



CITY OF INDUSTRY

Transmitted Via Email to: HousingElements@hcd.ca.gov and U.S. Mail

October 28, 2021

State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

SUBJECT: City of Industry Draft Housing Element Submittal

TO LAND USE AND PLANNING UNIT:

On behalf of the City of Industry, I am pleased to transmit the Draft Housing Element for your review, pursuant to State of California Government Code Section 65585(b)(1). The Draft Housing Element contains all required analyses and provides programs to completely address the housing units assigned to the City of Industry by the Southern California Association of Governments Regional Housing Needs Assessment.

Should you have any questions or comments, please feel free to contact me at bhyun@cityofindustry.org or (626) 333-2211, extension 108. Thank you for your assistance.

Sincerely,

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Assistant City Manager

October 2021

HOUSING ELEMENT 2021–2029 UPDATE

for City of Industry

Prepared for:

City of Industry

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1. INTRODUCTION

1.1 STATE HOUSING ELEMENT LAW

The City of Industry (“City” or “Industry”) was incorporated in 1957 for the express purpose of promoting commerce. In recognition of the regional public benefits accrued for this purpose, the City’s vision is to continue serving as the employment and commercial hub for the San Gabriel Valley and Los Angeles metropolitan area. Industry’s civic leaders have sought to implement 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 now provides more than 2,500 businesses and 70,000 jobs, with a payroll of \$3 billion annually. Today, the City provides more than 50 percent of all industrial jobs and 10 percent of all retail jobs in the San Gabriel Valley and is largely responsible for keeping manufacturing work in southern California. Because the City was incorporated as a center for commerce, residential zoning was never envisioned due to the inherent conflicts and environmental justice issues associated with truck operations, unrestricted hours of operation, noise, odors, dust, pollution, and other impacts due to commerce.

Historically, California law (Cal. Gov’t. Code § 65584.3) 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 the City annually transferred 20 percent of all tax increment revenue accruing from redevelopment projects to the Los Angeles County Housing Authority. From 1992 until 2013, the City transferred more than \$240 million to the County to build more than 8,700 units of single-family homes, apartments, and special needs housing, of which 6,700 units were deed-restricted affordable units for lower income households and special needs housing groups.

In 2011, then-governor Brown proposed legislation to end redevelopment, which was the primary financing tool the City used to support the production of affordable housing. On December 29, 2011, the California Supreme Court upheld AB X1 26, which eliminated all redevelopment agencies in California, and overturned AB X1 27, which would have allowed redevelopment agencies to continue operations if they made certain payments to the state. As a result, California’s 400+ redevelopment agencies were dissolved as of February 1, 2012.

These actions formally ended Industry’s housing exemption. The net effect was the elimination of the most successful City-funded housing production program in California’s history. Given the change in legislative requirements, the 2021-2029 Housing Element is drafted consistent with housing element law and the loss of the City’s historical statutory exemption.

2. Housing Needs Assessment

1.2 HOUSING ELEMENT ORGANIZATION

California law requires that all local governments develop housing programs to meet their “fair share” of existing and future housing needs for all income groups. The City, along with all local governments in California, must prepare a housing element to meet its local housing needs. The housing element must contain proactive goals, policies, and programs to facilitate the development, improvement, and preservation of housing commensurate with the housing need established by the city, regional government, and the State of California.

This housing element covers the planning period of 2021 to 2029. Requirements for the content of the housing element are found in Article 10.6 of Chapter 3 of Planning and Zoning Law, commencing with Government Code § 65580. Housing elements are the most complex chapter in the general plan and the only elements that are required to be completely updated on a fixed schedule and are subject to review by the State of California for compliance with state law.

California housing element law prescribes the scope of the housing element and requirements in accordance with §65583 of the Government Code. The 2021-2029 Industry Housing Element contains the following sections:

- **Introduction.** Includes an overview, statutory authority and requirements, related planning efforts, overview of the outreach process that informed the housing element, and process for maintaining consistency with other parts of the general plan.
- **Needs Assessment.** Analysis of demographic, social, and housing characteristics; special housing needs; and current and future housing needs due to population growth, demographic change, and other factors affecting housing need.
- **Constraints Analysis.** Analysis of constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities. This chapter includes an assessment of fair housing under AB 686.
- **Housing Resources.** Inventory of resources available to address the city's housing needs, including available land for housing, and the financial resources and administrative capacity to manage housing programs. This includes a focus on fair housing as well.
- **Housing Plan.** Goals, policies, and programs to address the development, improvement, and conservation of housing and provision of fair housing opportunities to meet housing needs in Industry. Also includes an evaluation of accomplishments of the prior element.

The 2021-2029 Housing Element update replaces the City’s previously adopted 2014-2021 Housing Element and its associated implementation plan.

2. Housing Needs Assessment

1.3 PUBLIC PARTICIPATION

Government Code §65583(c)(9) requires that the City make diligent efforts to solicit participation from all economic segments of the city in the development, adoption, and implementation of the housing element. The engagement program has been carried out in a manner that addresses state law and the constraints inherent in public outreach during the COVID-19 pandemic. Community and stakeholders' participation in the development of the draft housing element update was available through the following forums: 1) duly noticed public study session(s); 2) review and comment from the California Department of Housing and Community Development; and 3) preparation of environmental clearance. These efforts are described below.

Public Study Session

The City held a workshop to solicit input regarding housing needs and potential programs to address identified needs. Prior to the study session, public notices were distributed at the City Hall, fire stations, and El Encanto Healthcare Center. The document was posted on the City's website on October 11, 2021. The workshop was duly noticed, and the public was invited to attend, participate, and provide comments or questions regarding the housing element. Notices were mailed directly to all City residents, all property owners of residentially developed properties in the City, all known churches and schools in the City, El Encanto Healthcare Center, Meals on Wheels, Housing Rights Center, and all persons requesting notification of the City's Draft Housing Element. Comments were incorporated into the draft housing element.

Responses to Comments

Following preparation of the draft 2021-2029 Housing Element update and public hearing, the City released the draft to California Department of Housing and Community Development (HCD) for a 60-day mandated review. Correspondence from the state and interested parties can be found in Appendix B. The 2021-2029 Housing Element will be revised to address comments. During this period, the public and stakeholders can send comments to the City through the website or mailed directly to City Hall. During this period, the City will prepare environmental clearance in accordance with the requirements of the California Environmental Quality Act.

Public Hearings for Adoption

Following review by HCD, the 2021-2029 Housing Element will be scheduled for public hearing and consideration for adoption. Duly noticed public hearings will be scheduled and held before the City of Industry Planning Commission and the City Council for review. Prior to that review, the revised draft housing element will be sent to required agencies and posted on the City's website. At the public hearing, the Planning Commission and City Council will also consider the adequacy of environmental clearance prepared for the housing element as required by CEQA. The City's Resolution to adopt the 2021-2029 Housing Element is found in Appendix A.

2. Housing Needs Assessment

1.4 OTHER RELATED PLANNING REQUIREMENTS

As required under state law, the City will ensure consistency with other, related planning efforts, including the existing general plan, state law requirements for disadvantaged communities, and the provision of water, as follows.

General Plan Consistency

A general plan consistency analysis was completed to ensure the 2021-2029 Housing Element goals, policies, and programs are consistent with the existing 2014 Industry General Plan. The general plan has five “super” elements that contain the required topics under California law. The City of Industry will maintain required 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.

Safety and Conservation Elements

As required by Government Code § 65302, the City must periodically revise the safety and conservation elements along with the housing element. The City last revised both elements in 2014 and updated the associated mapping of safety hazards. In accordance with SB 379 and SB 1000, the safety element must be updated again following adoption of the housing element. The Safety and Conservation Element will address additional topics of climate change, resiliency, and environmental justice as well as other statutory requirements.

Disadvantaged Unincorporated Communities

State law requires an analysis of DUCs within the city’s sphere of influence. If a DUC is found, the City must 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 in the city’s sphere, but these areas have only nine housing units. Because this number is below the statutory threshold, the City is exempt from this legislative requirement.

Water Service Providers

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 Industry Public Utilities. Sewer service is provided by three districts within the Sanitation Districts of Los Angeles County. Though the City’s regional housing needs allocation does not impact the delivery of water and sewer services, the City transmitted the housing element to each agency prior to adopting it so that growth projections could be incorporated in the agencies’ master plans.

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 AND HOUSEHOLD CHARACTERISTICS

2.1.1 Population, Household, and Housing Estimate

The US Census and Department of Finance (DOF) typically provide accurate estimates of population, household, and housing units for housing elements. Because of the city's boundaries, limited population, and confidentiality requirements, however, Census and DOF estimates are prone to higher margins of error. For this housing element, the City devised a method of estimating population and households by using the DOF count of residents, the capacity of the 244-bed El Encanto Healthcare Center, and local housing surveys.

In 2010, the City had an estimated 463 residents, 58 housing units, and 58 households. The number of residents in the city can vary, however, due to occupancy levels at El Encanto and housing vacancy rates from year to year. From 2010 to 2020, the City's population remained relatively stable, declining slightly to an estimated 434 residents. The observed decline is due to a decrease in the number of inhabited units (several substandard units were boarded up and/or demolished) and an increase in vacancies among housing units.

Table 2-1 Population, Household, and Housing Estimate, City of Industry

	2010 Revised Count	2020 Revised Count
Population ¹	463	434
Living in Households ¹	219	190
Living in Group Quarters ³	244	244
Housing Units ²	58	55
Households ²	58	55

Sources:

¹ U.S. Census 2010; California Department of Finance 2020; revised as described in text above.

² City of Industry Housing Condition Survey 2020; Los Angeles County Property Assessor Tax Rolls 2020.

³ California Office of Statewide Health Planning and Development 2010, 2019.

2. Housing Needs Assessment

2.1.2 Population Characteristics

The city's population resides in homes and group quarters. For residents living in housing units, nearly half are young adults and children, 31 percent are in the prime working years (35 to 64), and 7 percent are seniors (ACS 2015-2019). However, when El Encanto is included, the city's age distribution is much older because more than three-quarters of the resident population who live in the El Encanto Healthcare Center are 65 years and older. When considering El Encanto, seniors make up almost half of city residents (OSHDP 2019). The table below presents age characteristics for residents living in housing units and those living in El Encanto.

Whites are the largest group (47 percent) in the city, followed by those of multiracial/other backgrounds (34 percent), Asians/Pacific Islanders (16 percent), and all others. Hispanics are the largest group, but they are not reported separately in Table 2-2 due to how race and ethnicity is tabulated at El Encanto for the Office of Statewide Health Planning and Development. With respect to English proficiency, only 1 household (Asian and Pacific Islander) was recorded as a limited-English-speaking household; however, the ACS reported that a dozen Spanish speaking residents spoke English less than "very well."

Table 2-2 summarizes population characteristics of Industry residents.

Table 2-2 Population Characteristics

	Residing in Housing Units	Residing in El Encanto Facility	Total Residents	Percent of Total by Group
Age Group				
Children (<18 years)	72	-0-	72	17%
Young Adults (ages 18 to 34)	45	-0-	45	11%
Middle Adults (ages 35 to 64)	59	43	102	24%
Senior Citizens (65 and older)	14	201	215	49%
TOTAL	190	244	434	100%
Race and Ethnicity				
White	127	77	203	47%
African American	1	10	11	3%
Asian/Pacific Islander	6	66	72	16%
All Others, Including Multiracial	56	91	147	34%
TOTAL	190	244	434	100%

Sources: U.S. Census 2010; American Communities Survey 2015-2019; Office of Statewide Health Planning Development 2019.

Note: To obtain an accurate count of age, race, and ethnic characteristics of Industry residents, it was necessary to determine the characteristics of residents living in El Encanto, scale that estimate up to reflect maximum occupancy, and add it to the number of people living in housing units.

2. Housing Needs Assessment

2.1.3 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 change over time as residents age and families change. Household size is also an important determinant of housing need because it affects the size of the home needed and number of bedrooms for members of the household. Table 2-3 and the text below describe various household characteristics.

In 2019, the majority of households were married couples with children (55 percent), of which slightly more than half of the family households had children under 18 years, but one-third of all households. An additional 13 percent were cohabiting couple households, all of which had children under 18 years. Of the seventeen single-person households, five had children under age 18. Nine percent of households have one member, 22 percent have two or three members, 29 percent have four members, and 40 percent have five or more members.

Table 2-3 Household Characteristics

	Revised Count, 2019	
	Number	Percent of All Households
Household Type		
Married-couple family	30	55%
With own children under 18 years	18	33%
Cohabiting couple household	7	13%
With own children under 18 years	7	13%
Male householder, no spouse/partner present	5	9%
With own children under 18 years	0	0%
Householder living alone	3	5%
Female householder, no spouse/partner present	12	22%
With own children under 18 years	5	9%
Householder living alone	3	5%
TOTAL	55	100%
Household Size	Number	Percent
One person	5	9%
Two or three persons	12	22%
Four persons	16	29%
Five or more	22	40%
TOTAL	55	100%

Source: American Communities Survey 2015-2019.

Note: Household characteristics were determined by taking the Census Bureau distribution of household characteristics for 85 households (which extends beyond the city's boundary) and applying it to the actual 55 households living in Industry. Subtotals may differ due to sampling and/or rounding differences. Additionally, American Community Survey data has high margins of error in jurisdictions with small populations. Because of rounding, subcategories may not add up exactly to the total number of households.

2. Housing Needs Assessment

2.1.4 Economic Characteristics

According to the 2015-2019 American Community Survey (ACS), the median household income is \$89,583 in Industry, approximately 30 percent higher than the County of Los Angeles median of \$68,044 during the same period. The city's median household income generally ranks in the top 30 cities of Los Angeles County and is comparable to neighboring cities.

