	0%	100%	100%
Other Low income	4	0	4
Percent Overpaying for Housing	0%	0%	0%
Percent with any housing problem	0%	0%	0%
TOTAL LOW INCOME	4	10	14

Sources: Comprehensive Housing Affordability Strategy Database, 2006–2010.

Note: Unlike prior estimates, the ACS overpayment and overcrowding statistics total are reasonably close to the actual number of households in Industry. Therefore, the ACS numbers are not adjusted to match the 58 total households in Industry. If ACS numbers were adjusted accordingly as in other tables, the number of households with housing problems would be lower.

2. Housing Needs Assessment

2.5 ASSISTED MULTIPLE-FAMILY HOUSING AT RISK OF CONVERSION

Government Code section 65583(a)(9) requires local governments to identify, analyze, and propose programs to preserve publicly-assisted multifamily housing units that are currently deed restricted as affordable to low income housing use. There are no known publicly assisted multiple-family units in the City that fall under the purview of this provision. However, the City has dedicated a significant amount of tax revenues to HACoLA to finance the production of new housing (Table 2-5). Cities where publicly assisted multiple-family projects were built are required to monitor such projects and assist, where feasible, to extend affordability controls.

3 *Housing Constraints*

This section of the element discusses constraints on the maintenance, improvement, and development of housing for persons of all income levels, including people with disabilities. Also discussed are the available resources for addressing the City's present housing needs.

3.1 NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints typically refer to factors that affect the price or feasibility of building, rehabilitating, or maintaining housing for lower income residents or those with special needs. These include issues such as construction costs, land costs, financing, and other factors, which are often beyond the direct control of any single local government.

3.1.1 Construction/Repair Costs

Like any tangible asset, construction costs are often a significant cost of building, repairing, and maintaining housing. The cost of construction and repair depends on the extent of deterioration or deferred maintenance. Minor home repairs such as painting or yard cleanup could be done for \$500 to \$1,000, but major rehabilitation could cost \$10,000 to \$20,000. For example, a roof replacement typically runs \$5,000 to \$15,000 if no structural repair is needed. In some cases (e.g., severe termite damage or water damage), reconstruction is the only practical option. In any case, the cost of construction and repair is generally the same in Industry as in every community since the City does not impose any unique regulations.

Because of the size of the housing stock and the need to preserve its limited housing supply, the City conducts a housing survey every housing element cycle. This survey is used to guide the types of housing policy and programs needed to preserve the housing stock. In 2012, this survey revealed that only a limited number of residences (less than 2%) needed rehabilitation. However, many homes are older than 50 years, so many homes could benefit from energy efficiency improvements. Southern California Edison and the federal government offer low cost financing, loans, rebates, and grants for energy efficiency improvements. Due to significant advances in technology, many energy improvements have a payback of three to five years.

The City of Industry offers up to \$15,000 in housing rehabilitation grants to property owners. Historically these grants have been funded through redevelopment tax increment set-aside funds, although new funding sources (e.g., general funds) may now be needed. The City's grant, coupled with a home equity loan or private loan, is a significant financial incentive to make home improvements. The rehabilitation grant is available to a property owner once every five years and does not need to be repaid as long as the home is maintained in accordance with City and state property and housing maintenance standards.



3. Housing Constraints

3.1.2 Cost and Availability of Financing

The past several years have seen volatility in the home financing and construction market and the resulting change in lending requirements. During the past few years, the home buying market has restructured in response to changes in the economy and housing market. Interest rates for loans have generally varied from 5 % to 7%, down payment requirements have ranged from 0 to 10%, and allowable income-debt ratios have varied as well. Common loan products issued in the early 2000s (adjustable rate mortgages and the like) are rarely used today. In fact, many of these loan products have been credited with placing households of all income levels who purchased homes in the last few years in precarious situations, even foreclosure.

Similarly, the construction financing industry has restructured itself again in response to the housing market downturn. In past decades, housing developers could receive construction loans for 100% or more of a project's estimated future value. Following the housing market crash, financial institutions tightened regulations for construction loans. This cycle repeated itself during the late 2000s (see *Apartment Finance Today* 2009). Loan underwriting has grown more conservative, with maximum leveraging topping out at 75%. As a result, equity requirements have risen from 10% in the past year or so to 15% to 30% in 2009. This puts a damper on projects that otherwise would have been financially feasible.

3.1.3 Funding for Affordable Housing

The economic downturn has also impacted the financing for affordable housing. One example is the Low Income Housing Tax Credit Program (LIHTC), which provides developers an allocation of tax credits that they sell to investors to raise equity in projects. Investors who purchase tax credits can reduce their federal tax liability dollar for dollar, so that the purchase of \$1,000 in tax credits reduces tax liability by \$1,000. As a result of the equity available through the sale of tax credits, a developer can complete projects with less debt, and pass cost savings in the form of lower rent. In past years, Fannie Mae and Freddie Mac had a significant role in LIHTC investments, although activity has scaled down in recent years.

Similarly, the Legislature's elimination of redevelopment agencies has also removed a key source for financing affordable housing in California. These changes have reallocated millions of dollars from local governments that could be leveraged with other funding sources to produce or rehabilitate affordable housing. This action effectively resulted in the elimination of funds available for the City of Industry Housing Program, which had funded development of more than 8,700 housing units, of which 6,700 were affordable units.

Construction costs also encompass the cost of labor, and labor costs are often equal to if not greater than the cost of raw building and construction materials. For affordable projects funded by a city, state law requires the payment of prevailing wages, increasing labor costs 20% to 30% in southern California. However, to mitigate the impact of increasing labor costs on affordable housing, state law exempts certain projects from paying prevailing wages—projects using low-income housing tax credits and tax-exempt bonds where no other subsidy is used. Still, without key funding available to build or rehabilitate housing, labor costs are a moot point.

3. Housing Constraints

3.1.4 Development Fees

Development fees are charged for building, rehabilitating, or improving a home. These fees cover the cost of issuing building permits, plan checks, and certain impact fees to supply infrastructure or services (e.g., water, sanitation, school facilities, etc.) to new housing projects. In accordance with state law, all local governments may charge service fees to the developers of proposed residential projects, but the fee must directly relate to the services provided to a new project (e.g., the marginal impact of providing sewer service) and/or the cost cannot exceed the estimated reasonable cost of providing a service (e.g., issuing a building permit).

The City of Industry charges minimal fees for constructing, rehabilitating, or improving housing. If a developer wished to build new housing, a development plan application is submitted to the Planning Director, who processes the plan for a cost of up to \$1,500. The only other fees are building and impact fees required by the County of Los Angeles Building Department, County Sanitation District, and other relevant governmental agencies (Table 3-1). Because the areas surrounding the Hacienda-La Puente Unified School District are built out, the school district does not charge developers a facility fee to fund new school construction.

**Table 3-1
Residential Development Fees for New Housing**

<i>Fee</i>	<i>Public Agency</i>	<i>Factor</i>	<i>Single-Family</i>	<i>Multi-Family</i>
Development Plan Fee	City of Industry	Flat Fee	\$1,500	\$1,500
Development Impact Fees	City of Industry	None	None	None
Building Permits	LACO Building & Safety	Valuation	\$5,665	\$5,665
Sewer Connection Fee	LACO Sanitation District	Flat Fee	\$3,970	\$2,382
Water Connection Fee	City of Industry Waterworks	None	None	None
School Fee	Hacienda-La Puente	None	None	None
TOTAL FEE PER UNIT			\$11,135	\$9,547

Source: City of Industry, 2012.

Note: The fees are based on standard housing products that would normally be permitted by the county with applicable fees charged by the respective county governmental agency, special district, or school district. The above scenario assumes the building, mechanical, electrical, and plumbing permits for a single-family home of 2,000 square feet at a valuation of \$250,000. If the home is rebuilt on an existing site, the project would be exempt from CEQA; otherwise, an additional fee of \$1,450 would apply.

Because the City of Industry charges minimal developer fees, the total fees are relatively minor, comprising about \$10,000 or 3% of the construction costs of a single residential unit. By comparison, typical development fees in cities range from 20-25% of construction costs. Given that Industry's fees make up only a small percentage of construction costs, coupled with the fact that the City does not charge impact fees for residential development, fees and exactions are not a constraint to the development, improvement, or maintenance of housing in Industry.



3. Housing Constraints

3.2 GOVERNMENTAL CONSTRAINTS

Governmental constraints refer to the regulatory framework that determines where housing is built, the standards for how new housing is built, and the permit processing procedures. Because existing housing is a nonconforming use, the City relies on a hybrid process for encouraging the development, maintenance, and improvement of housing.

3.2.1 Land Use Controls

The City of Industry was incorporated for the purpose of promoting commerce. Because of the close proximity of commercial and industrial land uses, the City's General Plan and Zoning Code therefore contain no categories for residential uses. Existing residential uses are considered legal nonconforming uses and permitted to remain indefinitely. There are also no residential development standards governing parking, lot coverage, building height, parking, open space, or other features. The following shows how the City's land use controls will facilitate the development, improvement, and replacement of housing.

- **Residential Development.** The City will establish a Housing Overlay Zone (Program 8) allowing residential development on designated sites. The Housing Overlay Zone will allow for a variety of housing types, including multifamily rental, factory-built, mobile homes, housing for agricultural employees, supportive housing, and transitional housing. Densities will accommodate these types of housing, including densities of at least 20 units per acre (state default density) that are adequate to support and facilitate the development of multiple-family housing affordable to lower income households.
- **Home Modification.** The City of Industry encourages the modification and improvement of housing. Because the City does not have residential development standards, homeowners are allowed to modify or improve their residences as desired. Property owners can propose various structural changes that could affect lot coverage (e.g., deck or room addition) or reduce on-site parking. The applicant would only need to submit a development plan application. The City of Industry does not prohibit or limit the normal repair or remodeling of legal nonconforming residences; thus, nonconforming status is not a constraint to the maintenance or improvement of homes.
- **Replacement Housing.** In case of fire or natural disaster, property owners in Industry are allowed to fully rebuild their housing unit. If a home is voluntarily demolished or removed from service, it is the City of Industry's practice to allow full replacement of the home at development patterns consistent with the past. Any development applications to replace demolished or damaged housing would be reviewed during the development plan application process to ensure compliance with county building practices. As a practical matter (though not required), it is assumed that the replacement home would be generally compatible with surrounding land uses, including housing.

The development plan application process does not specify residential development standards, but rather serves to allow the project to move forward and obtain building permits. Therefore, land use controls are not a constraint to the modification or replacement of housing.

3. Housing Constraints

3.2.2 Building Codes and Enforcement

The City contracts with the County of Los Angeles Department of Building and Safety for building plan check and permit services for projects and has adopted by reference the latest versions of the County's building codes. The County of Los Angeles presently implements Title 26–Title 31 of the Los Angeles County Code, which is substantially the same as the California Building Code. The code is a set of uniform health and safety codes addressing building, electrical, mechanical, plumbing, fire safety, and other items. Recently, the Los Angeles County Building and Safety Division led a multi-jurisdictional effort to improve the uniformity of local building codes and regulation used throughout the region. This process reduced the total number of local amendments to the codes from over 1,000 to less than 50.

The Los Angeles Regional Uniform Code Program implements uniform interpretations and provides handouts as guidelines for building officials, contractors, engineers, and architects in the consistent application of the codes. The county uses standard application procedures and forms for new construction of residential units (both single and multiple family housing) and standard forms and procedures for additions to residential uses.

Effective January 2014, the County, on behalf of the City, implements the following:

- The County of Los Angeles Building Code (Title 26) based on the 2013 California Building Code
- The County of Los Angeles Electrical Code (Title 27) based on the 2013 California Electrical Code
- The County of Los Angeles Plumbing Code (Title 28) based on the 2013 California Plumbing Code
- The County of Los Angeles Mechanical Code (Title 29) based on the 2013 California Mechanical Code
- The County of Los Angeles Residential Code (Title 30) based on the 2013 California Residential Code
- The County of Los Angeles Green Building Standards Code (Title 31) based on the 2013 California Green Building Standards Code



Industry staff enforces City property maintenance standards on a complaint driven basis. Code violations are concentrated in the commercial/industrial sectors. Beyond the building codes mentioned above, the City of Industry does not impose any additional code requirements. Thus, the City's present building codes do not pose any additional constraints upon the maintenance, development, and improvement of housing or commercial uses in the City.

3. Housing Constraints

3.2.3 Energy Conservation Opportunities

In 2006, the State Legislature adopted the Global Warming Solutions Act, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80% below 1990 levels by 2050. Through both SB375 and AB32, promoting energy conservation has become a consistent theme in regulations, green building practices, and business operations. Cities across California have become increasingly involved in promoting resource conservation to make their community more environmentally sustainable.

The draft City of Industry General Plan, Land Use Policy 2.6, states that the City of Industry will “support the use of energy-saving designs and equipment in all new development and rehabilitation or reconstruction projects.” This is achieved through the following:

- **Building codes.** In 2012, Industry adopted the California Green Building Code (CALGreen), the first statewide green building standards code. The Code is designed to help California achieve GHG reduction goals through the planning, design, operation, construction, use, and occupancy of every new building, and to additions and alterations to nonresidential buildings. CALGreen includes mandatory provisions to reduce water use by 20%, improve indoor air quality, divert 50% of construction waste from landfills, and inspect energy systems for nonresidential building.
- **Green standards.** The building industry offers programs to improve the energy efficiency and sustainability of housing. The BIA sponsors a voluntary program called Green Builder. The U.S. Green Building Council (USGBC) sponsors a building certification program called Leadership in Energy and Environmental Design (LEED). The USGBC reviews projects for conformance based on efficiency, sustainability, materials quality, and design factors, and then issues certifications based on the points achieved for sustainable practices. The City of Industry supports and has had USGBC certified projects built but not residential projects due to its historical zero RHNA.
- **Retrofits of residential buildings.** Older residential buildings built before modern energy conservation standards provide the greatest opportunity to make a measurable difference in energy usage. The City of Industry offers a Residential Rehabilitation Grant of up to \$15,000 per home for a range of home improvements, including retrofits to improve energy efficiency. The County of Los Angeles has also adopted a Green Building Program to assist the development industry in building more energy efficient homes through its series of Green Building Ordinances.
- **Industry partnerships.** Southern California Edison is the primary provider of electricity to the City of Industry, its residents, and businesses. SCE supports City efforts to identify and address energy efficiency opportunities in municipal facilities, take actions supporting the California Long Term Energy Efficiency Strategic Plan, and increase community awareness and participation in demand-side management opportunities. The SCE helps cities promote energy conservation by implementing energy efficiency practices in their municipal facilities. SCE currently has over 100 cities and counties participating in the local government partnership program, including Industry.

3. Housing Constraints

3.2.4 Development Review Process

The City of Industry uses the development plan (short form) application as the primary process for allowing the modification, replacement, and conversion of housing. It consists of a one-page application with supplemental site plans, elevations, floor plans, map, and other relevant information. The City Planning Director is responsible for approving the application. The time required for this entire process is typically one week from plan submittal to approval.

The City processes housing applications in the following manner:

- **Rehabilitation of Housing.** The City of Industry encourages the repair, rehabilitation, and improvement of housing. Property owners can propose structural changes that affect lot coverage (e.g., deck or room addition) or reduce on-site parking. The applicant would submit a development plan application. The approval of a request for home rehabilitation does not require a public hearing because the Planning Director can approve modifications under \$75,000, which are also exempt from CEQA. This high dollar threshold ensures that the majority of major home improvements, modifications, or rehabilitation can be made without the cost and time involved with a public hearing.
- **Replacement of Housing.** In case of fire or natural disaster, property owners in Industry are allowed to fully rebuild their housing unit. If a home is voluntarily demolished or removed from service, it is City practice to allow full replacement of the home consistent with either prior development standards or development patterns in the neighborhood. Such proposals for replacement housing would be reviewed through the development plan application process to ensure that it complies with County building practices. As a practical matter (though not required), it is assumed that the replacement home would be generally compatible with surrounding land uses, including housing.
- **Conversion/Alteration of Housing.** Residential uses are all legal nonconforming uses, and as such, the City's general nonconforming use provisions are not applied in a manner that would constrain the maintenance and improvement of housing. In recognition of the importance of maintaining a viable housing stock for Industry residents, the City is presently evaluating various procedures that may further address the subject of nonconforming housing units that exist in the community.
- **New Housing Construction.** As Industry has historically not allowed the construction of new housing, a need did not exist for a separate process for reviewing applications for residential development. The City of Industry continues to use the same development review process for all projects, residential and nonresidential, in the community. As part of Program 3, the Housing Plan includes a commitment to create a residential permitting process that will assist in the implementation of the Housing Overlay Zone (Program 7) and review of proposed changes to housing elsewhere in the community to ensure that projects are compatible and reviewed in accordance with state law.



3. *Housing Constraints*

3.3 HOUSING FOR DISABLED PERSONS

The federal Fair Housing Act (FHA) prohibits housing discrimination on the basis of protected characteristics in the sale, rental, zoning, land use restriction, and other rules affecting housing. The act does not pre-empt local authority over zoning laws, but prohibits zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against protected classes, such as individuals with disabilities or individuals associated with them. The California Fair Employment and Housing Act (FEHA) mirrors many of the same protections afforded to housing based on disability, familial status, and other protected factors.

The Housing Element Law requires an analysis of special housing needs of people with disabilities in the housing element. This also includes an analysis of potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities and to include a program to remove constraints to or provide reasonable accommodations for housing designed for occupancy by or with supportive services for persons with disabilities. The following is a review of the City's policies, ordinances, administrative policies, and practices with respect to these fair housing laws.

3.3.1 General Provisions

The City of Industry Zoning Code does not contain definitions or restrictions that would discriminate against disabled people. The Code does not define a family or household by relationship or familial status, does not regulate the number or relationship of occupants in a home, nor distinguish residential uses by the type of occupant or disability. A dwelling is defined as a building or a portion thereof that is either designed or used as living quarters by one person living alone or a group of two or more persons living together whether related to each other by birth or not. As such, the City's Zoning Code does not contain specific regulations or definitions that could be used to restrict equal housing opportunity.

The City of Industry contracts with the County of Los Angeles Building and Safety Department to enforce adherence to residential accessibility standards mandated by state and federal law. To assist in that process, the County implements its Regional Uniform Code Program that provides uniform interpretations and handouts to serve as guidelines for building officials, contractors, engineers, and architects in the consistent application of the codes. Developers are provided with standard instructions and interpretations of building codes that apply to accessibility standards for people with disabilities.

The City of Industry does not place any constraints on rehabilitating a home to improve its accessibility so that a disabled individual could have greater access to and use of a residence. For interior improvements, only a building permit is required and the payment of standard building permit fees discussed earlier. Homeowners can also install ramps on the exterior of a building that protrude into setbacks by simply pulling a building permit. The City does not require a conditional use permit. The Planning Director is authorized to grant minor modifications under the value of \$75,000—an administrative process that allows the modification of nonconforming land uses without a public hearing.

3. Housing Constraints

3.3.2 Residential Care Facilities

Fair housing law often centers on the issue of land use authority. The United States Department of Justice and Department of Housing and Urban Development have issued joint statements on the subject of group homes. The Joint Statement clarifies that it is unlawful to: 1) use land use policies or take action that treats groups of individuals with disabilities less favorably than other groups; 2) take action against, or deny, a permit for a home because of the disability of individuals who live or would live there; or 3) refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodation may be needed to afford individuals or groups with disabilities an equal opportunity to use and enjoy housing.

California law mirrors much of the same protections for individuals with disabilities already contained in federal law, but is more specific. The Unruh Civil Rights Act, Lanterman-Petris Act, Health and Safety Code, and other codes identify a dozen or more types of residential care facilities permitted by right under California law. The Civil Code also prohibits discrimination and requires reasonable accommodation or modification of buildings to enable disabled residents to have equal access to the premises. From the many statutes regulating licensed residential care facilities, the following are some key preemptions of local land use authority:

1. Licensed facilities with six or fewer persons are considered a residential use of property; residents and operators are considered a family for zoning purposes.
2. No conditional use permit, zoning variance, or other zoning clearance may be required of a residential facility which serves six or fewer persons that is not required of a family dwelling of the same type in the same zone.
3. Health facilities for inpatient and outpatient psychiatric care and treatment are permitted in any area zoned for hospitals or nursing homes, or in which hospitals and nursing homes are permitted by conditional use permit.
4. A residential care facility that serves six or fewer persons may not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject.
5. Use of a family dwelling for purposes of a residential care facility for the elderly serving six or fewer persons does not constitute a change of occupancy for purposes of zoning.

The City of Industry's Municipal Code is silent on the issue of licensed residential care facilities. To date, the City has not received any requests to establish a residential care facility nor has it imposed any conditions that would preclude such licensed facilities from locating in Industry. To minimize the potential for concerns as to how licensed care facilities serving six or fewer people are permitted in Industry, the Housing Plan (Program 6) commits to a revision of the Municipal Code to mirror the applicable provisions regarding such care facilities in state law. The City of Industry will also permit residential care facilities serving seven or more clients, pursuant to a conditional use permit, in the Institutional Zone.



3. Housing Constraints

3.3.3 Emergency Shelters, Transitional and Supportive Housing

Historically, Government Code section 65583(a)(7) required the housing element to contain an analysis of the needs of homeless people. In 2008, this requirement was expanded to require local governments to rezone sites commensurate with unmet shelter needs. Senate Bill 2 was enacted for the express purpose of strengthening existing laws and to put into place a stronger regulatory framework that would encourage and facilitate the provision of sites available for emergency shelters, transitional housing, and permanent supportive housing.

This bill requires at least the following:

- At least one zone must be identified to permit emergency shelters without a conditional use permit or other discretionary action. Furthermore, the parcels within the selected zone also must be capable of accommodating the unmet need.
- Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of or conversion to emergency shelters.
- Emergency shelters may only be subject to development and management standards that apply to residential or commercial uses within the same zone and these standards must be written and objective within the parameters listed in state law.
- Transitional and permanent supportive housing are to be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

The City's Municipal Code is silent on the above topics because there has been no history of significant numbers of homeless people living, either seasonally or year round, in Industry. Nevertheless, since transitional and supportive housing is distinguished by the type of occupant, existing residential or nonresidential uses could be repurposed for this type of use. Program 8 includes a commitment to amend the Zoning Code to allow transitional and permanent supportive housing in zones allowing residential uses subject to the same regulations as other housing of the same type in the same zone.

The City of Industry has identified four vacant parcels in the Institutional Zone that are suitable for an emergency shelter. Two parcels are 1 to 1.6 acres in size; the other two are 6 to 7 acres in size. Two are owned by the City of Industry. Each parcel is within ½ mile of City Hall and the intersection of Hacienda and Valley Boulevard, and therefore has access to Foothill Transit and existing health care services. Because of City ownership of parcels, and the proximity to health care services along with the limited historic demand for homeless shelters or services, these sites could accommodate adequate housing for homeless people.

The Housing Plan sets forth Program 8 to achieve the above objectives.

3. Housing Constraints

3.4 REGIONAL HOUSING NEEDS ASSESSMENT

Government Code section 65580 states that 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. The statute further provides that 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 the housing needs of all economic segments. This includes facilitating the production of housing units for extremely low, very low, low, moderate, and above moderate income households.

3.4.1 2014-2021 RHNA Goal

To that end, the Southern California Association of Governments (SCAG) prepares housing need goals for each jurisdiction as part of the Regional Housing Needs Assessment (RHNA). The Housing Element Law requires all local governments, through the housing element, to facilitate and encourage the production of housing commensurate with their assigned RHNA housing goals. The RHNA is based on expected population and job growth, vacancy and housing replacement factors, and a fair share formula to ensure housing planning targets accommodate the needs of very low, low, moderate, and above moderate income households.

SCAG begins the RHNA several years in advance of the housing element update. For this cycle, SCAG approved the RHNA methodology in November 2011. Since 1992, the Legislature has allowed the City of Industry an exemption from this requirement, which under Section 65584.3 of the Housing Element Law, has permitted the City to adopt a housing element that “makes no provision for new housing or for meeting its share of the regional housing needs” provided that 20% of tax increment revenue accruing from all redevelopment projects is transferred to HACoLA for affordable housing purposes. The City of Industry has elected to use this option and opt out of the RHNA obligation for all housing elements since 1992.