The State of California and the federal government examine the housing needs of households of different sizes according to five income categories. The income categories are defined relative to the area median income of the Los Angeles-Long Beach Metropolitan Area. As of 2021, these thresholds are as follows for a four-person household:

- Extremely low income households: up to \$35,450
- Very low income households: up to \$59,100
- Low income households: up to \$94,600
- Moderate income households: up to \$96,000
- Above moderate income: above \$96,000

Table 2-4 presents household income statistics in Industry. Of particular concern for housing planning is the percentage of lower income residents. According to 2014-2018 Comprehensive Housing Affordability Strategy (CHAS), 37 percent of households are lower income, which includes 5 percent extremely low income, 16 percent very low income, and 16 percent low income. These statistics only count residents living in independent units and exclude El Encanto.

Table 2-4 Household Income Characteristics

Income Ranges ¹	Revised Count, 2019	
	Number	Percent
TOTAL	55	100%
+ Less than \$25,000	5	9%
+ \$25,000 to \$49,999	6	12%
+ \$50,000 to \$74,999	10	18%
+ \$75,000 to \$99,999	7	13%
+ \$100,000 and above	27	48%
Lower Income Category ²	Revised Count, 2019	
+ Extremely Low (< 30% of AMI)	3	5%
+ Very Low (31 to 50% of AMI)	6	10%
+ Low (51 to 80% of AMI)	10	18%

Sources: 1. American Community Survey 2015-2019; 2. CHAS 2014-2018.

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 85 households to the 55 households in Industry. Household incomes were derived from the CHAS using the same method.

2. Housing Needs Assessment

2.2 SPECIAL NEEDS CHARACTERISTICS

Housing element law requires an assessment of “special needs” households—seniors, large households, female-headed households, disabled persons, homeless persons, and farmworkers. This section discusses each special needs group and the services and programs available to them.

2.2.1 Senior Residents

Seniors over the age of 65 have special housing needs due to their lower, fixed incomes, physical disabilities, or dependence needs. The 2015-2019 ACS reported that 7 senior households (14 seniors) lived in independent housing units in Industry. Another 201 seniors lived in institutional quarters, namely the El Encanto Healthcare Center. Of the 7 senior householders, 1 owned their home and 6 rented. However, since the ACS is a sample, the margin of error with these estimates might result in an undercount of the number of seniors in Industry.

According to the CHAS, approximately 10 percent of seniors ages 62 and above earn low incomes. Of that total, 5 percent are very low income, and 5 percent are extremely low income. Overpayment for housing is not a substantial issue for seniors in Industry, and no households reported paying 30 to 50 percent of their income for housing. However, approximately 29 percent of senior households reported severe overpayment (paying 50 percent or more of their income on housing costs); all households in this category were very low income.

The housing needs of seniors are often due to their age or level of income upon retirement. In addition to the need for affordable housing for seniors, the most common need is assistance for home maintenance, repair, and modifications. Lower income seniors on fixed incomes may need financial assistance in order to maintain 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.

Industry senior residents also benefit from other support services—transit, health care, and others. Senior centers in nearby La Puente, Rowland Heights, and Walnut serve the senior community. Industry residents can also visit a low-cost health clinic operating in La Puente. With respect to transit, Industry’s senior and older adult population 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. The City plays an active role by providing a building for Meals on Wheels, which provides low-cost food deliveries to seniors and others who have difficulty obtaining meals for themselves.

2. Housing Needs Assessment

2.2.2 Female Headed and Large Family Households

Approximately half of all households in Industry are families. Two specific groups—female-headed households and large families with five or more members—are called out as special housing needs groups under California housing element law. They are defined as special housing needs groups because of the difficulty of securing affordable and appropriately sized housing accommodations and services in communities.

Key needs include:

- **Large Families.** The 2015-2019 ACS reported that Industry was home to 22 households (40 percent of all households) that have five or more members. Four own a home and 18 rent. These households typically have difficulty finding large enough apartments that are affordable, but in Industry all of them live in single-family homes. Information about the income of large households or housing problems is not available.
- **Female-Headed Households.** Female-headed households, especially those with children, require special consideration because of their greater need for affordable housing and accessible day care. In 2019, the city had 21 female-headed households with children, 5 of which included related children. According to the ACS, female-headed households earned a median income of \$41,250, but none were recorded as living in poverty.

Large families and female-headed families often need enhanced services, including income support, children's services, health care, and affordable transit. In adjacent El Monte, the County of Los Angeles offers general relief, food stamps, childcare, employment training, and services used by income-eligible households. An affordable low-cost clinic operated by the County is in adjacent La Puente. Transportation services are offered by Foothill Transit.

The city's housing stock has ample large-family housing; just under half has three or more bedrooms. As discussed later, asking rents for housing units offered by individual property owners and IPHMA are lower than surrounding cities because of the industrial uses surrounding the city. Should family households need assistance, income-eligible households may also receive public assistance through the local Los Angeles County Social Services Department office.

The City supports education and community-building programs such as the Sheriff's Department Youth Activities League (YAL), Boys and Girls Club, student scholarships, nearby schools, job fairs, and training programs. The Industry Sheriff's Station YAL also serves over 2,500 local youth through programs such as football, basketball, soccer, scuba, martial arts, summer camps, and educational field trips—at no cost to participating youth or their families. The City also supports the Delhaven Community Center after-school program in La Puente.

2. Housing Needs Assessment

2.2.3 People with Disabilities

Physical and developmental disabilities can hinder access to traditional housing, limit one's ability to earn income, and result in housing overpayment. According to the 2015-2019 ACS, 6.6 percent of the city's residents living in housing units have a disability, that is, 14 Industry residents have a disability. Of these residents, an undetermined percentage of them would likely have developmental disabilities. The San Gabriel / Pomona Valley Regional Center, the primary service provider for people with disabilities, does not estimate the developmental disability population in Industry. Because its records are based on zip codes, which cross city borders, the number of people with disabilities is unavailable.



El Encanto Health Care Center

People with disabilities, including developmental disabilities, have significant housing needs and may experience one or more housing problems, depending on the age of resident, level of independence, and household income. People with disabilities may also need specialized housing, including affordable residential care facilities. Disabled people living in independent housing may also benefit from specialized renovations that improve the accessibility of their homes. They may need transit and supportive services, even for more routine needs for shopping, medical care, and other services—which can be difficult due to the geography of the city and the locations of service providers in relation to housing in Industry.

The City provides financial support to the El Encanto Healthcare Center, which offers assisted living for senior and/or disabled residents—all of whom are extremely low, very low, or low income. As of 2019, El Encanto reports that 185 beds are for general skilled nursing, and 59 beds are reserved for residents with developmental disabilities. El Encanto has not reached full occupancy, so additional capacity is available. The City supports the success of the facility and provided funding in 2020 for interior improvements that will maintain the physical condition of the premises and ensure a suitable environment for persons with disabilities.

In terms of other services, Access Services provides low-cost paratransit services to pick up or drop off riders to or from any location within three-quarters of a mile of any of the County's fixed bus routes or Metrolink stations. 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) or interior improvements (e.g., grab bars and other accessories). For modifications requiring a building permit, the City can approve home modifications costing up to \$75,000 over the counter without a public meeting.

2. Housing Needs Assessment

2.2.4 Homeless Residents

As of the 2020 Point in Time count of homeless residents in the San Gabriel Valley area, the Los Angeles Homeless Service Agency reports 30 unsheltered homeless people resided Industry. Just under half of those residents (46 percent, or 14 residents) lived on the street. Approximately 10 residents lived in recreational vehicles, campers, or cars. The largest group was counted in the neighborhood near the Industry Hills Expo Center. The Los Angeles County Sheriff's Department and Code Enforcement reported 10 to 20 homeless people in the City.

People who experience homelessness have access to a variety of services in nearby communities. The East San Gabriel Valley Coalition for the Homeless, in the adjacent community of Hacienda Heights, is an interfaith, nonprofit 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 also provided.

The San Gabriel Valley Coalition is known for its Winter Shelter Program, which is open from December through mid-March. The Coalition contacts and arranges for different church sites for a two-week stay and transports the clients to each site. 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 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 Industry. Annually, the City provides a donation to the Coalition to assist in its housing efforts.

Recent regional projects that address homeless residents include Equa, an 81-unit apartment building in La Puente with 34 units dedicated to formerly homeless individuals. In 2020 the San Gabriel Valley Housing Trust Fund received one million dollars in grant funds from the State Local Housing Trust Fund to support the development of the West Mission Family Apartments in Pomona, which will include 10 units for formerly homeless households, and to the 956 Baseline Road project in Claremont, to create 15 units for homeless seniors and provide mental health services. In FY2020-2021, the City provided \$25,000 to East San Gabriel Valley Coalition for the Homeless, \$2,000 to Alma Family Services, and \$8,300 to a food distribution center.

The Government Code now specifies how cities must allow for housing for homeless people. As required by state law, the City amended its zoning code to allow opportunities for at least one year-round emergency shelter as a by-right use in the Institutional zone. The City also permits transitional housing and permanent supportive housing in all zones allowing residential uses. Such uses are treated like any other residential uses of the same type in the same zone.

2. Housing Needs Assessment

2.2.5 Farmworkers/Agricultural Employees

Farmworkers/agricultural employees are a special needs group due to their generally limited income and lack of affordable housing suited to their needs. Although at one time Industry had agricultural uses, it is now urbanized, and no land is used for such purposes. Although no residents are employed in agricultural, forestry, fishing, and/or mining occupations in the community, the housing that could be permitted on the designated site in accordance with the Employee Housing Act could accommodate any farmworkers who desire to live in Industry. The Housing Plan contains a program to allow such uses in zones that allow residential uses.

2.2.6 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. Prior to 2013, the City dedicated more than \$240 million in tax revenues to assist 29 cities with building 8,700 units of affordable housing, of which 6,700 are deed-restricted affordable units. 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. Table 2-5 shows all the special needs housing projects funded by the City of Industry prior to 2013.

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

Household Type	Total Housing Units Funded by Industry	Housing Units Assisted	City of Industry Funds (in millions)	Leveraged Housing Funds (in millions)	Total Housing Funds (in millions)
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. "Housing Units Assisted" refers 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.

2. Housing Needs Assessment

2.3 HOUSING CHARACTERISTICS

Housing characteristics refer to the type of housing, tenure, age and condition, housing prices and rents, and other characteristics that relate to the need and affordability of housing for Industry residents, including those with special needs.

2.3.1 Housing Type

Industry's housing stock is predominantly (80 percent) single-family housing (Table 2-6). A small number of single-family attached buildings (including condominiums) and mobile home units are also available. The vast majority of homes in Industry are two- and three-bedroom units. With respect to tenure, one-quarter of households own their homes, and three-quarters of households rent housing. Though 25 percent of homes were built in 1990 or later, more than half were built before 1969. This suggests potential needs for ongoing renovation or maintenance.

Table 2-6 Housing Unit Characteristics

	Revised Count, 2019	
	Number of Units	Percent of All Units
Housing Type	55	100%
Single-Family Detached	45	82%
Single-Family Attached	4	7%
Mobile Home or Manufactured Home	6	11%
Tenure		
Owner Occupied	5	9%
Renter Occupied	41	75%
Unknown	9	16%
Housing Age	16	29%
1990 and newer	14	25%
1970-1989	0	0%
1950-1969	15	27%
Built before 1950	14	25%
Unknown	12	22%
Bedrooms		
1	2	4%
2	13	24%
3	19	35%
4 or more	6	11%
Other/Unknown	15	27%

Sources: American Communities Survey 2015-2019; Los Angeles County Property Tax Portal 2020; PlaceWorks 2020.

2. Housing Needs Assessment

2.3.2 Housing Conditions

City staff surveyed the structural condition of housing in the community and assessed the need for repair and rehabilitation as a means for developing an appropriate 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 (roofing, pavement, foundation, etc.), and an overall rating of the property was assigned.

Housing condition ratings are briefly defined as follows:

- **Sound Condition.** The structure is sound in quality. Although the features of a home may be older, there are no apparent signs of wear or deterioration.
- **Moderate Condition.** The structure shows moderate signs of wear or deterioration to roofing, siding, or other features. Future maintenance and repairs will likely be necessary.
- **Poor Condition.** The structure shows substantial signs of wear or deterioration, which may affect health and safety of residents. Repairs or replacement are necessary.

As shown in Table 2-7, 83 percent of the city's housing stock is generally in sound condition. Although some housing units could benefit from modernization, the vast majority of the city's housing stock is structurally sound and well maintained. Of the seven housing units that are rated "poor," four are boarded up/vacant and may be demolished or replaced.

Table 2-7 Housing Conditions Survey

Unit Type	Housing Conditions			Total
	Sound	Moderate	Poor	
Single-Family Detached	37	1	7	45
Single-Family Attached	4	0	0	4
Mobile Home or Manufactured	5	1	0	6
Duplex	0	0	0	0
TOTAL	46	2	7	55

Sources: PlaceWorks 2020.

Industry offers up to \$15,000 in housing rehabilitation grants to property owners to support the repair of homes. Homeowners are eligible for a grant once every five years; however, in the recent past, no grants have been requested. Given this low response, more proactive outreach may be warranted for homes in moderate condition to reduce the likelihood of cost-prohibitive repairs.

2. Housing Needs Assessment

2.3.3 Housing Prices and Rents

Most homeowners in Industry are long-term property owners, and new sales of homes are infrequent. There have been very few sales of homes in recent years, so reported home values are used. Table 2-8 uses housing values reported by the homeowner as part of the American Community Survey, which are typically not the same as the actual sales prices would be. Though there were no recent home sales or listings, a 2021 survey of La Puente and Hacienda Heights showed a median list price of \$625,000 and a range from \$405,000 for a two-bedroom house, to \$667,000 for a three-bedroom house, to \$662,500 for a four-bedroom house.

As of June 2021, no housing units are listed as available for rent in Industry. A survey of rents in neighboring jurisdictions showed a median rent of \$1,998 for a one-bedroom unit, \$2,331 for a two-bedroom unit, \$2,500 for a three-bedroom unit, and \$3,800 for a four-bedroom unit. These rents are significantly higher than the reported gross rents in Industry reported by the ACS. Gross rent includes monthly rent and normal utilities, such as electricity, water, and similar charges. The Industry Property and Housing Management Authority has historically charged lower rents for units in the City than neighboring cities given the lack of true residential neighborhoods, truck traffic, industrial nature, and environmental factors that are unique to the City.