With the dissolution of redevelopment agencies, as discussed in Section 1.1, HCD changed the City of Industry’s original RHNA allocation of zero units that was previously approved by SCAG. The City of Industry 2014–2021 RHNA includes one very low income units and one low income unit pursuant to Government Code sections 65583(a)(3), 65583(1), and 65583.2. The City is not required under state law to build units, but rather to plan to accommodate these housing units. This requirement is fulfilled by identifying appropriate sites, with adequate zoning, that can accommodate a range of housing types and prices commensurate with the RHNA.



3. Housing Constraints

3.4.2 Adequacy of Zoning and Site

The City of Industry proposes to create a Housing Overlay Zone for its 2014–2021 RHNA. The Housing Overlay Zone will allow for a range in housing types and products, including multifamily rental, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, and transitional housing. The Housing Overlay Zone will also allow other land uses otherwise permitted in the underlying zone in accordance with the City’s General Plan and Zoning Code. This zoning and the density ranges allowed will encourage a range of housing types and affordability levels that can address the RHNA requirement.

As Industry is almost entirely built out with industrial and commercial uses, the City screened potential housing sites to determine their adequacy and suitability for housing. Three sites totaling about 12.8 acres were selected. The sites are not located adjacent to industrial uses that would raise environmental concerns and result in conflicts. The sites are located near residential development or other development so utilities and services could readily be extended. No known environmental constraints (topographical, biological, flooding, seismic, etc.) exist on these sites. Each of these sites (except one) is vacant and could readily accommodate residential development at maximum density.

The City of Industry will address its current RHNA through the application of a Housing Overlay Zone, as discussed in Program 7, which will be applied over one or more parcels. The Housing Overlay Zone will permit multifamily residential uses along with other land uses permitted in the underlying zone in accordance with the applicable development review process. Table 3-2 identifies sites for potential residential development and Figure 1 shows locations for where the Housing Overlay Zone may be applied. It is assumed that one acre would be designated among the three sites listed below in Table 3.2 to accommodate the City’s RHNA.

**Table 3-2
Potential Sites Considered for the Housing Overlay Zone**

Site Location and APN	Description	Environmental and Infrastructure Constraints	Development Capacity
Site 1 20137 E. Walnut APN: 8762-002-902	Site is 3.81 acres and has a single-family unit on it. Site is city-owned and adjacent to residential uses. Site has direct access to roadways and all utilities.	No known environmental constraints. All sites have adequate water & sewer capacity. No infrastructure constraints	20 units
Site 2 20249 E. Walnut APN: 8762-002-901	Site is 1.53 acres and is vacant with no uses. Site is city-owned and adjacent to residential uses. Site has direct access to roadways and all utilities.		30 units
Site 3 1 Industry Hills Pkwy APN: 8262-015-901	Size is 7.46 acres, with 6 acres developable. Site is completely vacant and City owned. Infrastructure is available in adjacent roadways.		20 units

Source: City of Industry, 2013.

Note: The table identifies three sites that the Housing Overlay Zone may apply. It is assumed that one site (or approximately one acre) would be designated for the Housing Overlay Zone.

3. Housing Constraints



- City of Industry
- Sphere of Influence Boundary
- Potential Housing Overlay Zone

10.31.2013 0 500 1,000 Feet



Figure 1 Housing Overlay Zone

3. Housing Constraints

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4 Program Evaluation

The Housing Element Law requires local jurisdictions to prepare housing elements that establish goals, policies, and programs for the construction, preservation, and improvement of housing. The Housing Plan identifies specific actions the City will undertake in implementing the goals and policies of the 2013–2021 Housing Element. Prior to establishing this direction, the Housing Plan reviews the program commitments made in the prior housing element as the basis for future action.

4.1 EVALUATION OF HOUSING ELEMENT PROGRESS

California law requires that local governments periodically review their housing elements to evaluate the appropriateness of the housing goals, objectives, and policies in contributing to meeting local housing needs; the effectiveness of the housing element in attaining these goals and objectives; and the progress of the City in implementation of the housing element. This evaluation provides the basis for modifying existing programs, deleting obsolete programs, and establishing new programs where needed to better achieve the City's goals and objectives.

Typically, local governments have a responsibility to address goals for encouraging the construction, rehabilitation, and preservation of housing for all segments of their population. However, pursuant to Government Code section 65584.3, the City of Industry was not required to set aside land for the production of housing. Rather, in the City of Industry's case, the goals of the housing element were to proactively encourage the rehabilitation and preservation of housing while providing funding to other jurisdictions to finance the production of housing consistent with the Regional Housing Needs Assessment prepared by SCAG.

The City of Industry's 2008–2014 Housing Element set forth three housing goals:

- **GOAL 1.** Continue to transfer 20% of its redevelopment tax increment funds to the Los Angeles County Housing Authority for use in constructing low and moderate income and special needs housing no further than 15 miles from the City of Industry.
- **GOAL 2.** Encourage the maintenance, preservation and improvement of existing housing units within the City. The City's goal was to encourage and facilitate the rehabilitation of 25 housing units within the community and preserve all of them.
- **GOAL 3.** Promote equal housing opportunities for all persons without regard to race, color, ancestry or national origin, religion, marital status, age or disability through appropriate housing policies and programs.

These goals were supported by policies and programs to meet the City's housing needs and requirements under state housing element law. The following describes progress made in furthering each housing goal and makes recommendations to improve program success.

4. Program Evaluation

4.1.1 New Housing

GOAL 1: Continue to comply with state law by transferring redevelopment tax increment funds to the Los Angeles County Housing Authority for use in constructing low and moderate income and special needs housing no further than 15 miles from Industry.

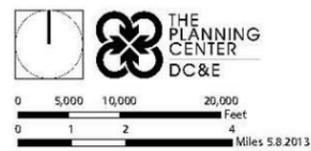
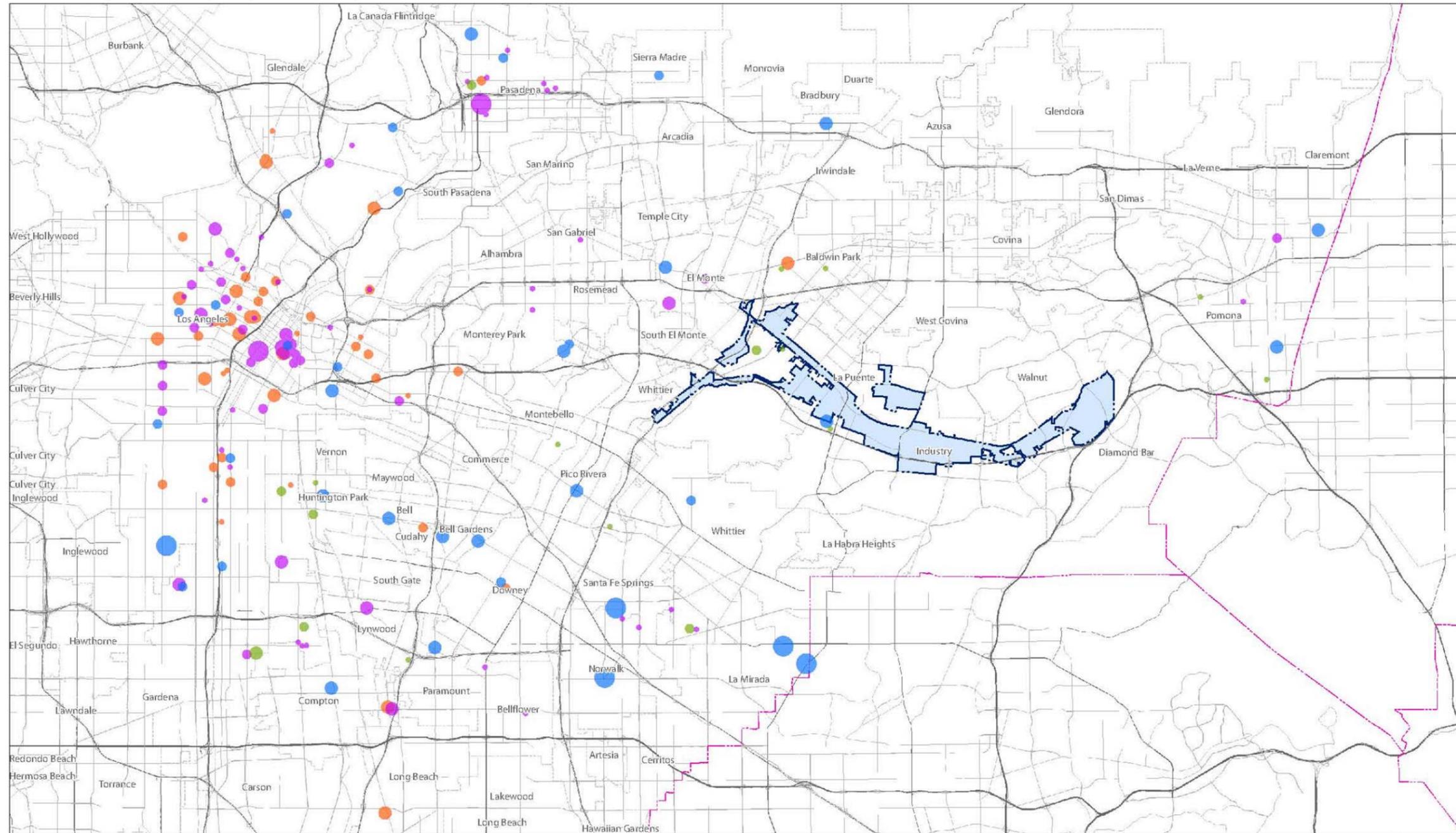
State law historically allowed the City of Industry to transfer 20% of its tax increment to HACoLA for the construction of affordable housing shown below in Table 4-1 and mapped in Figure 4-2. In 2012, the State Legislature redirected redevelopment funds to address the state's budget crisis, leading to the dissolution of all redevelopment agencies in California. Therefore, after this housing element cycle, Industry will no longer be able to fund this program.

**Table 4-1
City of Industry Set-Aside Funds Transferred to HACoLA**

<i>Fiscal Year</i>	<i>Tax Increment From City of Industry</i>	<i>Contributed to HACoLA</i>	<i>Percent of Tax Increment</i>
Initial Payment	N/A	\$1,000,000	N/A
1992–1993	\$43,931,738	\$8,786,347	20%
1993–1994	\$41,244,620	\$8,248,924	20%
1994–1995	\$53,383,486	\$10,676,697	20%
1995–1996	\$35,145,149	\$7,029,030	20%
1996–1997	\$42,849,950	\$8,569,990	20%
1997–1998	\$44,329,075	\$8,865,815	20%
1998–1999	\$45,690,773	\$9,138,155	20%
1999–2000	\$51,905,119	\$10,381,024	20%
2000–2001	\$58,287,749	\$11,657,550	20%
2001–2002	\$64,148,820	\$12,829,764	20%
2002–2003	\$62,154,309	\$12,430,862	20%
2003–2004	\$67,308,484	\$13,461,697	20%
2004–2005	\$72,424,448	\$14,484,889	20%
2005–2006	\$69,752,999	\$13,954,140*	20%
2006–2007	\$87,092,971	\$17,415,053*	20%
2007–2008	\$81,373,870	\$16,274,774	20%
2008–2009	\$93,579,056	\$18,715,811	20%
2009–2010	\$91,117,509	\$18,223,502	20%
2010–2011	\$87,970,986	\$17,594,197	20%
2011–2102	TBD	TBD	TBD
2012–2013	TBD	TBD	TBD
TOTAL	\$1,193,691,111	\$239,738,221	20%

Source: City of Industry, 1992–2011.

Figure 2 Affordable Housing Funded by City of Industry Funds, 1992-2013



- | | |
|---------------------------|-------------------|
| Type of Housing | Number of Units |
| ● Single Family Housing | ● 5 - 30 Units |
| ● Multiple Family Housing | ● 30 - 60 Units |
| ● Senior Housing | ● 60 - 120 Units |
| ● Special Needs Housing | ● 120 - 240 Units |

The map illustrates the general locations of more than 8,700 housing units constructed or rehabilitated with City of Industry funds that were transferred to the Los Angeles Community Design Commission for affordable housing from 1992 through 2013.

Affordable Housing Funded by City of Industry Funds, 1992-2013



4. Program Evaluation

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4. Program Evaluation

4.1.2 Rehabilitation and Preservation

GOAL 2: Encourage the maintenance, preservation and improvement of existing housing units within the City.

The City of Industry continues to make a diligent effort to maintain and preserve its housing stock. Since 1998, the City has conducted three housing condition surveys—1998, 2006, and 2012—to monitor the condition of housing. During the 2000–2005 planning period, the Housing Rehabilitation Grant Program allocated more than \$110,000 to rehabilitate 20% of the City’s housing stock. Improvements included a wide range of structural repairs, minor repairs, and accessibility improvements. Although the City raised its rehabilitation grant to \$15,000 per unit, no grants were requested between 2008 and 2013.



The lack of funding requests for home rehabilitation could be because the City’s housing stock is in relatively good condition; in fact, the housing conditions survey showed a very limited need for housing repair and maintenance. Although the housing stock is in relatively good condition, additional investments will continue to be needed over time. Historically, the RDA provided funding for the home rehabilitation program. Because redevelopment funds will no longer be available to support this program, the City may wish to contract with other local government entities or the county to become part of their housing rehabilitation efforts. Alternatively, the City could earmark general funds to support the continuation of this program.



Because of the limited number of housing units in Industry, a goal of the 2008–2014 Housing Element was the preservation of all housing units. Despite aggressive efforts, however, the number of housing units declined from 71 to 58 between 1998 and 2012. The majority of single-family units demolished appeared to be in substandard condition and included five caretaker quarters at the Industry Exposition Center, several mobile homes, and isolated units. To prevent further reductions in the housing stock in Industry, the City may wish to consider a policy expressly permitting one-for-one replacement of units lost to demolition or conversion.

The City of Industry has also been proactively assisting the El Encanto Healthcare Center to provide quality housing opportunities for disabled and senior residents. The City owns the land underneath El Encanto and offers it for a nominal charge of \$1 per year. Moreover, the City has been subsidizing the cost of rehabilitation activities at El Encanto. From 2006 to the present, the City of Industry has provided approximately \$5.3 million in grants to support maintenance, capital improvements, and rehabilitation work at the El Encanto facility. The City’s funding has helped to preserve the El Encanto facility for its residents.

4. Program Evaluation

4.1.3 Fair Housing

GOAL 3: Promote housing opportunities for all persons without regard to race, color, ancestry or national origin, religion, marital status, age or disability.

State and federal law require local governments to further fair housing opportunities within their community. Furthering fair housing involves ensuring fair housing protections to residents from discriminatory practices, providing ample opportunities for people of all income levels and disabilities to choose housing, allowing home modifications that improve access for disabled people, and removing constraints to allowing housing suitable to disabled people to be developed or modified.

In compliance with state and federal law, the City allows group housing, has a special needs facility (El Encanto Healthcare Center), and does not place restrictions on the modification of housing to improve accessibility. The Housing Rehabilitation Grant Program provides funding for retrofitting preexisting architectural barriers such as stairs, narrow doorways, and inaccessible bathrooms to accommodate the physically disabled or frail. The City has facilitated the production of more than 4,000 deed-restricted affordable housing units for special needs groups throughout the County. Finally, fair housing brochures are placed at the City planning counter in case residents have concerns.



Affordable senior housing project in Pasadena built with City of Industry funds

However, several changes should be made to ensure fair housing opportunities are addressed:

- 1) **Emergency shelters.** Amend the Municipal Code to permit emergency shelters by-right in the Institutional Zone. In the Institutional Zone, there are 4 vacant parcels totaling 16 acres within $\frac{1}{4}$ mile of City Hall, along MTA transit routes, and near health services. These sites are more than sufficient to accommodate an emergency shelter capable of addressing the housing needs of the estimated 4 to 5 homeless people in Industry.
- 2) **Transitional housing and permanent supportive housing.** Amend the Municipal Code to define and allow transitional housing and permanent supportive housing in the City of Industry. The Municipal Code should define such uses consistent with the Health and Safety Code and allow such uses as residential uses that are permitted in the same manner as other residential uses of the same type in the same zone.
- 3) **Residential care facilities.** Amend the Municipal Code to permit residential care facilities serving six or fewer clients as a permitted use in all zones allowing for residential use and permitting such facilities like other residential uses in the same zone. The City will also need to amend the code to define and allow residential care facilities serving seven or more residents in the Institutional Zone.

4. Program Evaluation

Table 4-2
Evaluation of Programs in the 2008–2014 Housing Element

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective</i>	<i>Progress</i>
1. RDA Tax Increment Fund Transfers	Provide funds for the construction of affordable housing within 15 miles of the City of Industry	Transfer 20 percent of tax increment funds from all redevelopment areas within the City to the Los Angeles County Housing Authority.	City of Industry will complete legal obligations to transfer RDA funds. With the dissolution of RDAs, the City intends to fulfill remaining obligations if approved by the State. This program was discontinued due to state law.
2. Code Enforcement	Ensure safe housing conditions and encourage property maintenance	Require and enforce compliance of property owners with building and zoning codes applicable to residential uses or property maintenance.	The City did not receive code enforcement complaints on residential properties. The City continues to enforce codes as needed or requested in commercial areas. This program will be continued for the 2013–2021 Housing Element planning period.
3. Infrastructure Maintenance	Encourage neighborhood stability and livability	Maintain infrastructure and public services that enhance the safety, appearance, and condition of residential and commercial neighborhoods.	The City continues, through its capital improvement program, to make investments on a timely basis to maintain the quality of infrastructure supporting the community. This program will be continued for the 2013–2021 Housing Element planning period.
4. Housing Maintenance/ Rehabilitation Assistance	Provide grants for property maintenance, repairs or room additions	Provide grants from City RDA funds to 10 low and moderate income property owners for property maintenance, rehabilitation or room additions. Produce a brochure to publicize the program at the public counter.	Although the City tripled the grant from \$5,000 to \$15,000 per unit, no requests were made. This is because many owners used the grant in prior years and cannot reapply for 5 years. This program will be continued for the 2013–2021 Housing Element planning period.
5. Energy Conservation Program	Encourage energy conservation efforts in the building and retrofit of housing	Encourage use of energy conservation features in residential remodeling. Produce an information and referral flier describing energy conservation features and place at the public counter.	The City of Industry produced an informational brochure on how homeowners and renters can conserve energy and apply for utility rebates. The brochure is available for free at City Hall. This program will be continued for the 2013–2021 Housing Element planning period.
6. Equal Housing Opportunity	Comply with fair housing laws.	Support equal housing opportunity and provide referral service for residents. Produce an information and referral flier describing fair housing laws and referrals at the public counter.	The City of Industry produced an informational brochure on fair housing and resources that landlords and tenants can access for services. The brochure is available for free at City Hall. This program will be continued for the 2013–2021 Housing Element planning period.
7. Housing Program Outreach	To inform residents of housing and related services	Advertise program availability in City of Industry News on a quarterly basis.	This program objective was not met due to the downturn in the economy and lack of community interest in housing issues. This program will be continued for the 2013–2021 Housing Element planning period.

Source: City of Industry, 2013.



4. Program Evaluation

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5 Housing Plan

5.1 HOUSING GOALS AND POLICIES

The City of Industry's mission is to create a working environment that is conducive for commerce. The City of Industry has not historically provided new housing because of the proximity to commerce and resultant traffic, air emissions, noise, and other impacts. Residential uses, to the extent available, provide housing for employees and residents who either work locally or who assist in managing City affairs in an efficient and effective manner.

The City of Industry's housing plan is a statement of the community's goals, objectives, and policies relative to housing production, rehabilitation, conservation, and assistance for residents. The housing plan outlines the City's approach to pursuing three goals that are consistent with the direction established in the City's land use element of the draft general plan. The goals and policies guiding the 2013–2021 Housing Element are enumerated below.

GOAL 1: Continue to maintain an adequate supply of quality housing opportunities for residents, workforce, and retired persons living in the City of Industry.

Historically, the State has allowed the City to transfer 20% of its tax increment dollars to the County Housing Authority for the purpose of providing affordable housing. Although this program is sunsetting, the City's industrial base requires that public servants live in the community to provide essential services as required. Therefore, the City of Industry is committed to preserving and replacing its limited housing inventory to achieve City goals. The following policies are intended to further these goals:

- Policy 1.1** Complete remaining transfers of 20% of all redevelopment tax increment revenue to the Los Angeles County Housing Authority to the extent they are determined to be an enforceable obligation.
- Policy 1.2** Allow for a one-for-one replacement of housing units that have been lost to demolition, conversion, or disaster in order to maintain adequate housing options in the city.
- Policy 1.3** Identify and maintain housing sites sufficient to accommodate the City's regional housing needs allocation and provide appropriate workforce housing for City employees to live in the community.
- Policy 1.4** Consider other policy and program options as needed to ensure adequate housing opportunities to remain in the City of Industry that are consistent with the draft general plan vision and goals.

5. Housing Plan

GOAL 2: Encourage the maintenance, preservation, and improvement of existing housing units within the community.

Over the past 15 years, the City housing stock has declined from 71 units to 58 units. Many of the units demolished were in generally poor condition. The City's 2012 Housing Condition Survey revealed that the majority of the remaining housing stock is in good condition and not at risk of conversion or demolition. However, since homes are located in nonresidential zones, adjacent businesses could still purchase and convert them into nonresidential uses. Therefore, stronger policy guidance is needed to preserve the City's housing stock.

- Policy 2.1** Enforce zoning and building code requirements to require property owners to maintain dwellings in a safe and sanitary condition to enhance the livability and appearance of neighborhoods.
- Policy 2.2** Continue to maintain supporting infrastructure and provide public services to existing residences in a manner that stabilizes and preserves the viability of residential neighborhoods.
- Policy 2.3** Provide financial incentives and education and outreach to homeowners and landlords to encourage the maintenance, rehabilitation, and improvement of housing opportunities.
- Policy 2.4** Continue to support, provide, and preserve housing opportunities for residents with disabilities and seniors.

GOAL 3: Assure housing opportunities are available to all persons without regard to race, color, ancestry or national origin, religion, marital status, age, or disability.

Federal and state fair housing laws are intended to not only prohibit discriminatory practices and ensure appropriate housing opportunities for people of all ages and abilities, including seniors, people with disabilities, families with children, and others. The City is committed to providing a living environment that allows for housing opportunities for its special needs groups consistent with state and federal housing laws.

- Policy 3.1** Encourage compliance with and support enforcement of laws prohibiting discrimination in ownership or rental housing.
- Policy 3.2** Support efforts to ensure housing is available to all economic segments of the community without regard to race, color, ancestry or national origin, religion, marital status, age, or disability.
- Policy 3.3** Periodically review and address issues in land use, municipal code, or administrative practices that might unduly limit housing opportunities for people of all ages, abilities, household types, and income levels.

5.2 HOUSING PROGRAMS AND ACTION PLAN 2013–2021

The City’s housing programs for the 2013–2021 planning period are described below and followed by a matrix (Table 4-2, *City of Industry Housing Action Plan Summary*). The matrix summarizes the intent of each program and identifies an objective, funding source, agency responsible for implementation, and timeframe for implementing the program.

PROGRAM 1: REDEVELOPMENT TAX INCREMENT FUNDS

The City of Industry has historically transferred 20% of its redevelopment tax increment funds to the Los Angeles County Housing Authority (HACoLA) for use in constructing low and moderate income and special needs housing, as permitted under Government Code section 65584.3. Since 1992, more than \$240 million has been transferred to HACoLA. With the sunset of redevelopment agencies in California, certain obligations and transfers need to be completed. As required by state law, the City of Industry will close out any remaining financial obligations prior to final closeout of the redevelopment agency.

Implementation

- Objective:** Close out remaining transfer of tax increment funds required by state law.
- Funding:** RDA Tax Increment
- Agency:** City of Industry; HACoLA
- Timeframe** Ongoing



PROGRAM 2: WORKFORCE HOUSING

Historically, the California Department of Housing and Community Development has allowed the City of Industry to transfer 20% of its tax increment dollars to HACoLA for the purpose of providing affordable housing. This requirement was in lieu of a regional housing needs allocation. Although this option is no longer available with the dissolution of redevelopment agencies, the City’s 24-hour economy and industrial base nonetheless require that public servants live in the community to provide essential services. The City provides housing for its workforce that serves the community in various capacities.