Table 2-8 Housing Values and Rents

	Revised ACS Count, 2019	
	Housing Units	Percentage
Housing Value		
Under \$200,000	1	14%
\$200,000 to \$299,999	0	0%
\$300,000 to \$499,999	8	86%
\$500,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%
TOTAL	9	100%
Housing Rents		
Under \$500	1	1%
\$500 to \$999	25	55%
\$1,000 to \$1,499	12	25%
\$1,500 to \$1,999	6	13%
\$2,000+	3	6%
TOTAL	46	100%

Sources: American Community Survey 2015-2019; Los Angeles County Assessor 2020.

Note: The value of homes was determined by applying the distribution of home values as of the 2015-2019 ACS to the number of owner-occupied homes according to the City's housing survey. Since 16% of all homes are owned, the total number of owned homes is determined by multiplying 16% times 55 occupied units to equal a total of 9 owner-occupied units in 2020. A similar methodology was applied to rental units. For units whose tenure is unknown, a similar methodology is applied to distribute these units between rental and ownership.

2. Housing Needs Assessment

2.3.4 Housing Affordability

The ability to afford housing is a fundamental concern for every family and directly affects quality of life because households set aside income for necessities of life (food, childcare, auto 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 a precarious position, making it more difficult to afford other living expenses.

Based on the median home list price of \$625,000 in surrounding cities and the home value listed for homes in Industry (see Table 2-8), a moderate income household of four with a 10 percent down payment may find it difficult to afford a home purchase but could find some at the lower end of the range of available homes. Lower income households would likely not be able to afford to buy homes available near or in Industry as of June 2021. A median income household of four could afford \$2,400 in rent – well above the median rent for homes in Industry. In fact, rents in Industry are affordable to most lower income households.

Table 2-9 shows the maximum amount that an average family could afford for a home under various financial and housing cost standards.

Table 2-9 Affordable Home Purchase Price and Rents

Income Category	Percent of Area Median Income	Maximum Household Income ¹	Maximum Affordable Price ²	Maximum Affordable Rent ³
Four-Person Family				
Extremely Low	< 30%	\$35,450	\$159,800	\$886
Very Low	31% to 50%	\$59,100	\$266,400	\$1,478
Low	51% to 80%	\$94,600	\$426,400	\$2,365
Moderate	81% to 120%	\$96,000	\$432,700	\$2,400
Two-Person Family				
Extremely Low	< 30%	\$28,400	\$128,000	\$710
Very Low	31% to 50%	\$47,300	\$213,200	\$1,183
Low	51% to 80%	\$64,000	\$288,400	\$1,600
Moderate	81% to 120%	\$76,800	\$346,100	\$1,920

Source: PlaceWorks 2021.

1. Maximum household income limits based on maximum income levels defined by the California Department of Housing and Community Development (2021) for a family of four. Incomes have regional adjustments that reduce the difference between moderate and above moderate income thresholds.
2. Maximum affordability payment for a single-family home is based on a mortgage with the following terms: 30% of income as monthly mortgage payment, 10% down payment, 30-year loan at an interest rate of 4% with standard assumptions for miscellaneous housing costs such as property taxes.
3. Affordable rent is based on the assumption that contract rent constitutes no more than 30% of a household's monthly income. The inclusion of utilities may lower the maximum amount of rent that could be afforded.

2. Housing Needs Assessment

2.3.5 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 that has an incomplete kitchen or incomplete plumbing facilities. Definitions for overpayment and overcrowding in Industry are described below and in Table 2-10.

- **Housing Overpayment.** A housing situation where the household spends more than 30 percent of monthly income toward housing costs. Severe overpayment is where the household spends more than 50 percent of monthly income toward housing costs.
- **Housing Overcrowding.** A housing situation where there are more household members than habitable rooms in a home. Severe overcrowding is where there are more than 1.5 persons per habitable room in a home.
- **Housing Rehabilitation Need.** This refers to a situation where the physical exterior condition of housing shows significant signs of deterioration to roofs, siding, concrete, and other features. Four extant vacant units in Industry needs significant exterior rehabilitation work.

As shown in Table 2-10, no homeowners and 14 percent renters overpaid for housing, and no homeowners and 23 percent of renter households lived in overcrowded conditions.

Table 2-10 Housing Overpayment and Overcrowding

	Owner-Occupied Units		Renter-Occupied Units	
	Number of Households	Percent of Total	Number of Households	Percent of Total
Cost Burden				
No Overpayment (<30%)	9	100%	39	86%
Moderate Overpayment (30–49%)	0	0%	5	10%
Severe Overpayment (50% or more)	0	0%	2	4%
Cost Burden Not Available	0	0%	0	0%
TOTAL	9	100%	46	100%
Persons per Room				
No Overcrowding (1.0 persons or less)	9	100%	36	77%
Moderate Overcrowding (1.01–1.50)	0	0%	10	23%
Severe Overcrowding (1.51 or more)	0	0%	0	0%
TOTAL	9	100%	46	100%

Source: Comprehensive Housing Affordability Strategy Database; ACS 2013-2017.

Note: Household overpayment and overcrowding is derived from the 2013-2017 CHAS. The CHAS records a total of 85 households in the City of Industry, versus the City’s actual count of 55 households based on a 100% count of its housing units. The number of houses experiencing overcrowding or a cost burden was determined by applying the distribution of overpayment and overcrowding as of the 2013-2017 CHAS to the number of homes according to the City’s housing unit count.

2. Housing Needs Assessment

2.3.6 Housing Needs of Lower Income Households

For most cities in southern California, housing problems (e.g., overpayment and overcrowding) tend to be more prevalent among lower income households, special needs groups, and renters. This is because these subgroups tend to have less 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 cost of housing relative to income of residents and the fact that housing units owned by the City are rented at affordable rent levels.

According to the CHAS, 29 percent of low-income households experienced a housing problem (e.g., overpaying, overcrowding, or substandard housing), 50 percent of very low-income households experienced a housing problem, and 100 percent of extremely low income households experienced a housing problem. The prevalence of housing problems increased as the income of households decreased. As shown in Table 2-11, renter households tended to experience housing problems more frequently and in greater severity than homeowners.

Table 2-11 below shows data taken from the 2014-2018 CHAS, which is the latest available survey of housing overpayment and overcrowding.

Table 2-11 Housing Problems for Lower Income Households

Household Income Level	Number of Owner Households	Number of Renter Households	Total Households
Extremely Low Income (<30% of AMI)			
Percent Overpaying for Housing	0%	100%	100%
Percent with Any Housing Problem	0%	100%	100%
Very Low Income (30% to 50% of AMI)			
Percent Overpaying for Housing	0%	100%	50%
Percent with Any Housing Problem	0%	100%	50%
Low Income (50% to 80% of AMI)			
Percent Overpaying for Housing	0%	0%	0%
Percent with Any Housing Problem	0%	40%	29%

Source: Comprehensive Housing Affordability Strategy Database; ACS 2014-2018.

Note: Household overpayment and overcrowding is derived from the 2014-2018 CHAS. The CHAS records a total of 80 households in the City of Industry, versus the City's actual count of 55 households based on a 100% count of its housing units. The number of houses experiencing overcrowding, or a cost burden was determined by applying the distribution of overpayment and overcrowding as of the CHAS to the number of homes according to the City's housing unit count.

2. Housing Needs Assessment

2.3.7 Multiple-Family Assisted Housing at Risk of Conversion

Government Code § 65583(a)(9) requires local governments to identify, analyze, and propose programs to preserve publicly assisted multifamily housing units that are deed restricted as affordable to low-income housing. No publicly assisted multiple-family units are in the City. However, before the dissolution of redevelopment agencies and ending of state redevelopment authority, the City dedicated a significant amount of tax revenues to the LA County Housing Authority to finance the production of new housing (see Table 2-5).

3. HOUSING CONSTRAINTS

This chapter discusses nongovernmental and governmental constraints on the maintenance, improvement, and development of housing for persons of all income levels, including people with disabilities. Also addressed is the assessment of fair housing.

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 Land Costs

Industry is a highly industrialized city with a high demand for commercial and industrial land. According to Redfin and LoopNet, no vacant or nonvacant residential parcels were for sale or had sold within the City over the past several years; however, two primarily vacant sites adjacent to the city with limited industrial structures were for sale. The prices per square foot of vacant or underutilized land ranged from \$100 to \$215 per square foot. The exceptional price of land reflects the demand for industrial space in the City and the greater San Gabriel Valley.

La Puente and the unincorporated communities of Avocado Heights and Rowland Heights had several vacant parcels for sale that could accommodate single-family housing. The residential parcels were approximately one-half acre and ranged in price from \$13.50 to \$27.50 per square foot. These parcels command a significantly lower sales price than industrial properties, underscoring the comparative value of land between residential and industrial uses.

3.1.2 Construction Costs

Construction costs are often a significant cost of building, repairing, and maintaining housing. A recent estimate generated from RS Means data for a two-story, 2,000-square-foot, single-family home in the Los Angeles region suggests that this type of construction may cost approximately \$203 per square foot to build. For multifamily development, the per-square-foot cost of a recent, 73-unit, tax-credit project built in the region, the Arboleda Apartments in La Puente, had a construction cost of \$247 per square foot. However, these figures do not include the cost of land, which can be substantial in the San Gabriel Valley region and can vary by location.

3. Constraints

Accessory dwellings are less expensive to build than single or multiple-family residential units. In early 2021, an ADU builder in the San Gabriel Valley area estimated \$97,500 to construct a 600-square-foot ADU, \$130,000 to construct an 800-square-foot ADU, and \$195,000 for a 1,200-square-foot house. On a per-square-foot basis, this is just under \$163 per square foot. However, the actual cost of constructing an ADU can be significantly less, particularly if a JADU is being proposed through the conversion (rather than addition) of square footage of an existing residence.

For existing housing in the city, the cost of repairs and rehabilitation depend on the extent of deterioration, deferred maintenance, or level of desired improvements. Minor home repairs such as painting or yard cleanup could be completed for \$5,000 to \$15,000, but major rehabilitation could cost \$25,000 to \$50,000. 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. 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.

The City offers up to \$15,000 in housing rehabilitation grants to property owners. Historically, these grants were funded by the redevelopment agency through an allocation of redevelopment tax increment set-aside funds, but now are provided through City general funds. 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; it does not need to be repaid as long as the home is maintained in accordance with City and state property and housing maintenance standards.

3.1.3 Availability of Financing

Since the mid-2000s, the home buying market has restructured in response to the economy and housing market. According to a survey performed by NerdWallet.com, loans for 30-year fixed-rate mortgages ranged from 3.14 percent in March 2021 to 2.85 percent in June 2021. Common loan products issued in the early 2000s are rarely used today. In fact, many of these loan products have been credited with putting homebuyers of all income levels in precarious situations, even foreclosure. However, post-recession changes to financial products available for housing combined with lower interest rates have created a less constrained market for homebuyers.

Financing can pose a particular challenge for ADUs and is often a barrier for homeowners who might be interested in developing one on their property. In some regions, nonprofit housing philanthropies or councils of governments may provide low-interest financing, but this is not available in the San Gabriel Valley region at this time. However, credit unions in the region offer ADU-specific finance programs as first or second mortgages that can provide homeowners with sufficient resources to begin construction. The Housing Plan proposes a program to waive permit fees for homeowners seeking to construct an ADU on their property.

3. 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. Where constraints are identified, efforts to mitigate them are described further.

3.2.1 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 charges minimal fees for constructing, rehabilitating, or improving housing. City fees include planning and permitting fees, which are charged on the basis of cost of construction; and building and impact fees required by the County and other governmental agencies (Table 3-1). The school district does not charge developers a facility fee to fund new school construction. Because the City charges minimal developer fees, the total fees are relatively minor, accounting for about \$12,804 or 2.5 percent of the construction costs of a single residential unit. Because Industry's fees make up only a small percentage of construction costs and 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.

Table 3-1 Residential Development Fees for New Housing

Fee	Public Agency	Factor	Single Family	Multifamily
Development Impact Fees	City of Industry	None	None	None
Planning and Environmental Fees	City of Industry	Deposit +/- Cost Reimbursement	\$5,000	\$5,000
Building Permits	LACO Building & Safety	Valuation	\$5,747	\$5,747
Fire Prevention Plan Check Fee	LA County Fire Department	Flat Fee	\$491	\$675
Sewer Connection Fee	LACO Sanitation District	Flat Fee	\$1,566	\$940
Water Connection Fee	City of Industry Waterworks	None	None	None
School Fee	Hacienda-La Puente	None	None	None
TOTAL FEE PER UNIT			\$12,804	\$12,362

Sources: City of Industry 2021; Los Angeles County 2021.

Note: The fees are based on standard housing products that would normally be permitted by the county with applicable fees charged by the respective governmental agency, special district, or school district. The above scenario assumes the building, mechanical, electrical, and plumbing permits at a valuation of \$250,000 and that the home is within District 18 of the LA County Sanitation District. Homes within Districts 15 and 21 have lower sewer connection rates.

3. Constraints

3.2.2 Land Use Controls

The City was incorporated for the purpose of promoting industry and commerce; therefore, the general plan and zoning code did not envision residential uses because of the inevitable land use conflicts with commercial and industrial land uses and the resulting environmental justice issues created by the incongruity between industrial and residential uses. Therefore, no general plan land use designations or zoning districts allow for residential uses. Existing residential uses are considered legal nonconforming uses and permitted to remain indefinitely. California housing element law requires local governments to make provision for a wide variety of housing types.

Table 3-2 details the types of housing that must be allowed in the city and where such uses are prohibited, permitted by right, and conditionally permitted. Also shown are changes envisioned to the zoning code that are needed to ensure compliance with housing element law. Following the table is a description of the various residential land uses and their permitting process.