Implementation

- Objective:** Continue to provide workforce housing opportunities for City employees. Allow for a one-for-one replacement of housing units lost to demolition, conversion, or disaster in order to maintain adequate housing options.
- Funding:** City General Fund
- Agency:** City of Industry
- Timeframe** Ongoing

5. Housing Plan

PROGRAM 3: BUILDING PERMIT AND CODE ENFORCEMENT SERVICES

The City of Industry contracts with the County of Los Angeles to provide building plan check and permit services for residential and nonresidential structures in the community. To facilitate that effort, the City provides a permit flow chart on its website that assists developers and property owners in understanding the development review process and agencies involved. The City also enforces zoning code provisions on a complaint basis and other municipal code violations as needed. Code violations related to housing conditions are referred to City or other agency staff to secure housing grants or rehabilitation loans to remedy substandard housing conditions or deferred maintenance. However, as the City begins to permit residential development, it will be necessary to establish a more formal development review procedure.

Implementation

Objective: Continue to contract for building plan check and building permit services. Continue to enforce building and zoning codes applicable to residential uses or property maintenance in the city. Within three years of adoption of the Housing Element, create a residential development review process to implement the Housing Overlay Zone.

Funding: City General Fund

Agency: City Planning Department; County Building Department

Timeframe Ongoing

PROGRAM 4: INFRASTRUCTURE MAINTENANCE

The City's residential neighborhoods are built out with limited areas available for development. Although infrastructure is already in place to support services, the surrounding commercial and industrial uses result in wear and tear on infrastructure. Maintaining the condition of core infrastructure is needed to ensure a quality environment. A component of the General Plan vision is to ensure that infrastructure and circulation systems are properly sized to support future growth and are maintained in a timely fashion. The City will continue to maintain infrastructure and provide public services in a manner that enhances and preserves the stability of neighborhoods. These include infrastructure such as streets, curbs, gutters, sidewalks, traffic signals, and other infrastructure that supports residential and commercial uses within Industry.

Implementation

Objective: Maintain infrastructure and public services that enhance the safety, appearance, and condition of neighborhoods.

Funding: City General Fund; State and County grants

Agency: City of Industry

Timeframe Ongoing

PROGRAM 5: HOUSING MAINTENANCE AND REHABILITATION ASSISTANCE

Periodic maintenance and housing rehabilitation is of utmost importance to preserve the quality and longevity of residential properties in the community. The City of Industry provides up to \$15,000 in grants (once every five years) to City of Industry homeowners or landlords for maintenance and repairs such as roofing, plumbing, electrical, or other code violations. The program also offers the opportunity to make energy conservation improvements. Priority for grant assistance is given to situations where code violations need to be corrected.

Implementation

Objective: Provide grants for which homeowners may apply for home maintenance and rehabilitation. Make up to 5 grants available per year for which property owners may apply. Publicize the program at City Hall and in “Industry News.” Seek additional funding and partners to administer the program.

Funding: City General Fund

Agency: City of Industry, Planning Department

Timeframe Ongoing

PROGRAM 6: COMMUNITY CARE FACILITIES

State law requires that licensed residential care facilities with six or fewer persons be allowed as a by-right use in all residential zones. No conditional use permit, zoning variance, or other zoning clearance may be required of a residential facility which serves six or fewer persons that is not required of a residential dwelling unit of the same type. Such facility cannot be subject to any business taxes, local registration fees, use permit fees, or other fees to which other residential dwellings of the same type in the same zone are not likewise subject. Larger community care facilities can be allowed in accordance with an approved conditional use permit. Although the City’s Municipal Code does not address this requirement because there are no residential zones, changes are needed to address state law requirements.

Implementation

Objective: Amend the Municipal Code to define licensed residential care facilities serving six or fewer clients as a permitted “by-right” residential use in all zones allowing for residential use. Define licensed residential care facilities serving seven or more clients and allow, with an approved a conditional use permit, in the Institutional Zone.

Funding: City General Fund

Agency: City of Industry

Timeframe Concurrent with adoption of the Housing Overlay Zone



5. Housing Plan

PROGRAM 7: HOUSING OVERLAY ZONE

With the closeout of redevelopment, the City of Industry is no longer eligible for an exemption from the regional housing needs assessment (RHNA) developed by the Southern California Association of Governments. In 2013, the California Department of Housing and Community Development assigned the City of Industry a RHNA of two residential units, which includes an allocation of one extremely low income and one very low income residential unit. The City of Industry is not required to build new housing to accommodate the RHNA. However, in accordance with state law, the City must identify adequate sites where residential uses could be built. An adequate residential site is a parcel or group of parcels that have appropriate zoning, development standards, infrastructure, and services needed to accommodate housing.

To implement this requirement, the City proposes to establish a Housing Overlay Zone that will be placed on up to three sites suitable for residential development noted in Chapter 3. The Housing Overlay Zone will allow single-family residential, multifamily rental, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, transitional housing, residential care facilities, and other housing required by the Housing Element Law. The Housing Overlay Zone will also allow other land uses permitted in the underlying zone in accordance with the City's General Plan. This Housing Overlay will work in conjunction with other program efforts, noted below, to facilitate the production of new housing.

Implementation

Objective: Amend the Municipal Code and General Plan to establish a Housing Overlay Zone that allows residential uses required under the Housing Element Law and underlying land uses permitted by the General Plan and Zoning Code.

For multifamily residential housing needed to address the RHNA, the Housing Overlay Zone will: 1) permit owner- and renter-occupied multifamily residential uses; and 2) require a minimum density of 20 units per acre.

Amend the Zoning Code to provide residential development standards and approval procedures to facilitate the development of housing, including affordable housing, in the Housing Overlay Zone.

On an ongoing basis, seek available funding and partnership opportunities to facilitate development of affordable housing in the Housing Overlay Zone.

The City will also offer fee waivers, development standard modifications, and expedited processing for projects that address the RHNA.

Funding: City General Fund

Agency: City of Industry

Timeframe Within three years of adoption of the 2013–2021 Housing Element.

PROGRAM 8: HOUSING FOR HOMELESS PEOPLE

State law requires the City identify at least one zone that allows for the development of at least one emergency shelter as a by-right use regardless of need within one year of adoption of the housing element. Although the City can set reasonable management and operation standards, the use must be subject to the same development standards as other uses in the same zone. The City has identified several vacant parcels within the Institutional zone as appropriate due to their proximity to major transit routes and essential health services. Similarly, transitional and supportive housing must be permitted as a residential use in all zones allowing residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

Implementation

Objective: Amend the Municipal Code to permit at least one emergency shelter without a conditional use permit or other discretionary permit in the Institutional Zone with capacity to address the City’s unmet need. Objective standards will be provided to the extent allowed under state law. Define transitional and supportive housing and permit such uses as a residential use in all zones allowing residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

Funding: City General Fund

Agency: City of Industry

Timeframe Within one year of adoption of the housing element.



PROGRAM 9: FAIR HOUSING OPPORTUNITY

The State Department of Fair Employment and Housing administers state fair housing laws. Local fair housing organizations provide a range of services, including housing discrimination response, landlord-tenant relations, housing information and counseling, and community education programs. The City will publicize fair housing services provided by these and other organizations through brochures distributed at City Hall and will provide referrals upon request.

Implementation

Objective: Support equal housing opportunity and provide referral service for residents. Produce a brochure to publicize the program. Advertise in “Industry News” and at City Hall on an annual basis.

Funding: City General Fund

Agency: Department of Fair Employment and Housing

Timeframe Publicize Annually

5. Housing Plan

PROGRAM 10: HOUSING OUTREACH

In a community as small as Industry, it is important to provide information regarding various housing programs and services. To that end, the City will provide information for periodic publication by the Chamber of Commerce in the “City of Industry News.” Sample information includes announcements of City programs, such as the housing rehabilitation program; referral numbers for Housing Choice vouchers; services for seniors or people with a disability; fair housing; or other pertinent information regarding housing services.

Implementation

Objective: Produce information for the “Industry News” announcing housing and service related information for residents. Prepare annual housing element progress report for submission to HCD on an annual basis.

Funding: City General Fund

Agency: City Planning Department

Timeframe Publicize Annually

PROGRAM 11: ENERGY CONSERVATION

The City of Industry supports energy conservation efforts. The City has adopted the CALGreen Building Code and requires compliance during development. The City’s Residential Rehabilitation program offers grants up to \$15,000 per home for a wide range of home improvements, including retrofits to improve energy efficiency. SCE offers rebates through its energy efficiency programs for residential and commercial users. The County of Los Angeles has adopted the CALGreen Building Code to assist the development industry in building energy efficient homes. The City also requires compliance with state water efficient landscaping and irrigation requirements.

Implementation

Objective: Continue to encourage energy efficiency in the housing grant program and water efficiency programs. Provide brochure advertising available energy efficiency programs offered by the City or local utility.

Funding: City General Fund

Agency: City Planning Department

Timeframe Ongoing; Publicize Annually

5. Housing Plan

**Table 5-1
City of Industry Housing Action Plan Summary**

Housing Program	Program Intent	Plan Objective	Funding Source	Responsible Agency	Time frame
1. RDA Tax Increment Transfers	Provide 20% RDA funds for affordable housing to HACoLA	Close out remaining transfer of tax increment funds as required by state law.	RDA Tax Increment	City of Industry; HACoLA	Ongoing
2. Housing Opportunity Program	Provide limited housing opportunities to further City's vision	Continue to provide workforce housing for City employees. Allow a one-for-one replacement of housing units lost to demolition, conversion, or natural disaster to maintain adequate housing.	City General Fund	City of Industry	Ongoing
3. Building Permit and Enforcement Services	Ensure safe housing and property maintenance	Continue to contract for building plan check and building permit services. Continue to enforce building and zoning codes applicable to residential uses or property maintenance in the city. Create a residential development review process to implement the Housing Overlay Zone.	City General Fund	City Planning Department; County Building Dept.	Ongoing Ongoing Within 3 years of adoption
4. Infrastructure Maintenance	Encourage neighborhood stability and livability	Maintain infrastructure and public services that enhance neighborhood safety, appearance, and condition.	General Fund; State and County Grants	City of Industry	Ongoing
5. Housing Maintenance/ Rehabilitation Assistance	Provide grants for property maintenance, repairs or room additions	Provide grants for which homeowners may apply for home maintenance and rehabilitation. Make up to 5 grants available per year for which property owners may apply. Publicize the program at City Hall and in "Industry News." Seek additional funding and partners to administer the program.	City General Fund	City Planning Department	Ongoing
6. Community Care facilities	Improve housing opportunities for people with disabilities	Amend the Municipal Code to define licensed residential care facilities serving six or fewer clients as a permitted "by-right" residential use in all zones allowing for residential use. Define licensed residential care facilities serving seven or more clients and allow with an approved conditional use permit in the Institutional Zone.	City General Fund	City Planning Department	Concurrent with adoption of the Housing Overlay Zone
7. Housing Overlay Zone	Provide adequate sites to address the 2013–2021 RHNA	Amend the Municipal Code and General Plan to establish a Housing Overlay Zone that allows residential uses required under the Housing Element Law and underlying land uses permitted by the General Plan and Zoning Code. For multifamily residential housing needed to address the RHNA, the Housing Overlay Zone will: 1) permit owner- and renter-occupied multifamily residential uses; and 2) require a minimum density of 20 units per acre. Amend the Zoning Code to provide residential	City General Fund	City Planning Department	Within three years of adoption of the housing element



5. Housing Plan

**Table 5-1
City of Industry Housing Action Plan Summary**

Housing Program	Program Intent	Plan Objective	Funding Source	Responsible Agency	Time frame
		development standards and approval procedures to facilitate the development of housing, including affordable housing, in the Housing Overlay Zone. On an ongoing basis, seek available funding and partnership opportunities to facilitate development of affordable housing in the Housing Overlay Zone. Offer fee waivers, development standard modifications, and expedited processing for projects that address the RHNA.			
8. Housing for Homeless People	Comply with Senate Bill 2 regarding housing for homeless people	Amend the Municipal Code to permit at least one emergency shelter without a conditional use permit or other discretionary permit in the Institutional Zone with capacity to address the City's unmet need. Objective standards will be provided to the extent allowed under state law. Define transitional and supportive housing and permit such uses as a residential use in all zones allowing residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.	City General Fund	City Planning Department	Within one year of adoption of the Housing Element
9. Equal Housing Opportunity	Comply with fair housing laws.	Support equal housing opportunity and provide referral service for residents. Produce a brochure to publicize the program. Advertise annually in the "Industry News" and City Hall.	City General Fund	Dept. of Fair Employment and Housing	Ongoing
10. Housing Outreach	To inform residents of housing and related services	Produce information for the "City of Industry News" on an annual basis announcing housing and service related information for residents. Prepare housing element progress report and send to HCD annually.	City General Fund	City Planning Department	Publicize and Prepare annually
11. Energy Conservation	To encourage energy and resource conservation	Encourage energy efficiency in the housing grant program and water efficiency programs. Provide brochure advertising available programs offered by the City or local utility.	City General Fund	City Planning Department	Ongoing Publicize annually

Quantified Objectives for the 2013–2021 Housing Element

	Extremely Low Income	Very Low Income	Other Low Income	Moderate Income	Above Moderate	Total
Construction¹	1 unit	1 unit	-0-	-0-	-0-	2
Rehabilitation²	3	3	3	3	-0-	12
Preservation	0	0	0	0	0	0

Source: City of Industry, 2013.

¹ New construction refers to the RHNA allocation as directed by HCD.

² Rehabilitation objectives refer to the number of grants made available and potentially taken advantage of by property owners.

Appendix A
City Council Resolution



Appendices

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Appendix B
Public Hearing and Workshop Notifications



Appendices

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Vol. XLVI

CITY OF INDUSTRY, CALIFORNIA

No. 5 May 2013

Housing Element Workshop

The City of Industry invites interested parties to participate in a workshop regarding preparation of the 2014-2021 Housing Element. The Housing Element is one chapter of the City's General Plan, which is the long-term vision for the City. The Housing Element guides the rehabilitation and preservation of housing within the City of Industry.

You are invited to participate in this workshop that will focus on identifying local housing needs within the City and housing programs to meet those needs.

Date: June 3, 2013, location: City of Industry City Council Chambers, 15651 East Stafford Street, Industry, Ca., time:10:00 AM. 



Housing Element Workshop

The City of Industry invites you to participate in a workshop regarding preparation of the 2014-2021 Housing Element. The Housing Element is one chapter of the City's General Plan, which is the long-term planning vision for the City. The Housing Element guides the maintenance, rehabilitation and preservation of housing within the City of Industry.

You are invited to participate in the Housing Element workshop that will focus on identifying local housing needs within the City and housing programs to meet those needs.

DATE: June 3, 2013

LOCATION: Industry City
Council Chambers
15651 Stafford Street
City of Industry,
California

TIME: 10 A.M. to 12:00
P.M.

If you have any questions on this housing element workshop, please call Brian James at (626) 333-2211

Published: May 23, 2013
San Gabriel Valley Tribune
Ad#364178

Appendices

San Gabriel Valley Tribune

Affiliated with SGV Newspaper Group
1210 N. Azusa Canyon Road
West Covina, CA 91790
626-962-8811 ext. 2457
courtney.reyes@sgvn.com

5007735

CITY OF INDUSTRY
ATTN: FINANCE
PO BOX 3305
CITY OF INDUSTRY CA 91744

FILE NO. PC ph notice

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA County of Los Angeles

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of SAN GABRIEL VALLEY TRIBUNE, a newspaper of general circulation which has been adjudicated as a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of September 10, 1957, Case Number 684891. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/28/2013

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at West Covina, LA Co. California
On this 28th day of June, 2013.



Signature

(Space below for use of County Clerk)

Legal No. **0010381998**

NOTICE OF PUBLIC HEARING

City of Industry Draft 2014-2021 Housing Element Update

On June 28th, 2013, notice has been given that the Planning Commission of the City of Industry shall hold a public hearing to consider the Draft 2014-2021 Housing Element. By State law, a city's Housing Element must be periodically updated in order to assess changing housing needs and to establish an action plan to address these needs. The updated Housing Element is also subject to review by the State's Department of Housing and Community Development (HCD) for compliance with State housing law.

No action will be taken at this hearing except to receive public testimony, provide comments, and direct Staff to transmit the updated Housing Element to HCD for review. After HCD's review, the updated Housing Element will be brought back before the Planning Commission and City Council for adoption, which is anticipated to occur in the fall of 2013. Upon adoption by the City Council, the final document will be submitted to HCD for certification.

A copy of the Draft 2014-2021 Housing Element Update is on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744.

The time, date and place of such hearing shall be as follows:

Time: 8:00 a.m.

Date: July 11, 2013

Place: City Council Chamber
15651 East Stafford Street
City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place.

If you challenge the Housing Element in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council of the City of Industry at, or prior to, the public hearing.

Jodi Scrivens
Clerk of the City of Industry

Published: June 28, 2013
San Gabriel Valley Tribune
Ad#

San Gabriel Valley Tribune

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ATTN: FINANCE
PO BOX 3305
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**FILE NO. CC ph notice
PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Los Angeles**

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of SAN GABRIEL VALLEY TRIBUNE, a newspaper of general circulation which has been adjudicated as a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of September 10, 1957, Case Number 684891. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/28/2013

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at West Covina, LA Co. California
On this 28th day of June, 2013.

Courtney Reyes

Signature

(Space below for use of County Clerk)

Legal No. **0010382000**

NOTICE OF PUBLIC HEARING

**City of Industry Draft 2014-2021
Housing Element Update**

On June 28th, 2013, notice has been given that the City Council of the City of Industry shall hold a public hearing to consider the Draft 2014-2021 Housing Element. By State law, a city's Housing Element must be periodically updated in order to assess changing housing needs and to establish an action plan to address these needs. The updated Housing Element is also subject to review by the State's Department of Housing and Community Development (HCD) for compliance with State housing law.

No action will be taken at this hearing except to receive public testimony, provide comments, and direct Staff to transmit the updated Housing Element to HCD for review. After HCD's review, the updated Housing Element will be brought back before the Planning Commission and City Council for adoption, which is anticipated to occur in the fall of 2013. Upon adoption by the City Council, the final document will be submitted to HCD for certification.

A copy of the Draft 2014-2021 Housing Element Update is on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744.

The time, date and place of such hearing shall be as follows:

Time: 9:00 a.m.

Date: July 11, 2013

Place: City Council Chamber
15651 East Stafford Street
City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place.

If you challenge the Housing Element in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council of the City of Industry at, or prior to, the public hearing.

Jodi Scrivens
Clerk of the City of Industry

**Published: June 28, 2013
San Gabriel Valley Tribune
Ad#382000**



Appendices

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Appendix C
HCD Correspondence



Appendices

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STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

EDMUND G. BROWN, JR., Governor

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



January 3, 2014

Mr. Brian James
Planning Director
City of Industry
15625 E. Stafford St.
City of Industry, CA 91744

Dear Mr. James:

RE: Review of the City of Industry's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting the City of Industry's revised draft housing element update received for review on November 19th, 2013, along with additional revisions received on January 3, 2014. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. Telephone conversations with you, Mr. Donald Davis, City Attorney, and Mr. Mark Hoffman, the City's consultant facilitated the review. In addition, the Department considered comments from Public Counsel pursuant to Government Code Section 65585.

The revised draft element meets the statutory requirements described in the Department's October 11, 2013 review. For example, the element now identifies adequate sites to accommodate the City's regional housing need for lower-income households demonstrated by Program 7. This program commits the City to create a housing overlay zone over at least one of the parcels identified in Table 3-2 within three years of adoption of the element allowing for multifamily uses by-right with minimum densities of 20 units per acre to address the identified shortfall of 2 units. The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code Section 65400. The revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City will be required to revise the element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.



Appendices

Mr. Brian James
Page 2

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication of Mr. Hoffman in preparation of the housing element and looks forward to receiving Industry's adopted housing element. If you have any questions or need additional technical assistance, please contact Melinda Coy, of our staff, at (916) 263-7425.

Sincerely,



Glen A. Campora
Assistant Deputy Director

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



October 11, 2013

Mr. Brian James,
Planning Director
City of Industry
15625 E. Stafford St.
City of Industry, CA 91744

Dear Mr. James:

RE: Review of the City of Industry's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting City of Industry's draft housing element received for review on August 12, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. A telephone conversation on September 13, 2013 with you, Mr. Donald Davis, City Attorney, and Mr. Mark Hoffman, the City's consultant facilitated the review. In addition, the Department considered comments from Public Counsel pursuant to Government Code Section 65585.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must include an inventory of sites and provide for a variety of housing types. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

To remain on an eight year housing element planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

We are committed to assist Industry in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Melinda Coy, of our staff, at (916) 263-7425.

Sincerely,

A handwritten signature in blue ink that reads "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director

Enclosure



APPENDIX CITY OF INDUSTRY

The following changes would bring Industry's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Among other resources, the Housing Element section contains the Department's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at www.hcd.ca.gov/hpd/housing_element2/index.php and includes the Government Code addressing State housing element law and other resources.

A. **Housing Needs, Resources, and Constraints**

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households (Section 65583(a)(1)).*

The element must identify and analyze extremely low-income households existing and projected needs. The element may either use available census data to calculate the number of extremely low-income households, or presume 50 percent of the very low-income households qualify as extremely low-income households.

2. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition (Section 65583(a)(2)).*

While the element includes overpayment information for all households, the element must also identify and analyze overpayment by tenure (renters and owners) for lower-income households. A thorough analysis of overpayment will assist the City in developing appropriate housing policies and prioritizing housing resources. For example, information developed by SCAG reflects 61 lower-income renter households are in overpayment situations. For additional information, refer to the overpayment section of the *Building Blocks'* technical assistance tool at http://www.hcd.ca.gov/hpd/housing_element2/EHN_Overpayment.php.

3. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

The element (pages 20-21) states the Southern California Association of Governments (SCAG), in November 2011, approved the RHNA methodology to not assign the City any regional housing need allocation (RHNA) for the 5th Cycle projection period. The basis of this allocation was that Industry would continue to transfer redevelopment funds to the Housing Authority of Los Angeles County to qualify for an exemption under Government Code Section 65584.3 enabling the City to not have to provide for any share of RHNA. In 2012 the City was made aware that GC section 65584.3 no longer applied due to a California Supreme Court decision and a State Department of Finance determination. As a result, pursuant to Government Code 65584(d)(1), Industry must plan for a share of units for low- and very low income households. Additionally, Government Code Sections 65583(c)(1) and 65583.2(c) require the City to provide for the provision of a variety of housing types. Therefore, in order to comply with State Housing Element law, the City must plan for at least one very low-income unit and one low-income unit pursuant to Government Codes 65583(a)(3), 65583(1), and 65583.2.

Sites Inventory: The element must include a parcel-specific inventory of sites including size, zoning, General Plan designation, description of existing uses, and an estimate of number of units which can be accommodated on each site. See the website and sample analysis at http://www.hcd.ca.gov/hpd/housing_element2/SIA_land.php.

Map of Sites: The element did not address this requirement. The element must include a map that shows the location of the sites included in the inventory for reference purposes only.

Realistic Capacity: The element did not address this requirement. The element must describe the methodology for determining the residential capacity of sites. The estimate of potential unit capacity must consider land-use controls and site improvement requirements and could reflect recently built densities. For mixed-use or commercial sites allowing residential uses, the capacity analysis should also account for potential development of non-residential uses and could consider any performance standards mandating a specified portion of a mixed-use site as non-residential (e.g., first floor, front space as commercial). See the website and sample analysis at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#capacity.

Zoning to Facilitate Housing for Lower-Income Households: Pursuant to Section 65583.2(c) (3)(A) and (B), the element must identify zoning and densities appropriate to facilitate the development of housing for lower-income households based on factors such as market demand, financial feasibility and development experience within zones. For communities with densities that meet specific standards (at least 30 units per acre for Industry), this analysis is not required (Section 65583.2(3)(B)). See the *Building Blocks'* website and sample analysis at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#zoning.



Suitability of Non-Vacant Sites: Should the element rely on non-vacant and underutilized sites to accommodate a portion of the regional housing need, it must describe the existing uses of identified sites and include an analysis of the extent to which those uses may impede additional residential development. The element should describe development trends, market conditions, and any existing or planned regulatory or other incentives financial assistance or regulatory incentives to encourage and facilitate more intensive residential development on the identified underutilized sites. For sites with residential uses, the inventory could generally describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For non-residential sites, the inventory could generally describe whether the use is operating, marginal or discontinued, and the condition of the structure, or could describe any expressed interest in redevelopment. For further information, refer to the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#nonvacant.

Suitability and Availability of Infrastructure: The element must identify whether sufficient total water and sewer capacity is available to accommodate Industry's RHNA.