Table 3-2 Residential Uses in Primary Zoning Districts

Residential Use	Commercial (C) Zone	Industrial (I) Zone	Institutional (INST) Zone	Recreation and Open Space Zone	Housing Overlay Zone ²
Conventional Residential					
Single-Family Attached or Detached	ENC	ENC	ENC	ELC ¹	TBP ²
Multiple-Family – 2-4 Units					TBP ²
Multiple-family 5 or more units					TBP ²
Mobile Home/Manufactured	ENC	ENC	ENC		TBP ²
Accessory Dwelling Units				TBP	TBP ²
Employee/Farmworker Housing	*	*	*	*	TBP ²
Special Needs Residential					
Residential Care Facility, Limited	*	*	*	*	TBP ²
Residential Care Facility, General			C		
Emergency Shelter			P		
Transitional Housing	*	*	*	*	TBP ²
Permanent Supportive Housing	*	*	*	*	TBP ²
Single Room Occupancy					TBP ²

Source: City of Industry 2021.

Note: ENC= Existing Nonconforming Residential Use; ELC = Existing Legal Conforming Residential Use;
P= Permitted by Right; C = Conditionally Permitted; TBP = to be permitted as required by state law

Where a residential use is not denoted with a P, C, or TPD (to be permitted), it is currently prohibited.

- Housing units existing as of February 21, 2015, are permitted and considered legal conforming uses.
- TBP: Residential uses to be permitted through zoning code amendments following adoption of the housing element.

* Denotes an allowed residential use within an existing nonconforming residential use if it was converted.

3. Constraints

Residential Uses

Single and Multifamily Residential

These include single-family detached, attached, 2- to 4-unit multiple-family units, and apartments. All housing in the city is considered a legal nonconforming use. However, housing built and in place by 2015 within the ROS zone is permitted and considered a legal conforming use. To accommodate the 2021-2029 RHNA, the City will be creating a housing overlay zone that allows for a variety of residential uses. These include single-family, multiple family, factory built, mobile homes, residential care, ADUs, employee housing, transitional or permanent supportive housing, and single-room occupancy units.

Mobile Home/Manufactured

State law requires cities to allow and permit mobile homes / manufactured housing in the same manner and the same zone as conventional units are permitted (Government Code § 65852.3). Specifically, mobile homes should only be subject to the same development standards that a conventional single-family dwelling on the same lot would be subject to, with the exception of architectural requirements. Factory-built housing must also be allowed, and its requirements must not vary substantially from the requirements imposed on other residential buildings of similar size. The Housing Plan (Chapter 5) proposes a program to address these requirements.

Accessory Dwelling Units

An ADU is a type of housing unit with complete independent living facilities for one or more persons. It may be detached from the primary structure, attached to the primary structure, converted from existing space on the lot of the primary residence, or converted from existing space contained entirely within an existing or proposed single-family unit. ADUs must be allowed in all zones where residential or mixed uses are allowed. To comply with state law (GC § 65852 et. seq), the Housing Plan proposes to allow ADUs in the ROS zone and HOZ and to create an ordinance specifying their definition, permitting process, and standards.

Employee Housing

As stated earlier, the City no longer has any agricultural uses in the community nor has known residents employed in the farming or agriculture industry. However, as required by the Employee Housing Act, the Housing Plan contains a program to amend the zoning code to allow for employee housing for six or fewer employees as a by-right use and treat such uses like any other residential uses in the same zone in accordance with Government Code §17021.5 and 17021.6. These would be allowed in the ROS Zone as well as the proposed Housing Overlay Zone.

3. Constraints

Residential Care

Residential facilities serving six or fewer persons are treated as residential dwellings and are permitted, conditionally permitted, or prohibited in the same manner as other residential dwellings of the same type in the same zone. A licensed residential care facility serving seven or more clients is permitted in the institutional zone subject to a conditional use permit. The city has one large residential care facility – El Encanto – that provides housing for up to 50 percent of the city’s residents. The City has not received requests to establish a small residential care facility nor imposed conditions that preclude them. There are no spacing, concentration, or other conditions that are different from any other residential use in the same zone.

Emergency Shelters

Emergency shelter is defined in the City’s Code consistent with Health and Safety Code § 50801. The City’s Code permits emergency shelters as a by-right use in the INST zone subject to objective development standards in § 17.08.040 and management plan requirements in § 17.08.050. The city has 53 vacant parcels in the INST zone (34 owned by the City) suitable for an emergency shelter. The City has established requirements for the operation of emergency shelters, with limitations for five people per shelter and no separation criteria (see Appendix E). Development standards are the same as other uses in the same zone. Each parcel is near major thoroughfares and has access to transit, services, health care, and jobs – and is thus adequate for shelters.

Transitional and Permanent Supportive Housing

Transitional and permanent supportive housing is defined by the City Code consistent with the Health and Safety Code § 50675.2 and § 50675.14. The City’s Code considers transitional housing and permanent supportive housing like any other residential use. Ordinance 787 (2015) declared that such uses are permitted, conditionally permitted, or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable state law. Since the adoption of the ordinance, the City has not received requests to establish either residential use, nor has the City imposed any conditions that preclude them (e.g., special siting criteria, separation criteria, or other limiting development standards).

Single-Room Occupancy

Housing element law requires that a city demonstrate zoning available to encourage and facilitate single room occupancy (SRO) or include programs to establish appropriate zoning. An SRO unit is usually in a multiple-family dwelling, although not always. The unit is characterized as generally a small unit, often between 200 to 350 square feet, much like a junior accessory dwelling unit. These units provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for people who previously experienced homelessness. The Housing Plan contains a program to allow SROs as part of the Housing Overlay Zone.

3. Constraints

3.2.3 Development and Design Standards

The City has codified nonresidential development standards and processes to facilitate the construction and alteration of commercial, industrial, and institutional uses. However, the requisite residential development standards need to be developed and codified in the municipal code. Two requirements to facilitate the development of housing are described below.

Objective Development and Design Standards

Local governments use standards to guide the type and design of residential development. The City will need to adopt residential development standards suitable for the proposed site and other potential housing sites in the community. Development standards will also need to be created for other residential uses, such as multiple-family housing. In addition, the City currently does not have a residential design review process whereby proposed projects are reviewed for architectural features, site design, landscaping, and other features that contribute to quality residential development, provide a high quality of life, and add to property values.

Government Code § 65913.4 requires that cities offer a streamlined ministerial approval process for multifamily residential uses if they have not made sufficient progress in meeting the RHNA. Cities are also required to establish objective design standards for multifamily residential development. SB 35 defines an objective design standard and the general parameters for uniform benchmark or criterion available for distinguishing objective versus subject standards. The Housing Plan contains a program to not only create development and design standards for residential development, but to ensure that they are objective and comply with state law.

Density Bonus Law

Density Bonus Law (Government Code §§ 65915 to 65918) encourages the development of affordable and senior housing by offering a graduated increase (bonus) in density if residential projects meet specific affordability or occupancy criteria. The density bonus is offered on a sliding scale from 20 to 80 percent. In addition, a city is also required to provide one or more “incentives” or “concessions” for most projects that qualify for a density bonus. The number of required incentives or concessions is based on the percentage of affordable units. These may include a waiver or reduction in site development standards (e.g., parking), modification of zoning code or architectural design requirements (e.g., reduction in setback or square footage requirements), or other regulatory incentives or concessions that result in identifiable and actual cost reductions. The Housing Plan sets forth a program to develop and adopt a local density bonus ordinance.¹

¹ For a primer on density bonus, see https://www.meyersnave.com/wp-content/uploads/California-Density-Bonus-Law_2021.pdf.

3. Constraints

3.2.4 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 and has adopted the latest versions of the County's building codes. The County implements Title 26 to 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. The County uses standard application procedures and forms for new construction of residential units (both single and multiple family housing).



As of June 2021, the City implements the following codes affecting the development, rehabilitation, and alteration of uses:

- California Building Code (Title 26)
- California Electrical Code (Title 27)
- California Plumbing Code (Title 28)
- California Mechanical Code (Title 29)
- California Residential Code (Title 30)
- California Fire Code (Title 32)
- California Green Building Code (Title 31)

The City's building and safety codes are the same codes that are implemented by adjacent communities under the jurisdiction of Los Angeles County. The building codes applicable to Industry do not contain any amendments that are unique to Industry (e.g., wildfire, topographic, or geologic) or that would make it more costly to develop sites in the community.

Industry staff enforce City property maintenance standards on a complaint-driven basis. Code violations are concentrated in the commercial and industrial sectors. Housing and property maintenance codes for residential uses are also addressed on a complaint driven basis. Beyond the building codes mentioned above, the City does not impose 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. Constraints

3.2.5 Energy Conservation Opportunities

In 2006, the State Legislature adopted the Global Warming Solutions Act, which created the first comprehensive, state regulatory program to reduce greenhouse gas (GHG) emissions to 80 percent below 1990 levels by 2050. Through both SB 375 and AB 32, promoting energy conservation has become a consistent theme in regulations, green building practices, and business operations. The City of Industry General Plan, Land Use Policy 2.6, states that the City 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.** Industry implements the California Green Building Code (CALGreen) code. CALGreen 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 percent, improve indoor air quality, divert 50 percent of construction waste from landfills, and inspect energy systems for all buildings.
- **Green standards.** The building industry offers programs to improve energy efficiency and sustainability of housing. The BIA sponsors a program called Green Builder. The US Green Building Council (USGBC) sponsors a building certification program called Leadership in Energy and Environmental Design. The USGBC reviews projects for conformance based on efficiency, sustainability, materials quality, and design factors and issues certifications based on the points achieved for sustainable practices. The City supports and has had USGBC-certified projects built, but not residential projects.
- **Industry partnerships.** SoCal Edison 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. SCE provides rebates and other programs to encourage energy conservation, including discounts on higher-efficiency water heaters and smart thermostats, residential solar systems, and savings plans that encourage residents to use energy in lower-demand times of the day.
- **Industry Public Utilities.** The IPU manages a residential energy rebate program that provides home energy surveys, rebates for the installation of EnergyStar appliances, or direct installation of energy efficiency measures up to \$500 per residence. The program can be used every two years per residence. Eligible items include LED lights, refrigerators, freezers, dishwashers, programmable/smart thermostats, ceiling fans, clothes washers, and window air conditioning units. The IPU advertises the program at the planning counter at City Hall.

3. Constraints

3.2.6 Development Plan Review Process

Because Industry has historically not allowed the construction of new housing, the need did not exist for a separate process for reviewing applications for residential development. To address the RHNA, however, the City anticipates using the same development plan review process (DPRP) for all projects in the community, residential and nonresidential. The following three avenues would be used for proposed residential development.

Housing Rehabilitation (DPRP, Short Form)

The City encourages the repair, rehabilitation, and improvement of housing. The short form is used for minor development plans and interior improvement projects, improvements valued at less than \$75,000, or improvements that are exempt from CEQA. Property owners can propose structural changes that affect lot coverage (e.g., deck or room addition) or reduce on-site parking. For instance, the approval of a request for home rehabilitation would not require consideration at a public meeting because the City can administratively approve most modifications. Moreover, the 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 Housing (DPRP, Short Form)

The City's housing stock is generally older and may require **rehabilitation or** replacement at some point. The City allows for the like-for-like replacement of housing units in the ROSC zone. In other areas of the City, if a home is voluntarily demolished or removed from service, it is the City's practice that, like other development projects, any proposal for replacement housing is required to be reviewed through the DPRP short-form application to ensure that the structure and site plan comply with County building practices. There have been no recent proposals for like-for-like replacement of housing units.

Housing Production (DPRP, Long Form)

The City uses the same development review process for all projects. The Housing Plan includes a commitment to create a residential permitting process that will assist in implementing the Housing Overlay Zone and review of proposed changes to housing elsewhere to ensure projects are compatible and reviewed in accordance with state law. For projects exceeding \$75,000, the City uses the DPRP Long Form. This would be used for the construction of single-family homes or multiple-family residential projects. The City makes the forms available online and anticipates that approvals will take a matter of weeks once the City receives a complete application.

The City has not received development proposals at lower than allowed residential densities. Since housing has not been built in many years, there is not applicable history that would indicate the length of time between approval of a housing project and application for building permits.

3. Constraints

3.2.7 Housing for People with Disabilities

State housing element law has been recently amended per AB 686 to require affirmatively furthering fair housing for protected classes, including people with disabilities. The City facilitates housing for people with disabilities as follows.

- **Code Definitions.** The zoning code does not contain restrictions that discriminate against disabled people; it does not define a family or household by relationship or familial status, does not regulate the number or relationship of occupants, and does not distinguish residential uses by the type of occupant or disability. A dwelling is defined as a building or a portion that is designed or used as living quarters by one person living alone or a group of two or more persons living together.
- **Building Accessibility Standards.** The City contracts with the County Building and Safety Department to review building construction plans and enforce adherence with accessibility standards mandated under state and federal law. To assist in that process, the County provides uniform handouts as guidelines for building officials, contractors, engineers, and architects for meeting the requirements. Developers are provided with standard instructions and interpretations of codes that apply to accessibility standards.
- **Home Accessibility.** The City does not place any constraints on rehabilitating a home to improve accessibility for a disabled person. For interior improvements, only a building permit is required and no planning approvals. Homeowners can install ramps on the exterior of a building that protrude into setbacks by pulling a building permit. A conditional use permit is not required. The Planning Director is authorized to grant minor modifications under the value of \$75,000 administratively.
- **Reasonable Accommodation.** The Housing Plan proposes adopting a process for requesting reasonable modifications to building, land use, or zoning requirements for people with disabilities, in compliance with Cal. Gov. Code § 65583(c)(3). Consideration of requests will be based on 1) whether the housing will be used by a disabled person; 2) whether the request is needed to make housing available to a qualified individual; 3) whether the request requires fundamental alteration of a program, land use, or zoning; 4) potential impact on surrounding uses; and 5) physical attributes of the structures.
- **Transition Plan.** The City is obligated to observe all requirements of Title I in its employment practices; Title II in its policies, programs, and services; and any parts of Title IV and V that apply to the City and its programs, services, or facilities. Though the City has fewer than 50 employees, it has voluntarily chosen to prepare an ADA Self-Evaluation and Transition Plan and has identified improvements to be made. The primary changes will be to sidewalks, curb ramps, facilities, and intersections.