Environmental Constraints: The element must describe any known environmental constraints that could impact development in the planning period.

Zoning for a Variety of Housing Types: Currently, the City of Industry does not identify zoning for residential uses. Government Code Sections 65583(1) and 65583.2, requires jurisdictions to demonstrate the availability of zoning to provide for a variety of housing types including multifamily rental, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, emergency shelters, and transitional housing. The availability of multifamily housing is critical to providing the variety of housing necessary to address the needs of lower-income families and workers. Therefore, the element must provide opportunities for development of a variety of housing types.

4. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter (Section 65583(a)(7)).*

Although the element indicates the County's Sherriff's Department has not observed a homeless population, the element must include a year-round estimate of the number of persons who may need emergency shelter. While the homeless population tends to be hard to quantify, given the number of homeless persons in the San Gabriel Valley, it is likely some homeless persons may not have been observed and counted. To accurately assess the needs, the City could supplement the Sherriff Department's observations with information from nearby homeless shelter and service providers affiliated with food programs, transitional housing programs, drug and alcohol programs, County mental health and social service departments, local Salvation Army, Goodwill Industries, and churches.

In addition, Chapter 507, Statutes of 2010 (SB 812), amended State housing element law to require an analysis of the special housing needs of persons with developmental disabilities. The term developmental disability refers to a severe and chronic disability attributable to a mental or physical impairment, such as cerebral palsy, epilepsy, or autism, which begins before individuals reach adulthood (Welfare and Institutions Code, Section 4512). The analysis could include the following:

- a quantification of the total number of persons with developmental disabilities;
- a description of the types of developmental disabilities;
- a description of the housing need, including a description of the potential housing problems; and
- a discussion of resources, policies and programs including existing housing and services, for persons with developmental disabilities.

Information for this analysis may be obtained from the area's local regional center for developmental services at <http://www.dds.ca.gov/RC/RCList.cfm>. For further assistance in meeting this requirement see the Departments SB 812 technical assistance memo at <http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf>.

B. Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(1)).*

As noted in the finding A3, the element does not include a sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites and zoning for a variety of housing types. Specifically, the element must include a program to provide sites with zoning that allows owner-occupied and rental multifamily uses by-right sufficient to accommodate the remaining need for lower-income households. By-right, pursuant to 65583.2(i), means local government review must not require a CUP, planned unit development or other discretionary review or approval.

The program must also provide:

- minimum of 16 units per site;
- a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only.



Emergency Shelters: Program 7 states that by February 15, 2015, it will allow emergency shelter by-right on several parcels in the industrial zone commensurate with its need. Pursuant to Chapter 633, Statutes of 2007 (SB 2), the City must identify at least one zone which allows for the development of at least one emergency shelter regardless of need within one year of the adoption of the housing element. Program 7 must be revised in accordance with the provisions of SB 2.

Transitional and supportive housing: Program 7 indicates that transitional housing and supportive housing will be allowed as a by-right use where residential uses are allowed. However, the statute requires transitional housing and supportive housing must be permitted as a residential use in all zones and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Section 65583(a)(5)). The program must be revised to be consistent with these statutory requirements. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_variety.php#Transitional

2. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (Section 65583(2)).*

The element must include specific and proactive efforts to assist in the development of housing for extremely low-, very low-, low-, and moderate-income households, including persons with special needs. This program could commit the City to annually contact nonprofit housing sponsors to coordinate and implement a strategy for developing housing including assisting with site identification; adopt priority processing, fee waivers or deferrals, modify development standards, grant concessions and incentives for housing developments that include units affordable to extremely low to moderate income household, and assist, support or pursue funding applications.

3. *The housing element shall contain programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(3)).*

As stated in Finding A3, the City does not have residential zoning. In order to comply with State Housing Element Law, it must provide zoning and sites for a variety of housing types. As the City establishes zoning for residential development, it must ensure new zoning provisions facilitate the development of housing. In addition, while the element includes Program 6 to allow licensed care facilities for 6 people as residential uses, it must also address how licensed care facilities for 7 or more people will be allowed.

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame (Section 65583(b)(1 & 2)).

While the element includes objectives for rehabilitation and conservation of existing housing units, it must also include quantified objectives estimating the number of housing units by income category that can be constructed. This requirement could be addressed by utilizing a matrix like the one illustrated below:

Income	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low-			
Very Low-			
Low-			
Moderate-			
Above Moderate-			
TOTAL			

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(8)).

While the element includes a general summary of the public participation process it does not demonstrate how the City has or will make a diligent effort to achieve the involvement all economic segments of the community through the adoption process. The element should be revised to specifically describe the City's efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the development of the element. For example, the element could describe the success of out reach efforts, summarize public comments and describe how the element incorporated public input.



Appendices

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Appendix D
Affordable Housing Funded by City of Industry



Appendices

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**Table D-1
Affordable Housing Funded by City of Industry**

Project Location	Project Name	Type of Housing Project	Total Units	Assisted Units
Baldwin Park	Baldwin Park	Multi Family	71	71
Baldwin Park	Paddy Lane	Single Family	20	16
Baldwin Park	Rhodes Lane	Single Family	16	16
Bell	Bell Senior Housing	Senior	63	62
Bell Gardens	Bell Gardens Apartments	Senior	72	71
Bell Gardens	Terra Bella	Senior	65	64
Bellflower	Hope Bellflower 1	Dev. Disabled	6	6
Bellflower	Hope Bellflower 2	Dev. Disabled	6	6
Claremont	Claremont Village Apartments	Senior	76	55
Compton	Compton Senior Apartments	Senior	75	74
Compton	Seasons at Compton	Dev. Disabled	84	42
Cudahy	Live Oak Gardens	Multi Family	40	40
Downey	Downey Apartments	Senior	31	31
Downey	Heritage Court	Senior	31	31
Downey	The View	Multi Family	49	46
Duarte	Duarte Senior Housing	Senior	80	79
El Monte	El Monte Veterans Apartments	Homeless	17	17
El Monte	Garvey Court	Mixed	68	67
El Monte	Singing Wood Housing	Senior	110	59
Glendale	Garfield Gardens	Multi Family	30	21
Glendale	Metro Loma	Multi Family	44	33
Glendale	Metropolitan City Lights	Multi Family	65	65
Huntington Park	Rugby Ave. Apartments	Senior	80	80
Huntington Park	Santa Fe Village	Single Family	17	5
La Mirada	Breezewood Village	Senior	122	24
La Mirada	Coyote Creek	Senior	161	82
Long Beach	Grisham Community Housing	Multi Family	80	76
Long Beach	Grisham Community Housing	Multi Family	16	15
Los Angeles	115 & 137 N. Soto St.	Multi Family	36	36
Los Angeles	226 South Berendo	Mental Illness	48	48
Los Angeles	28th Street YMCA Residences	Mental Illness	48	15
Los Angeles	36th Street Apartments	Trans Youth	11	10
Los Angeles	Abbey Apartments	Mental Illness	99	34
Los Angeles	Alegria	HIV/AIDS	45	45



Appendices

Table D-1
Affordable Housing Funded by City of Industry

<i>Project Location</i>	<i>Project Name</i>	<i>Type of Housing Project</i>	<i>Total Units</i>	<i>Assisted Units</i>
Los Angeles	Alegria Apartments	Multi Family	15	15
Los Angeles	Alexandria House Apartments	Homeless	16	7
Los Angeles	Amistad Apartments	Mental Illness	21	21
Los Angeles	Amistad Apartments	Multi Family	50	50
Los Angeles	Amistad Plaza	Multi Family	57	57
Los Angeles	Andalucia Heights	Multi Family	75	53
Los Angeles	Angelino Court	HIV/AIDS	18	17
Los Angeles	Arco Iris Apartments	Multi Family	5	5
Los Angeles	Brandon Apartments	Mental Illness	32	32
Los Angeles	Broadway Apartments	Trans Youth	16	10
Los Angeles	Broadway Housing	Multi Family	17	17
Los Angeles	Broadway Village II	Multi Family	50	49
Los Angeles	Burlington Family Apartments	Mental Illness	15	15
Los Angeles	Caroline Severage Manor	Mental Illness	85	30
Los Angeles	Central Village	Multi Family	85	63
Los Angeles	Cesar Chavez Gardens	Multi Family	46	46
Los Angeles	Clinton Family Apartments	Multi Family	36	35
Los Angeles	Coronel Village	Senior	48	48
Los Angeles	Crossings on 29th Street	Multi Family	34	24
Los Angeles	Cuatro Vientos	Multi Family	25	25
Los Angeles	Downtown Women's Center	Mental Illness	72	26
Los Angeles	Downtown Women's Center	Homeless	48	45
Los Angeles	EADS Apartments	Multi Family	36	36
Los Angeles	W.O.R.K.S	Dev. Disabled	56	55
Los Angeles	El Centro Loretto	Multi Family	76	69
Los Angeles	Estrella Apts.	Multi Family	11	11
Los Angeles	Eugene Thomas Manor	HIV/AIDS	38	38
Los Angeles	Far East Building	Multi Family	16	16
Los Angeles	Figueroa Place	Multi Family	33	33
Los Angeles	Gateways	Mental Illness	30	30
Los Angeles	Grand View Nine Apartment	Multi Family	61	61
Los Angeles	Harvard Yard	Senior	202	160
Los Angeles	HDR I	Multi Family	76	76
Los Angeles	HDR II	Senior	49	48

**Table D-1
Affordable Housing Funded by City of Industry**

<i>Project Location</i>	<i>Project Name</i>	<i>Type of Housing Project</i>	<i>Total Units</i>	<i>Assisted Units</i>
Los Angeles	Heavenly Vision	Senior	46	46
Los Angeles	Highland Village	Multi Family	91	91
Los Angeles	Hoover Apartments	Mental Illness	6	6
Los Angeles	Hoover Apartments	HIV/AIDS	22	22
Los Angeles	Hoover Apartments	HIV/AIDS	22	21
Los Angeles	Innes Heights	HIV/AIDS	18	18
Los Angeles	Irolo Sr. Housing	Senior	46	45
Los Angeles	James M. Wood Apartments	Senior	53	53
Los Angeles	James Wood Apts	Multi Family	61	32
Los Angeles	James Wood SRO Apts	Mental Illness	52	31
Los Angeles	James Wood Senior Apts	Senior	53	53
Los Angeles	Jefferson Park Terrace	Mixed	60	50
Los Angeles	Knob Hill	HIV/AIDS	14	14
Los Angeles	Kosumosu Trans. Hsg.	Domestic Viol.	8	8
Los Angeles	La Primavera Apts	Mental Illness	36	35
Los Angeles	Laguna Senior Apts	HIV/AIDS	64	13
Los Angeles	Las Americas Hotel	Sustainable	60	58
Los Angeles	Lime House Sr. Villa	Senior	34	33
Los Angeles	Lincoln Hotel	HIV/AIDS	41	40
Los Angeles	Little Berendo	Sustainable	24	23
Los Angeles	Lorena Terrace	Multi Family	49	37
Los Angeles	Lyndon Hotel	Mental Illness	49	48
Los Angeles	MacArthur Park Metro Apts	Multi Family	90	45
Los Angeles	Main Street Courtyard Apts.	HIV/AIDS	25	25
Los Angeles	Main Street Vistas	Multi Family	49	49
Los Angeles	Marisposa Place	Multi Family	58	58
Los Angeles	Maryland Apts.	Mental Illness	30	30
Los Angeles	McCoy Plaza A	Homeless	63	26
Los Angeles	Menlo Family Housing	Multi Family	60	59
Los Angeles	New Hampshire	Mixed	52	51
Los Angeles	Normandie Terrace Apartments	Multi Family	66	52
Los Angeles	Olympic Plaza	Senior	88	88
Los Angeles	Paseo Del Sol	Multi Family	7	7
Los Angeles	PATH Cares Center	HIV/AIDS	18	18