3. Constraints

3.3 ASSESSMENT OF FAIR HOUSING

One of the most significant trends in housing element law has been in the arena of fair housing. With the passage of AB 686 in 2019, all housing elements due on or after January 1, 2021, must include an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing Final Rule of 2015. This section addresses the fair housing requirements for housing elements in accordance with AB 686.

Affirmatively further fair housing means

... taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. (Government Code § 8899.50(a)).

The California Department of Housing and Community Development has issued specific requirements and instructions for incorporating AB 686 fair housing requirements into the development and implementation of the housing element.²

- **Assessment of Fair Housing.** This includes a summary of fair housing issues, an analysis of available data to identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
- **Housing Element Sites Inventory.** This includes the identification of sites for future housing to accommodate all income levels of the City's share of the RHNA that also serves the purpose of furthering more integrated and balanced living patterns.
- **Responsive Housing Programs.** This includes program(s) that affirmatively further fair housing, promote housing opportunities throughout the community for protected classes, and address contributing factors identified in the Assessment of Fair Housing.

The following section addresses AB 686 requirements. In complying with this law, the analysis attempts to take into account the unique circumstances of the City of Industry—a city incorporated solely for commerce. The predominant land uses are industrial and commercial, it has a limited number of housing units (55 units), and its size and shape span 12 square miles and parallel both sides of SR-60 for miles. The analysis that follows conforms to the requirements outlined in technical guidance provided by HCD.

² Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements. California Department of Housing and Community Development, April 2021.

3. Constraints

3.3.1 Assessment of Fair Housing

State law requires the AFH to address patterns of segregation, disproportionate need, housing conditions, fair housing issues, and other trends in a community that impact fair housing. In preparing this AFH, it is important to note that the City has only 55 housing units and one large, assisted living facility. Census tracts and block groups, which contain demographic, economic, and housing data, span the City and one or more of a half dozen unincorporated communities on the south and north of the City. Therefore, the ACS data has a high statistical margin of error. This reality tempers establishing definitive patterns, trends, and conclusions for fair housing.

Patterns of Integration and Segregation

Industry is in the central San Gabriel Valley, an area known for its international population. As shown in **Figure 1**, Hispanic-majority cities occupy the central and eastern valley (e.g., El Monte, Baldwin Park, Azusa, Pomona). Asian majority cities occupy the western and southeast portions of the valley (e.g., Monterey Park, Rosemead, Walnut, Diamond Bar). White majority cities are north of the I-210 (Monrovia, Pasadena, Glendora, etc.). Industry's race/ethnic makeup varies accordingly, with a Hispanic majority on the west/central and an Asian majority on the eastern half. The City has a high group-quarters population because El Encanto is an assisted living facility that houses up to one-half of all residents.

As described in Chapter 2, the 2015-2019 ACS reports that the median household income is \$89,583 in Industry, approximately 30 percent higher than the County. As shown earlier, household income levels are generally distributed among the various income levels; however, half of all households earn above \$100,000. **Figure 2** provides a map of household income in the City of Industry and the San Gabriel Valley region. Compared to the county, the household income levels by RHNA category are 12 percent very low (26% countywide), 18 percent low (15% countywide), 20 percent moderate (16% countywide), and about 50 percent above moderate income (43% countywide).

Concentrations of poverty and affluence can be a fair housing concern if they are associated with single race or ethnic groups. A racially or ethnically concentrated area of poverty (R/ECAPs) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents live in poverty. There are no R/ECAPs in Industry, although several exist in adjacent communities (El Monte to the west and Pomona to the east). On the opposite end of the scale, a racially concentrated area of affluence (RCAA) is defined as a census tract in which 80 percent or more of the population is White and has a median income greater than \$125,000 annually. There are no known concentrations of affluence in Industry or the immediate vicinity.

3. Constraints

Disproportionate Need

The housing element must include an assessment of disproportionate housing needs, including displacement risk, on people with protected characteristics and households with low incomes. This analysis is important to understand how some groups of persons experience severe housing needs when compared to other populations at a local level and in a region. Disproportionate need is often reflected in overpayment rate, overcrowding, and housing conditions.

Housing Overpayment and Overcrowding

The prevalence of housing overpayment and overcrowding is not widespread in the city. As of the 2015–2019 ACS, two homeowners overpay for housing, and none live in overcrowded situations. Three-quarters of renters do not overpay nor live in overcrowded housing; however, an estimated 10 renter households (25 percent) live in overcrowded units or overpay for housing. Given that the City rents out units at competitive rates, the high level of renter overpayment and/or overcrowding is unlikely and could be due to the high margin of error associated with the ACS, which exceeds the estimate of households experiencing overpayment and/or overcrowding.

Housing Conditions

The City conducts a windshield survey as part of each housing element cycle to track the overall condition of housing and property maintenance. Currently, seven of the housing units were found to be dilapidated, and four of those were boarded up and vacant. The other three were individual homes on three sites. Experience has shown that single housing units surrounded by industrial and other nonresidential uses tend to have the most rehabilitation needs. Although data is not available, it is assumed that these units might also be disproportionately occupied by persons earning lower incomes who experience other defined housing problems.

Displacement Risk

Certain housing units in the community are isolated in the midst of industrial or other nonresidential land uses. In the past, the housing units that have been demolished or converted to other uses have been on industrial land. As the home value declines, it becomes increasingly financially attractive for investors to purchase the land for other uses. For instance, industrial land commands a significantly higher sales price and generates higher gross revenues than marginal and declining residential properties. Thus, as is common for most industrial cities, there is a risk of conversion of residential uses and displacement of residents, particularly renters.

It should be noted, however, that the eventual sale or demolition of a residential property is at the discretion of the owner and outside the purview of the City. If a residential property owner wishes to sell a property or convert it to nonresidential uses, the City has limited recourse.

3. Constraints

Access to Resources and Opportunity

State law requires the Assessment of Fair Housing to evaluate access to employment, schools, transit, housing mobility, and a healthy living environment throughout the city. The analysis must also assess any disparities in access to opportunity, such as distance to jobs, proximity to hazardous environmental conditions, or limitations in housing mobility. The goal of this effort is to consider the location of future residential development in areas most suitable for housing and contribute to statewide goals of affirmatively furthering fair housing opportunities for all.

Government Code § 65583 requires the AFH to include a map of access to resources. The California Tax Credit Allocation Committee, with input from HCD, issues housing resource opportunity maps. Each census tract in a city is assigned an average housing resource score. Since Industry's census tracts cross city boundaries, however, the scores attributed to Industry may be influenced by surrounding areas.

As illustrated in **Figure 3**, key findings are:

- **High Resource Areas.** The eastern portion of the city includes and is adjacent to higher income areas (e.g., Diamond Bar and Walnut). This designation denotes areas with high levels of employment and proximity to jobs, access to good educational opportunities, a low concentration of poverty, and low levels of environmental pollutants (around the 50th percentile according to CalEnviroScreen), among others.
- **Moderate Resource Areas.** Moving west is a moderate resource block adjacent to Rowland Heights and San Jose Hills. This designation includes the Expo Center. These tracts generally have access to some of the same resources as the high resource areas, but have longer distances to travel to jobs, lower median home values, and moderate levels of environmental pollution (above the 75th percentile according to CalEnviroScreen).
- **Low Resource Areas.** The city's western half—adjacent to La Puente, El Monte, and Avocado Heights—is a lower resource area. The lower ranking is due primarily to the area's lower educational scores and poorer environmental scores. This area falls within the 90th percentile of CalEnviroScreen scores, meaning that these census tracts are among the highest 10 percent in California with respect to proximity and exposure to pollutants.

The proposed housing site for the 2021-2029 RHNA is in eastern Industry in the city's highest resource area. The area has the highest Tax Credit Allocation Committee scores in the economic and educational domains. With respect to other opportunities, the site is near schools, transit, parks, and services and away from industrial uses that would isolate residents from the benefits of established neighborhoods. Building housing in this area will therefore not exacerbate disparities or disproportionate burdens but improve opportunities for residents.

3. Constraints

Resources and opportunities include the following.

Transit Opportunities

The City, its residents, and workforce are well served by transit. Transit is provided by several agencies—Foothill Transit, La Puente Transit, Dial-Ride, ACCESS, and others. Metrolink has a major line that runs the entire width of the city. According to AllTransit.cnt.org, the city's transit performance is scored at 5.8, reflecting a moderate combination of trips per week and number of jobs accessible enabling people to take bus transit. Eight transit routes are within ½ mile of an average block group in the city. More than 85 percent of the population is within ½ mile of one or more of transit routes. City residents also have access to specialized transit. Los Angeles County provides senior and disabled transit to the unincorporated communities of Hacienda Heights, Rowland Heights, Avocado Heights, and Basset, which border Industry.

Education

The city is exceptionally well served by educational institutions, from K-12 schools to universities, providing opportunities for learning for residents of all ages. The city's estimated 72 children may be served by one of four unified school districts (USD). From west to east, these are Basset USD, Hacienda La Puente USD, Rowland USD, and Walnut Valley USD. Each school has its own local accountability plan to maintain and improve school performance. In addition, the La Puente Valley Regional Occupation Program serves the USDs and numerous parochial elementary schools in the immediate vicinity. Adult education is also available at the post-secondary level. Three colleges—Mt San Antonio, Rio Hondo College, and California State University at Pomona—serve the city. Finally, the Hacienda-La Puente Adult Education Program also provides classes for adults in the community.

Employment

Industry is the economic engine of the greater San Gabriel Valley and a critical contributor to Southern California's labor market. The approximately 3,000 businesses in the city generate jobs for more than 68,000 people and total sales exceeding \$30 billion dollars annually. The goods-movement sector provides the largest number of businesses—wholesale and distribution (19 percent), transportation and logistics (15 percent), and e-commerce (3 percent)—collectively employing more than 18,500 people. More than 200 manufacturing companies employ more than 17,000 people, accounting for 25 percent of the total employment in the city. The types of employment offered range from the lowest wages for physical labor positions to the highest wages for executive level positions in multimillionaire and international corporations. **Figure 4** displays the city's relatively high job proximity index, compared to the broader region.

3. Constraints

Housing Resources

Housing overpayment and overcrowding rates among Industry residents are less than among residents of surrounding jurisdictions. The city's housing stock is also in good condition. The reason for the low prevalence of housing problems is in part due to Industry's rents, which are lower than surrounding cities. Residents generally do not have access to rental vouchers issued by the county because there are no publicly subsidized or market-rate apartment units available in the city. However, the City has subsidized over 6,700 units of affordable housing within 15 miles of its border (**Figure 5**) that were funded through the City's Housing Production program. If financial assistance is needed, Industry residents can access County services to the west in the city of El Monte and to the east in the city of Pomona.

Environmental Health

Environmental health directly influences the physical health of residents. Environmental health includes known sources of pollutants (air, water, and soil)—many due to the predominance of commercial, industry, and transportation land uses in Industry (**Figure 6**). In February 2021, the California Office for Environmental Health Hazard Assessment (OEHHA) released the fourth version of CalEnviroScreen, a tool that ranks the environmental health of cities. A community with a score in the 75th percentile or above is one with higher levels of pollution and other negative environmental indicators and is considered a disadvantaged community. **Figure 7** displays the environmental conditions prevalent throughout Industry. Most of the City falls in the upper quartile scores (top 25 percent), meaning that these census tracts have the highest level of pollution statewide. Some the key environmental sources of pollutants are air pollution, especially ozone, particulate matter, and diesel particulate matter; groundwater threats, impaired water, and drinking water contaminants; and toxic releases, cleanups, etc.

Housing Outreach and Enforcement Capacity

The City of Industry is in the San Gabriel Valley. It is not an entitlement jurisdiction and does not receive housing and community development funds from the federal government, nor does it contract directly with a fair housing service provider. A search of complaints over the past decade from the California Department of Fair Employment and Housing and HCD found that no fair housing and discrimination complaints had been filed for landlords, property management firms, real estate, or other housing providers in the city. As a small city with only 55 units, it has not received a housing complaint in recent memory. However, the City has produced a fair housing brochure that educates the public on who to contact if a fair housing issue arises. This brochure is available on the City's website and inside City Hall at the public planning counter.

3. Constraints

Summary of Fair Housing Issues

The following summarizes the key fair housing issues in the City of Industry.

Issue #1: Limited Land for New Housing

Industry was incorporated—first and foremost—to promote industry and commerce. The General Plan’s guiding vision is to remain an employment base and commercial business hub by maintaining an ideal setting for manufacturing, distribution, and industrial facilities. Over the more than 50 years of its existence, the City has dedicated more than 80 percent of its entire land to industrial, commercial, and commercial-recreational uses (**Figure 1**). At buildout, local industries and commerce will offer more than 100,000 jobs. The predominance of industrial land means that there is limited suitable land for residential development and that any such land would command a significantly higher price for nonresidential uses.

Opportunities to identify sites suitable for residential development in a dense industrial and business environment are limited if sites are desired to be located away from nonresidential uses. The City has focused on identifying locations for new housing that are generally located away from industrial land uses to the extent possible. The city presently has a cluster of homes in central Industry (including Expo Center) north of the SR-60. There are several other clusters of homes. As part of the housing element update, the City has identified a residential site south of the SR-60 and adjacent to an existing neighborhood in Diamond Bar.

Issue #2: Environmental Pollution and Industrial Impacts

The city is subject to significant sources of pollution due to its transportation infrastructure and industrial uses. CalEnviroScreen ranks various environmental, health, and socioeconomic indicators against statewide data to understand local needs. An area with a score in the 75th percentile or above (worst 25 percent statewide) is considered “disadvantaged” because of pollution and other conditions associated with poorer health. The majority of the city falls within this top quartile and is classified a disadvantaged community based on the exposure to pollution and the socioeconomic characteristics of its residents (**Figure 2**).

Environmental pollution is a common byproduct of industrial operations and can make it challenging in finding adequate sites that could accommodate housing. The City’s location near freeways means that much of the air pollution is regional and due to vehicles, and the City has limited ability to mitigate air pollution from regional transportation. Industrial emissions generated by local uses are regulated by the Air Quality Management District and the operating permits and regulations required by state and federal permitting authorities. The City continues to emphasize the importance of Industry as a “good neighbor” and directs code enforcement staff to address concerns where businesses do not operate safely or create a public nuisance.

3. Constraints

Issue #3: Housing Conditions and Displacement Risk

The City's primary issue with respect to housing is the preservation of housing. Over the past 20 or more years, the city's housing stock has gradually declined from 71 units to 55 units today. The decline has been due to: 1) housing that was generally older (50+ years of age) and that eventually fell into disrepair and was removed; 2) housing in the City that was near industrial uses and eventually sold to nonresidential industrial users. Homes that have remained are generally in more cohesive groups (not standalone units), within or adjacent to existing established neighborhoods, or near or on the site of the Industry Expo Center.

The City has a long-standing housing rehabilitation grant program to assist homeowners in repairing homes. For the current 2021-2029 Housing Element, the City will take a more proactive approach to preserving its housing stock by exploring the need to increase the home rehabilitation grant to \$25,000 per home. In addition, the five-year limitation on grant eligibility will be reevaluated. The City will aggressively market the program to property owners. The City will also examine the feasibility of expanding the types of repairs eligible for funding in order to mitigate the impacts of surrounding industries or freeway transportation. This might include air conditioning devices or windows that can better attenuate noise levels.

Issue #4: Transportation Safety Concerns

The city's physical environment is dominated by transportation infrastructure. The city is bisected by numerous trucking routes and the SR-60. Metrolink trains run the length of the city. According to the Office of Traffic Safety, in 2018, 205 people were killed or injured on roadways in the city. Of the 32 cities in its comparative group (defined as cities with a population of 2,500 residents or less), Industry had the 3rd highest rate of accidents causing fatalities or injuries. For nonmotorized accidents among the same comparative group, Industry had the 5th highest rate of people killed or injured in bicycle and pedestrian accidents. According to the Berkeley Transportation Injury Mapping System, that trend appears to be continuing for 2019 and 2020.

Facilitating safe transportation for residents of all ages can reduce the risk of housing displacement and make a safer environment. The city offers a number of ways for seniors and people with disabilities to access services without navigating congested roadways. ACCESS and Dial-A-Ride services are available and give seniors and disabled residents safer ways to travel to and from medical, shopping, and other services. The City is completing its ADA Self Evaluation and Transition Plan in 2022 and will be improving many intersections, sidewalks, and ramps. Sidewalks are also being improved, and other traffic-related improvements are being considered in various locations with the goal of improving the safety of roadways for residents.

3. Constraints

3.3.2 Fair Housing Programs

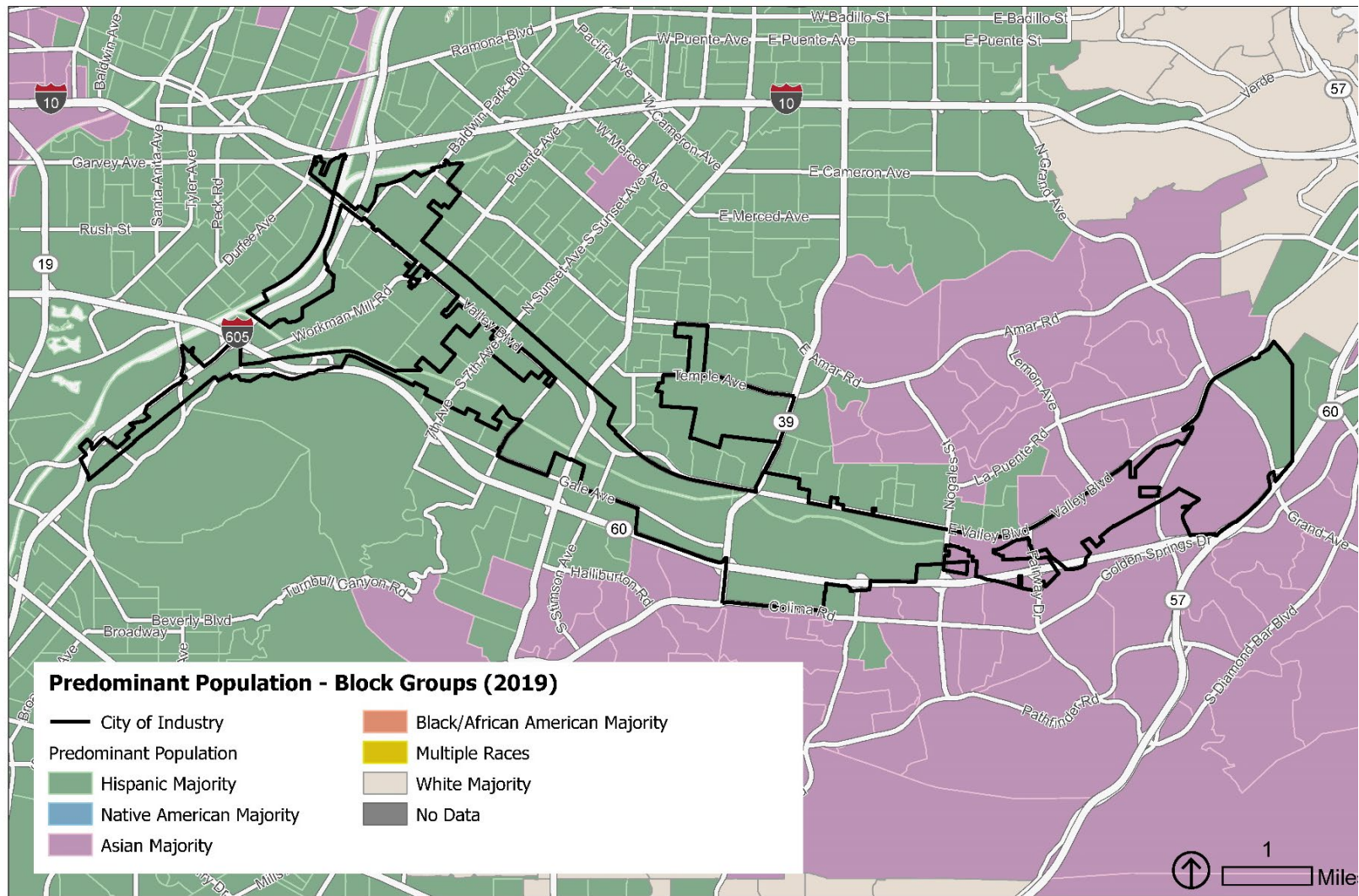
The following matrix identifies key housing issues, contributing factors, and meaningful actions the City proposes to address local fair housing issues.

Table 3-3 Fair Housing Issues and Meaningful Actions

Fair Housing Issue	Contributing Factor	Meaningful Action
1. Limited housing options due to the limited amount of suitable land for residential development	- Industry is predominantly industrial, with limited land for residential development - Industrial land is highly valuable, so housing along corridors is at risk of conversion	- Identify sites for housing that are near other residential development, focusing on areas (where feasible) near stable neighborhoods - Explore additional opportunities for 7th-cycle RHNA
2. Displacement due to environmental hazards	- Industry's concentration of industrial uses and proximity to freeways - Pollution exposure levels are a significant health concern for residents - Most the city is a disadvantaged community and not well suited for residential land uses	- Direct code enforcement efforts, including proactive efforts, to limit and address hazards near housing - Require businesses to follow appropriate conditions (e.g., no truck queuing) if residential uses are nearby - Continue to collaborate with regional entities (air district, Caltrans, and EPA) to address pollution
3. Displacement risk due to housing conditions	- City has nonconforming structures that are older than 50 years and need repairs - Housing quality is affected by the neighborhood and surrounding industries	- Offer rehabilitation grant and evaluate opportunities to increase grant amount and frequency - Direct code enforcement efforts, including proactive efforts, to limit and address hazards near housing
4. Displacement risk due to safety hazards	- Industrial and commercial uses, trucks, and speeding contribute to safety hazards - Safety features are needed on roadways to improve safety	- ACCESS and Dial-A-Ride are available alternatives for seniors and people with disabilities to access services - City is completing a Transition Plan and making safety improvements (sidewalks, ramps, signals, etc.)

Sources: City of Industry 2021.

3. Constraints



Source: (U.S. Census, PlaceWork)