Appendices

Table D-1
Affordable Housing Funded by City of Industry

<i>Project Location</i>	<i>Project Name</i>	<i>Type of Housing Project</i>	<i>Total Units</i>	<i>Assisted Units</i>
Los Angeles	Pico Gramercy Apartments	Multi Family	71	66
Los Angeles	Pisgah Village	Senior	47	47
Los Angeles	Progress Place 1 & 2	Trans Youth	8	8
Los Angeles	PWC Family Housing	Multi Family	45	45
Los Angeles	Rainbow Apartments	Mental Illness	89	34
Los Angeles	Renato Apartments	Mental Illness	57	21
Los Angeles	Richard N. Hogan Manor	Multi Family	51	50
Los Angeles	Rivers Hotel	HIV/AIDS	72	35
Los Angeles	Rockview Seniors	Senior	42	42
Los Angeles	Santos Plaza Apts.	Mental Illness	37	18
Los Angeles	Simone Hotel	Sustainable	115	113
Los Angeles	Skyline Village	Multi Family	73	22
Los Angeles	Sol y Luna Apartments	Multi Family	51	51
Los Angeles	St. Anne's	EFY	40	39
Los Angeles	St. George Hotel	Mental Illness	86	28
Los Angeles	Star Apartments	Mental Illness	35	35
Los Angeles	Sunrise Apartments	Senior	46	42
Los Angeles	Temple Villas	Multi Family	52	38
Los Angeles	Tides Apts.	Senior	36	36
Los Angeles	Vendome Palms Apartments	Mental Illness	35	35
Los Angeles	Waterloo Heights	HIV/AIDS	18	18
Los Angeles	Yankee	Multi Family	80	78
Los Angeles	YWCA Job Corps Campus	Trans Youth	200	22
Lynwood	Lynwood Homes	Single Family	19	19
Lynwood	Watts Domestic Center	Domestic Viol.	63	63
Montebello	Lohart Ave. Homes	Single Family	7	7
Monterey Park	Ernie's Place	Dev. Disabled	6	6
Monterey Park	Monterey Park Sr. Village	Senior	114	81
Monterey Park	Pacific Housing	Mental Illness	8	8
Norwalk	Birch Grove Homes	Mental Illness	21	21
Norwalk	Cedar St. Homes	Mental Illness	23	23
Norwalk	Elm Street Homes	Mental Illness	8	8
Norwalk	Norwalk Seniors	Senior	240	121
Pasadena	Allen House	Dev. Disabled	6	6

**Table D-1
Affordable Housing Funded by City of Industry**

Project Location	Project Name	Type of Housing Project	Total Units	Assisted Units
Pasadena	Ashtabula Homes	Mental Illness	21	10
Pasadena	Centennial Place	Sustainable	144	142
Pasadena	Euclid Villa Trans. Housing	Mental Illness	15	14
Pasadena	Fair Oaks Court	Single Family	40	27
Pasadena	Hudson Oak	Senior	45	44
Pasadena	Nehemiah Court Apartments	Mental Illness	6	6
Pasadena	Orange Grove Gardens	Multi Family	38	37
Pasadena	Pasadena Sr. Apts.	Senior	65	65
Pasadena	United Cerebral Palsy	Dev. Disabled	12	12
Pasadena	Villa Apts.	Dev. Disabled	5	5
Pasadena	Wagner House	Dev. Disabled	6	6
Pico Rivera	Telacu Housing-Pico Rivera	Senior	70	70
Pomona	House of Ruth	Domestic Viol.	30	30
Pomona	Orange Glen	Single Family	16	16
Pomona	Patritti	Single Family	13	13
Pomona	Prototypes Pomona Apts	Mental Illness	32	31
Pomona	TELACU Esperanza	Senior	70	70
Pomona	Towne Project	Single Family	29	29
Pomona	William St. Apt.	Multi Family	31	30
San Gabriel	Athena Apts	EFY	18	18
Santa Fe Springs	Santa Fe Springs Senior	Senior	144	43
Santa Fe Springs	United Cerebral Palsy	Dev. Disabled	25	25
Sierra Madre	Sierra Madre Senior Housing	Senior	46	18
South Gate	Hollydale Plaza Apartments	Senior	101	49
Uninc. Compton	Casa Dominguez	Multi Family	70	70
Uninc. Compton	Compton Gardens	Multi Family	18	18
Uninc. Compton	Mason Court Apartments	Homeless	12	12
Uninc. Compton	Step Out	EFY	11	11
Uninc. Compton	Willow Apts.	Mental Illness	27	27
Uninc. Hacienda Heights	Galemont	Single Family	22	12
Uninc. Hacienda Heights	Harmony Creek	Senior	75	38
Uninc. Huntington Park	Marbrisa Walk	Single Family	50	17
Uninc. Los Angeles	105th St. & Normandie	Mixed	62	61
Uninc. Los Angeles	3rd & Wood Family	Multi Family	60	59



Appendices

**Table D-1
Affordable Housing Funded by City of Industry**

<i>Project Location</i>	<i>Project Name</i>	<i>Type of Housing Project</i>	<i>Total Units</i>	<i>Assisted Units</i>
Uninc. Los Angeles	Gage Village	Single Family	32	9
Uninc. Los Angeles	Hale Morris Lewis Manor	Senior	41	41
Uninc. Los Angeles	Immanuel House of Hope	Multi Family	6	6
Uninc. Los Angeles	Las Flores	Mental Illness	31	16
Uninc. Los Angeles	Los Girasoles	Multi Family	11	11
Uninc. Los Angeles	Salinas RFP	Single Family	95	38
Uninc. Los Angeles	Slauson Station Apts	Multi Family	30	22
Uninc. Los Angeles	Village of Willowbrook	Single Family	34	25
Uninc. Rosemead	Potrero Senior Housing	Senior	53	16
Uninc. Whittier	Coteau III	Trans Youth	6	6
Uninc. Whittier	Pine Glen	Single Family	18	18
Uninc. Avocado Heights	135 S 3rd Avenue	Single Family	26	14
Uninc. La Puente	600 Basetdale	Single Family	45	23
Uninc. Whittier	Utica & Ramsey	Single Family	31	16
Uninc. Willowbrook	Avalon Apartments	Mental Illness	31	31
Whittier	Season @ Uptown Whittier	Senior	50	50

Sources: City of Industry, 1992–2011.

Appendix E
Housing Conditions Survey



Appendices

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**Table E-1
Housing Conditions Survey, City of Industry 2012**

No.	Project Name	Attributes		Housing Condition							
		Type of Housing Project	Total Units	Roof Material	Walls/Siding	Doors/Entries	Paint/Finishes	Windows	Carport and Garage	Yard	Overall Rating
1	1509a Workman Mill	SF-D	SS-NG	2	2	4	2	1	n/a	2	2
2	1509b Workman Mill	SF-D	SS-NG	2	1	1	1	1	n/a	1	1
3	1509c Workman Mill	SF-D	SS-NG	1	1	1	1	1	n/a	1	1
4	14063 Proctor Ave	SF-D	SS-DG	1	1	1	1	1	1	1	1
5	14362 Proctor Ave	SF-D	SS-DG	1	1	1	1	1	1	1	1
6	754 Fifth Ave	SF-D	SS-DG	1	1	1	1	1	1	1	1
7	210 Ninth Ave	SF-D	SS-AG	1	1	1	1	1	1	1	1
8	130 Turnbull Cnyn	DUPLEX	SS-C	1	1	1	2	1	2	1	1
9	132 Turnbull Cnyn	DUPLEX	SS-C	1	1	1	2	1	2	1	1
10	134 Turnbull Cnyn	SF-D	SS-DG	2	2	2	2	2	2	2	2
11	138 Turnbull Cnyn	SF-D	SS-DG	2	2	2	2	2	2	2	2
12	257 Turnbull Cnyn	SF-D	SS-DG	2	2	1	1	1	2	1	1
13	507 Turnbull Cnyn	SF-D	TS-DG	1	1	1	1	1	1	1	1
14	15157 Walbrook Dr	SF-D	SS-DG	1	1	1	1	1	1	1	1
15	15256 Valley Blvd	MH	SS-C	1	1	1	1	1	1	1	1
16	15246 Valley Blvd	SF-D	SS-AG	1	1	1	1	1	1	1	1
17	15236 Valley Blvd	SF-D	SS-C	1	1	1	1	1	1	1	1
18	15240 Valley Blvd	MH	SS-C	1	1	1	1	1	1	1	1
19	15244 Valley Blvd	SF-D	SS-NG	1	1	1	2	1	n/a	1	1
20	15236 Valley Blvd	SF-D	SS-C	1	1	1	1	1	1	1	1
21	15234 Valley Blvd	MH	SS-C	1	1	1	1	1	1	1	1
22	15248 Valley Blvd	SF-D	SS-C	1	1	1	2	1	1	1	1
23	15626 Nelson Ave	SF-D	SS-DG	1	1	1	1	1	1	1	1
24	15634 Nelson Ave	SF-D	SS-AG	1	1	1	1	1	1	1	1
25	15644 Nelson Ave	SF-D	SS-AG	1	1	1	1	1	1	1	1
26	15652 Nelson Ave	SF-D	SS-AG	1	1	1	1	1	1	1	1
27	15702 Nelson Ave	SF-D	SS-DG	1	1	1	1	1	1	1	1
28	15710 Nelson Ave	SF-D	SS-DG	1	1	1	1	1	1	1	1
29	15714 Nelson Ave	SF-D	SS-DG	1	1	1	1	1	1	1	1
30	15722 Nelson Ave	SF-D	SS-AG	1	1	1	1	1	1	1	1



Appendices

**Table E-1
Housing Conditions Survey, City of Industry 2012**

No.	Project Name	Attributes		Housing Condition								
		Type of Housing Project	Total Units	Roof Material	Walls/Siding	Doors/Entries	Paint/Finishes	Windows	Carport and Garage	Yard	Overall Rating	
31	15730 Nelson Ave	SF-D	SS-DG	1	1	1	1	1	1	1	1	1
32	15736 Nelson Ave	SF-D	SS-DG	1	1	1	1	1	1	1	1	1
33	16020 Hill St	SF-D	SS-AG	1	1	1	1	1	1	1	1	1
34	16014 Hill St	SF-D	SS-NG	1	1	1	1	1	n/a	1	1	1
35	16010 Hill St	SF-D	SS-C	1	1	1	1	1	1	1	1	1
36	16000 Hill St	SF-D	SS-C	1	1	1	1	1	1	1	1	1
37	16200 Temple Ave	GROUP	TS-SP	1	1	1	1	1	n/a	1	1	1
38	16200a Temple Ave	DUPLEX	TS-SP	1	1	1	1	1	n/a	1	1	1
39	16200b Temple Ave	DUPLEX	TS-SP	1	1	1	1	1	n/a	1	1	1
40	16200c Temple Ave	DUPLEX	TS-SP	1	1	1	1	1	n/a	1	1	1
41	16200d Temple Ave	DUPLEX	TS-SP	1	1	1	1	1	1	1	1	1
42	16200 Temple Ave	SF-D	SS-DG	1	1	1	1	1	1	1	1	1
43	16227 Temple Ave	SF-D	SS-AG	1	1	1	1	1	1	1	1	1
44	16229 Temple Ave	SF-D	SS-AG	1	1	1	1	1	1	1	1	1
45	16238 Temple Ave	SF-D	TS-AG	1	1	1	1	1	1	1	1	1
46	16242 Temple Ave	SF-D	TS-AG	1	1	1	1	1	1	1	1	1
47	16224 Temple Ave	SF-D	TS-AG	1	1	1	1	1	1	1	1	1
48	16220 Temple Ave	SF-D	TS-AG	1	1	1	1	1	1	1	1	1
49	16218 Temple Ave	SF-D	TS-AG	1	1	1	1	1	1	1	1	1
50	16217 Temple Ave	SF-D	TS-AG	1	1	1	1	1	1	1	1	1
51	555 El Encanto	Group	Facility	1	1	1	1	1	n/a	1	1	1
52	17221 Chestnut	SF-D	SS-AG	1	1	1	1	1	1	1	1	1
53	17229 Chestnut	SF-D	SS-AG	1	1	1	1	1	1	1	1	1
54	20137 Walnut Dr	SF-D	SS-DG	1	1	1	1	1	1	1	1	1
55	615 Giano	SF-D	SS-NG	1	1	1	1	1	n/a	2	2	2
56	621 Giano	SF-D	SS-NG	1	1	1	1	1	n/a	n/a	n/a	n/a
57	629 Giano	SF-D	SS-AG	1	1	1	1	1	1	2	2	2
58	22036 E. Valley Blvd	SF-D	SS-DG	1	1	1	1	1	1	1	1	1
59	123 Azusa Ave	MH	SS-NG	4	3	4	4	4	4	4	4	4