Figure 1 Race and Ethnicity, Industry and Region

3. Constraints

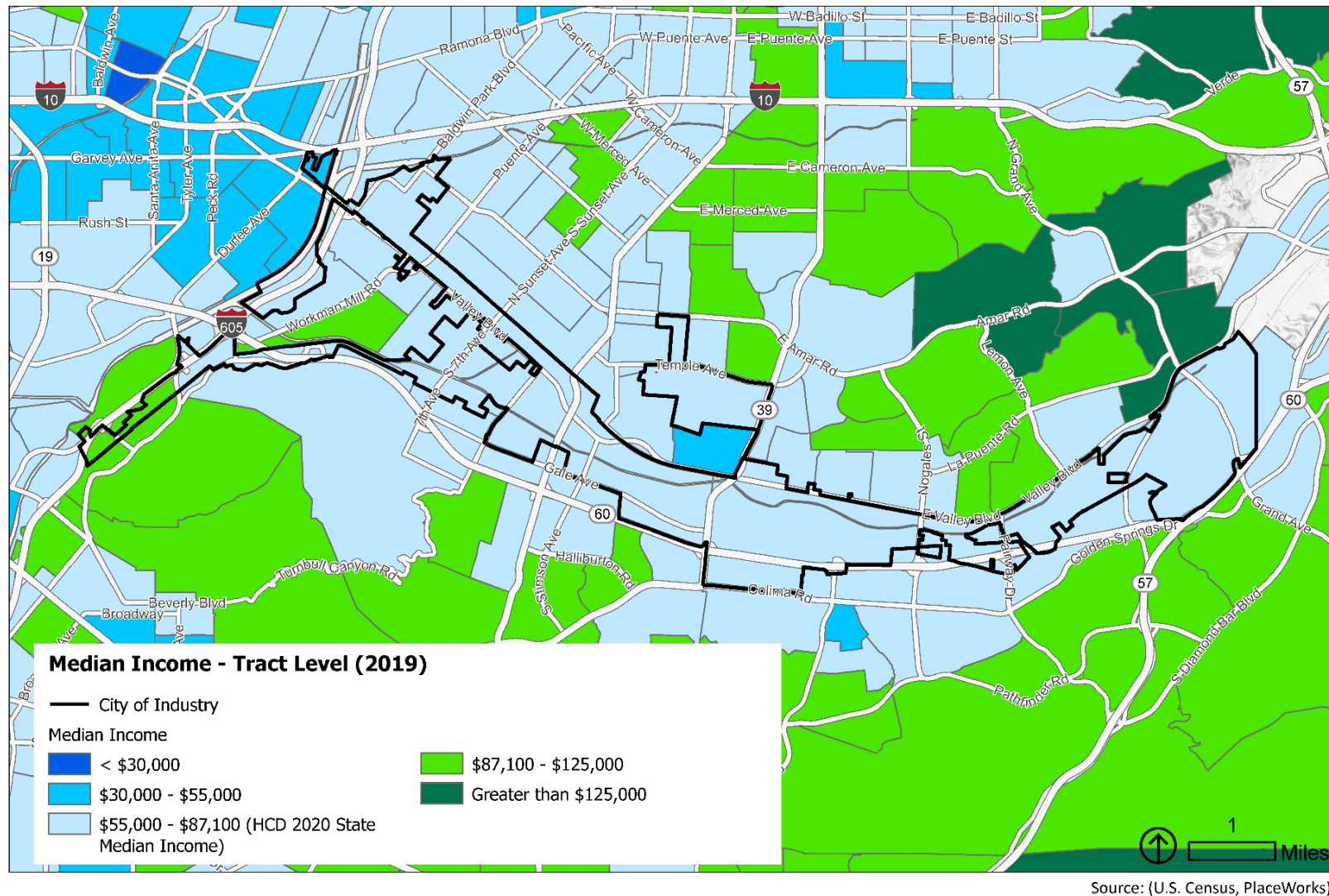


Figure 2 Median Household Income, Industry and Region

3. Constraints

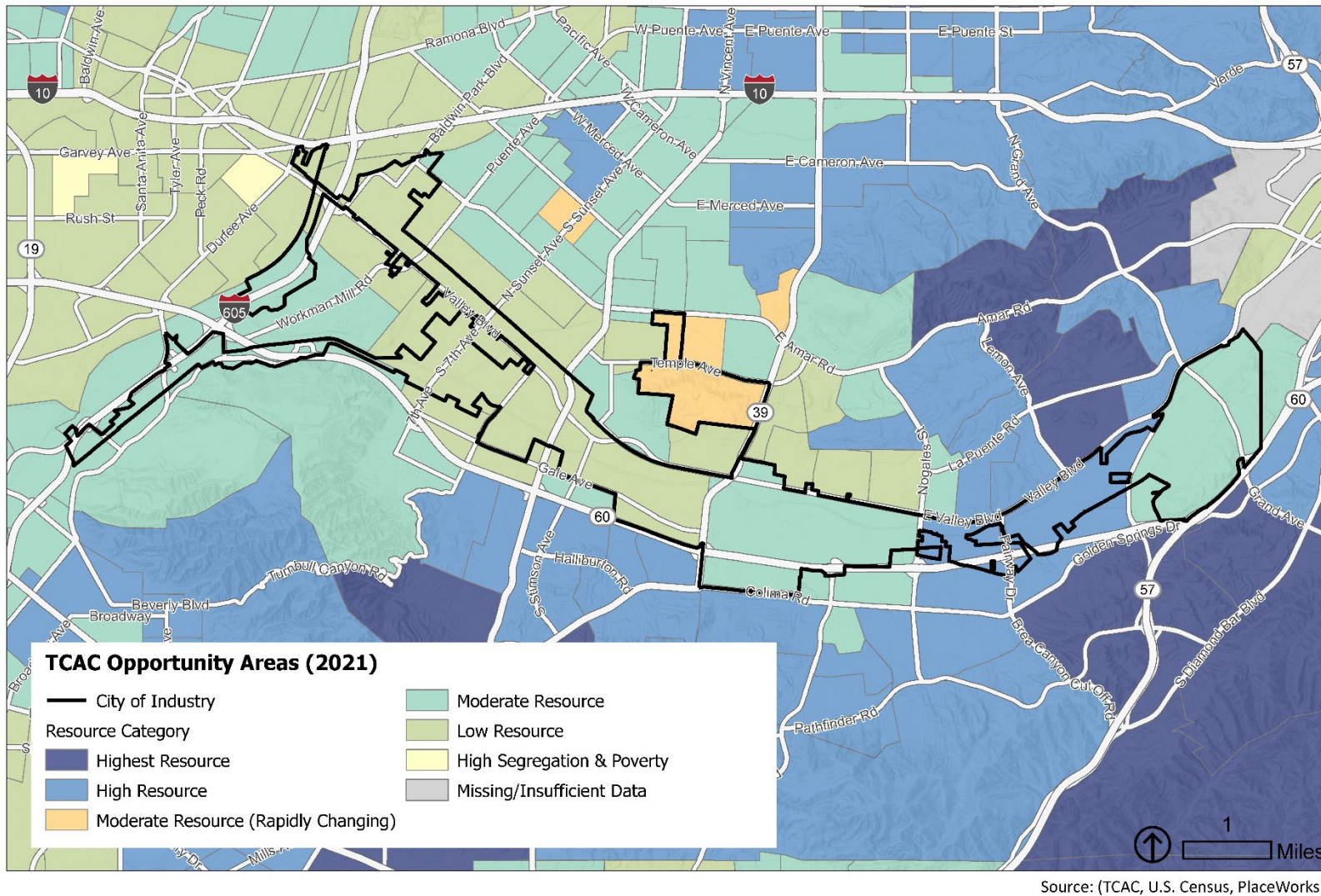


Figure 3 Housing Opportunity Resource Ranking: Industry and the Region

3. Constraints

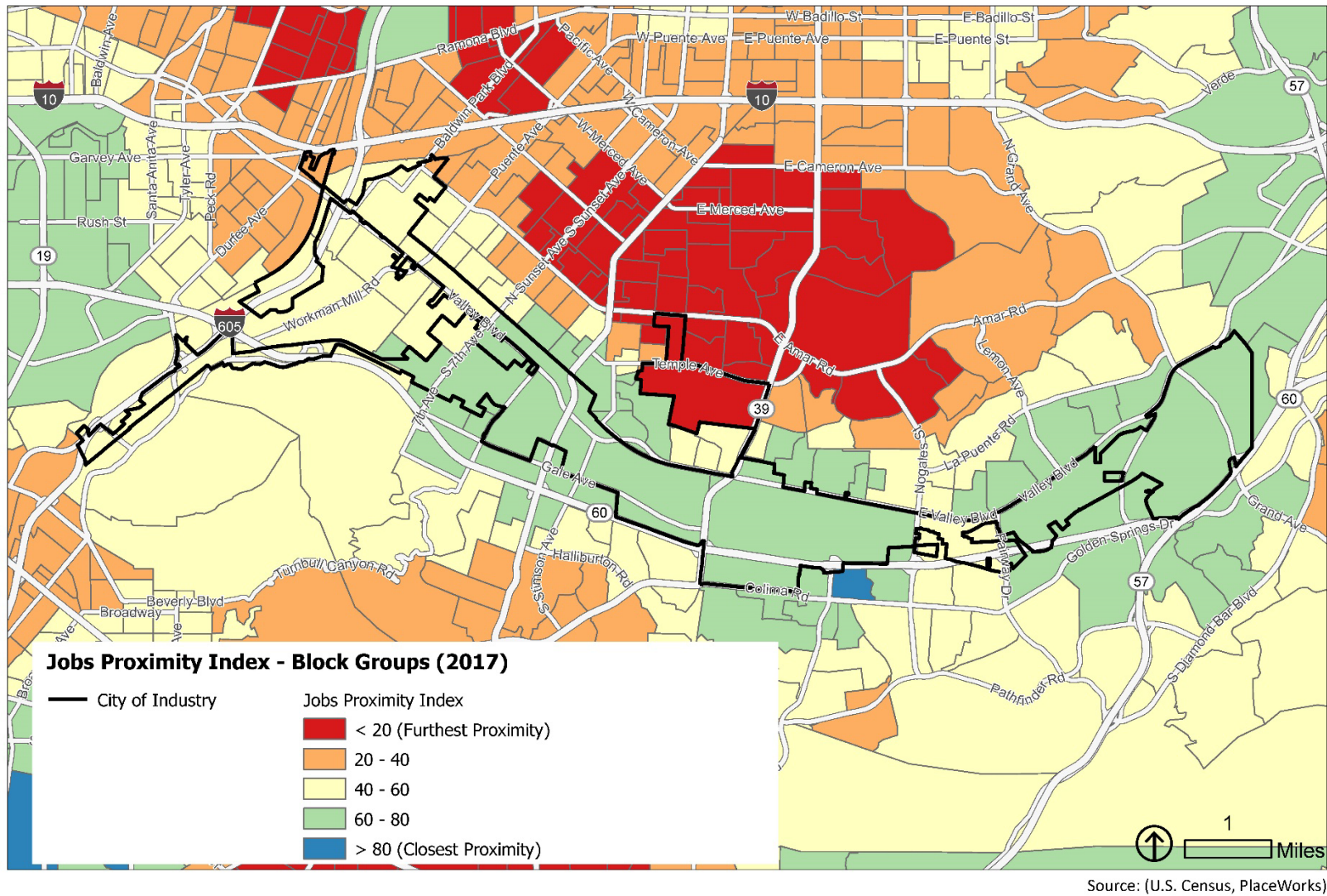


Figure 4 Job Proximity Index, Industry and the Region

3. Constraints

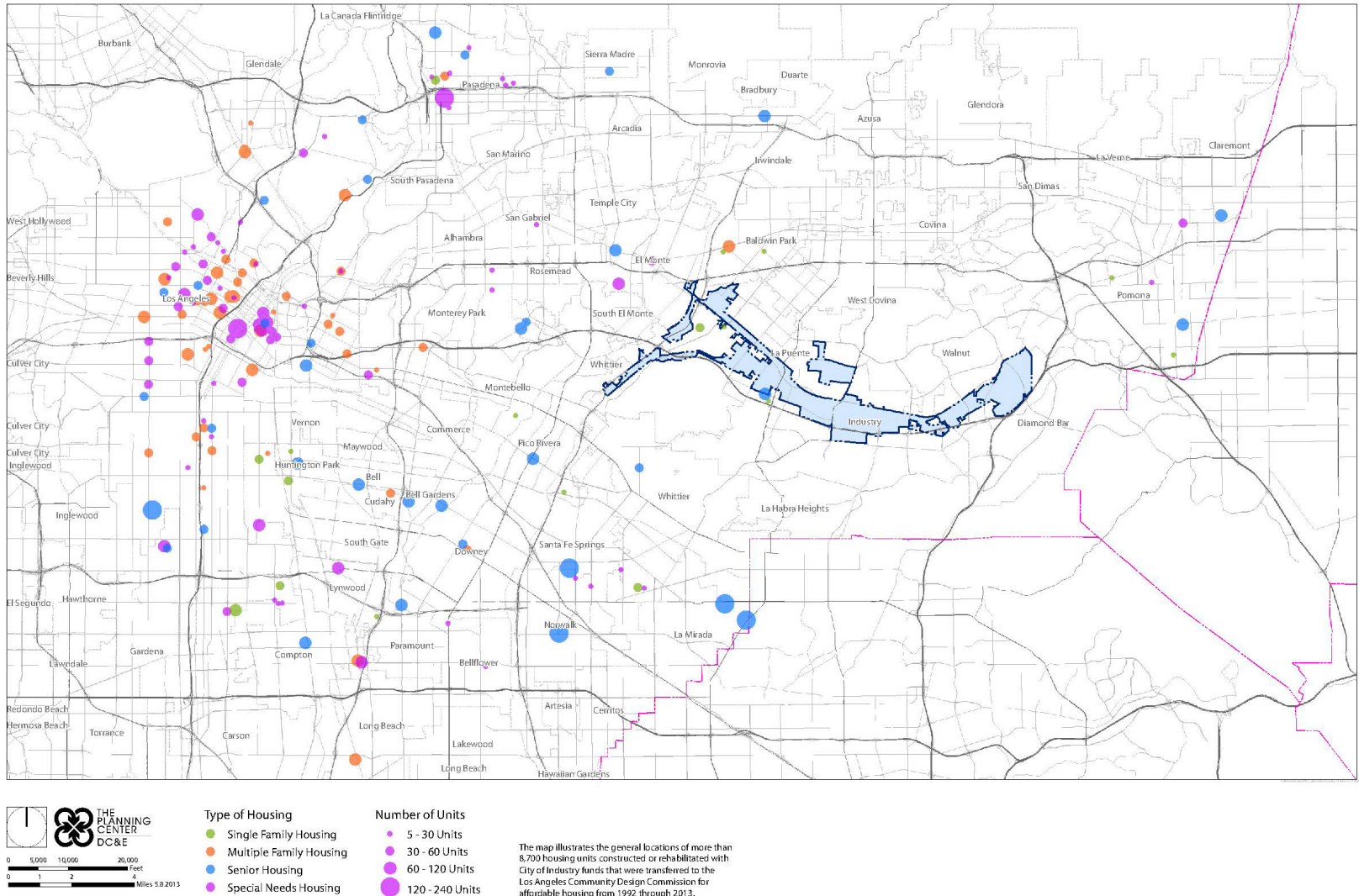


Figure 5 Affordable Housing Funded by City of Industry Funds

3. Constraints

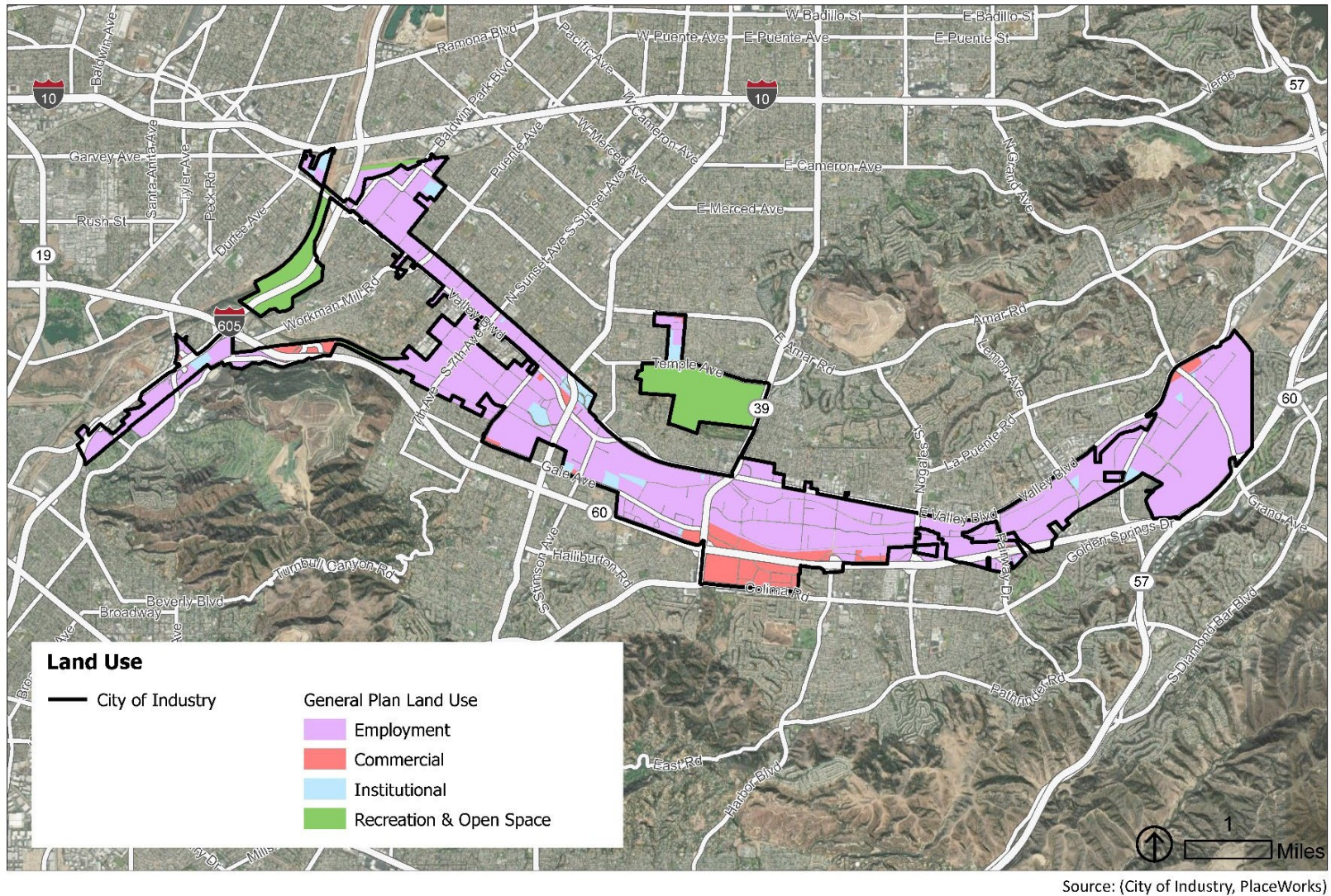
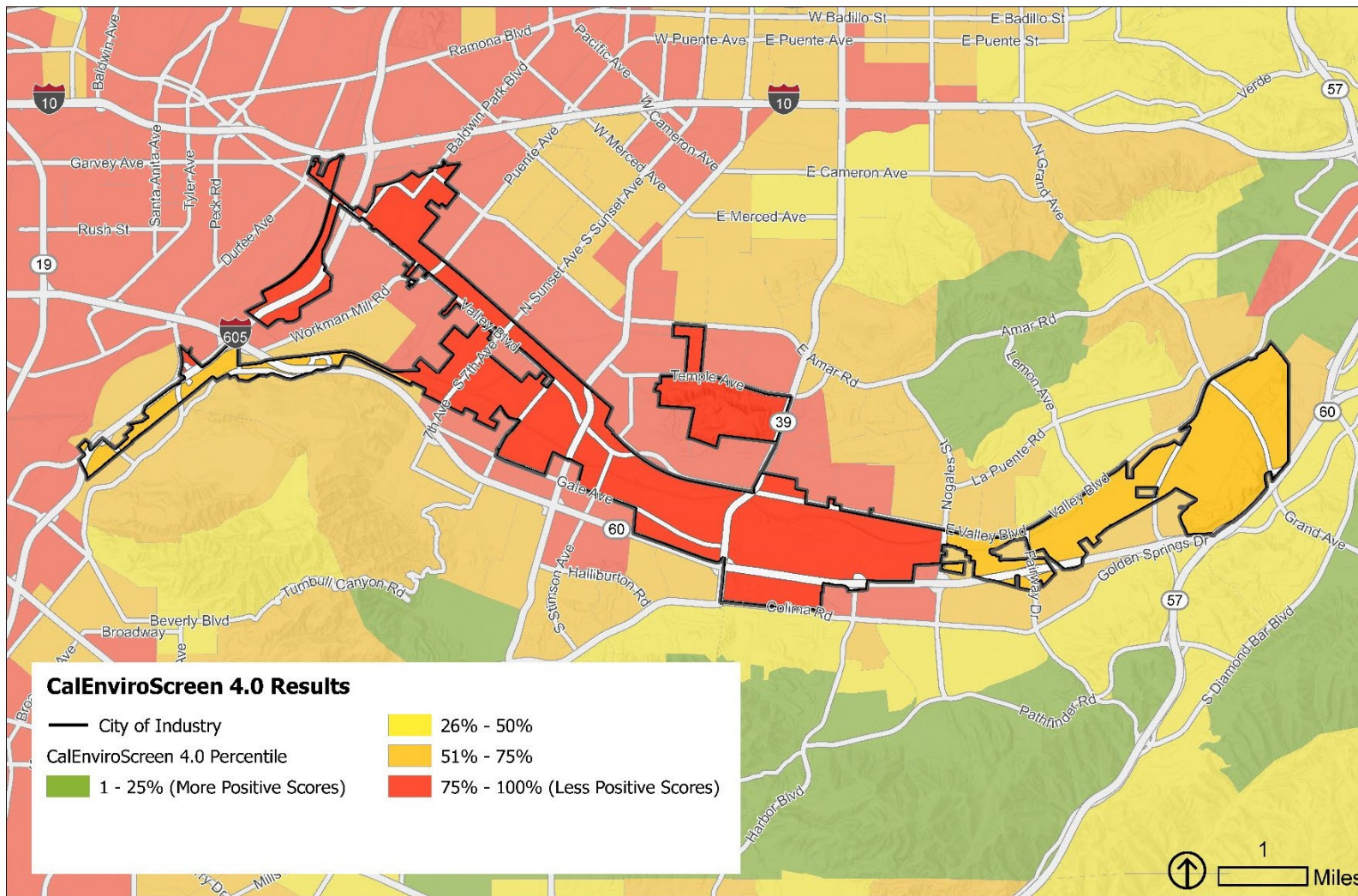


Figure 6 Industry General Plan Land Uses

3. Constraints



Source: (CalEnviroScreen, U.S. Census, PlaceWorks)

Figure 7 Environmental Health Scores

3. Constraints

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4. REGIONAL HOUSING NEEDS

The Government Code states that the availability of housing is of statewide importance, and early attainment of decent housing and a suitable living environment for every Californian is a priority of the highest order. The statute provides that local governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to address the needs of all economic segments of their population. This chapter describes the City's strategy for achieving its housing production goal.

4.1 REGIONAL HOUSING NEEDS ALLOCATION

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). 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.

Industry's original 2021-2029 RHNA was increased from 6 to 17 units due to a final redistribution of housing units from SCAG's inland regions to more urbanized and/or coastal regions. With the carryover of 2 units from the previous housing element cycle, the total RHNA for the 2021-2029 planning period is 19 units (Table 4-1). The City is not required under state law to build units, but to plan for them by identifying appropriate sites with adequate zoning that can accommodate a range of housing types and prices, and by facilitating housing production.

Table 4-1 Regional Housing Needs

Household Income Level	RHNA Goal (2021-2029)	RHNA Goal 2014-2021 Carryover	Total Goal
Very Low Income	6	1	7
Low Income	4	1	5
Moderate Income	2	0	2
Above Moderate Income	5	0	5
TOTAL UNITS	17	2	19

Source: Regional Housing Needs Allocation 2021-2029.

Note: The City of Industry filed an appeal to SCAG, which was denied.

The RHNA goal includes the allocation for the 2021-2029 planning period plus the carryover from the 2014-2021 period that resulted when land was not rezoned during that period as required by state law.

4. Regional Housing Needs

4.2 HOUSING SITE INVENTORY

4.2.1 Site Identification

Industry's housing strategy will be accomplished by selecting one vacant site starred below and described in Table 4-2. The City owns the site and will require a minimum of 19 units (which includes the 2-unit carryover from the 5th cycle housing element). The City intends to provide financial subsidies to ensure that the units meet the requisite affordability levels. A Housing Overlay Zone (HOZ) will be created and applied to that site. The HOZ will allow for a range in housing types as required by state law. Additional programs will be included to specify development and design standards, development regulations, and affordability controls.



Table 4-2 Housing Land Inventory

Housing Site Locations	Current General Plan and Zoning	Acres or Lots	Suitability of Site for Residential Development	Minimum Development Capacity of Site	Affordability of Units
20249 E. Walnut APN: 8762-002-903	GPLU: Industrial Zoning: Recreation & Open Space	Vacant site of 1.5 acres	No known physical, biological, flooding, or seismic constraints. Site has direct access to roadways and adequate utilities.	Minimum of 19 Units	7 VLI 5 LI 2 MOD 5 AM

4. Regional Housing Needs

4.2.2 Site Suitability

The sites identified for meeting the 2021-2029 RHNA are deemed appropriate with respect to infrastructure availability and for addressing and improving fair housing opportunity.

Infrastructure Availability

The site is adjacent to an existing established residential neighborhood and has underground sewers, drainage, water lines-all with adequate capacity to accommodate the 19 units. Moreover, dry utilities (e.g., electricity, gas, internet, cable, etc.) are also readily available. No backbone physical infrastructure is required and there are no shortages in capacity of infrastructure. Other typical service needs associated with housing, such as public safety (e.g., police and fire), recreation, and others are adequate to accommodate the incremental increase of 19 units. The City currently does not have any required on/offsite improvements for new housing but would likely require the same level of improvements consistent with the neighborhood.

Fair Housing Opportunity

The site proposed to address the 2021-2029 RHNA is deemed to improve fair housing opportunity for its residents, the surrounding neighborhood, and the city with respect to the following:

- **Integration and Segregation.** The housing site will accommodate a range in affordability levels; therefore, it improves integration of households of different income levels. There are no R/ECAPs or RCAAs in Industry, and the addition of 19 units will not cause the area to become designated as such. There is no evidence that a single project would alter the race, ethnicity, or income composition of the neighborhood.
- **Disproportionate Need.** Industry residents have significantly lower rates of overpayment and overcrowding than many of the surrounding cities. The proposed site and associated housing project would be affordable to a range of income levels, therefore, it would likely improve, to a minor degree, the prevalence of disproportionate housing needs. In a city with a generally older housing stock, these new homes would provide additional quality housing that meet the latest standards in safety and energy efficiency.
- **Areas of Opportunity.** The 19-unit project would be in the highest resource area, allowing new residents more opportunity to access the City's employment base and schools. Moreover, the site is one of the few locations in Industry that is not defined as a disadvantaged community with respect to environmental pollution. While no housing site can be free of environmental pollution, the proposed location provides the best opportunity for residents to enjoy a more healthful life with limited potential exposure to environmental pollution.

4. Regional Housing Needs

4.3 IMPLEMENTATION RESOURCES

The City has a variety of administrative and financial implementation resources available to assist in managing housing programs. A sample of key nonprofit, public, and for-profit agencies that are active in the region and could assist in housing activities are described here.

4.3.1 Administrative Resources

Industry Property and Housing Management Authority

The Industry Property and Housing Management Authority (IPHMA) is a joint powers authority between the City of Industry and the Civic-Recreational-Industrial Authority (CRIA) formed to provide for the management, maintenance, operation, and oversight of property, including residential units, owned by the City and CRIA. The IPHMA Fund is an enterprise fund that is supported by rental income, its fund balance reserves, and subsidies from the City's General Fund. The IPHMA manages the majority of the City's rental properties

Civic-Recreational-Industrial Authority

The CRIA was a joint exercise of powers agreement between the City and its redevelopment agency, the Industry Urban-Development Agency, which was dissolved on February 1, 2012. On May 24, 2012, the City adopted Resolution No. CC 2012-10, amending and restating the existing joint exercise of powers agreement, and admitted the City of La Puente as a member. Together, the CRIA provides for management, maintenance, operation, and oversight of property, including the Industry Hills Expo Center.

Habitat for Humanity

Habitat for Humanity is a nonprofit that builds and repairs homes for sale to very low income families with the help of volunteers and homeowner/partner families. Habitat also offers a "Housing Plus" program that helps residents age in place by making accessibility modifications (e.g., widening hallways and installing grab bars to building a ramp and updating flooring). It works with local community organizations to connect older adults with social services. HFH also has a Brush of Kindness program for volunteers to repair and refurbish homes.

Los Angeles County Development Authority

LACDA is the federally designated agency at the County of Los Angeles charged with the responsibility of administering the rental Housing Choice Voucher program for all cities in the county. The County manages an estimated 23,000 rental vouchers that are accepted throughout the county. This includes the Family Unification Program, Housing Opportunities for Persons with AIDS, Veterans Affairs Supportive Housing, and Family Self Sufficiency. No properties in Industry accept rental vouchers or other financial assistance at this time.

4. Regional Housing Needs

4.3.2 Financial Resources

San Gabriel Valley Regional Housing Trust

The San Gabriel Valley Regional Housing Trust is a joint powers authority created to finance the planning and construction of extremely low, very low, and low-income housing projects. Formation of the trust was authorized by SB 75, which allows San Gabriel Valley cities to bring additional affordable housing resources to the region. The trust is governed by a nine-member board of directors, seven of whom are representatives from member cities of the trust and two of whom are experts in housing and homelessness. The members are appointed by the governing board of the San Gabriel Valley Council of Governments.

Low Income Housing Tax Credits

The LIHTC program subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. Enacted as part of the 1986 Tax Reform Act, the LIHTC program has supported the construction or rehabilitation of more than 100,000 affordable rental units each year. The federal government issues tax credits to state housing agencies, who award the credits to developers of affordable rental housing. These developers generally sell the credits to private investors to obtain funding. Once the housing project is in service, investors can claim the LIHTC over a 10-year period.

Housing Revenue Bonds

Housing authority bonds are issued to generate financing for the construction of affordable housing. As with any type of municipal bond strategy, the housing authority bond has a maturity date and will pay a fixed amount of interest in increments throughout the life of the bond, or as a lump sum once the bond is mature. Housing authority bonds are also callable, which means that the issuer can choose to pay off the bond issue earlier than the original maturity date, pay the bondholder the interest accrued up to that point, and offer the holder the opportunity to participate in a new bond issue.

IPHMA Rent Revenues

The IPHMA is supported by rental income that is paid by occupants residing in rental housing properties owned and managed by IPHMA. These rental revenues are used for IPHMA operations and the maintenance, repairs, and improvements to the IPHMA's holdings to ensure the housing units provided are kept in safe, sound, and healthful conditions for the occupants. Currently, IPHMA housing rental revenues are reinvested into its rental housing properties to maintain the physical condition of the housing units.

5. HOUSING PLAN

Housing element law requires cities 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 2021-2029 Housing Element. Before establishing this direction, the Housing Plan reviews the program commitments made in the previous housing element as the basis for future action.

5.1 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 jurisdiction 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, cities 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 § 65584.3, the City of Industry was not required to set aside land for the production of housing. Rather, 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 RHNA prepared by SCAG.

The City's 2014-2021 Housing Element had three housing goals:

- Goal #1: Continue to maintain an adequate supply of quality housing opportunities for residents, workforce, and retired persons living in the City of Industry.
- Goal #2: Encourage the maintenance, preservation, and improvement of existing housing units within the city.
- 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.

These goals were supported by policies and programs that were specifically intended to address the city's housing needs and requirements under state housing element law and were consistent with the general plan vision. The following sections describe progress made in furthering each housing goal and makes recommendations to improve program success. Following the overview, Table 5-1 summarizes the progress made for each program in the 2014-2021 housing element.

5. Housing Plan

5.1.1 New Housing

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

For 20 years, Industry was exempt from producing housing but was required to dedicate 20 percent of its tax increment funding to the County Housing Authority for affordable housing. This program successfully assisted in the funding of more than 8,700 new housing units. With the dissolution of redevelopment agencies, the City's original RHNA allocation of zero units was increased to one very low income unit and one low income unit. This legislative action set the City on a new course that would require it to accommodate new housing.

To address this new mandate and 2-unit RHNA, the City proposed creating a Housing Overlay Zone on select vacant sites within the city. As required by state law, the HOZ was intended to allow for multifamily rental, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, and transitional housing. The HOZ would 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 were intended to encourage housing and affordability levels to meet the RHNA requirement.

In 2018, National Core, a nonprofit developer, proposed a mixed-income development on a 3.8-acre property owned by the Industry Property and Housing Management Authority. National CORE proposed a development of 25 single-family units at 6.5 homes per acre, with each home offering three to four bedrooms. However, Industry's original request was for 10 homes on the 3.8 acres. Residents in neighboring communities were opposed to the size and type of residential project, which was eventually denied. Therefore, the project did not proceed to completion.

Though the original housing project concept was not pursued, the City continues to explore different avenues for providing housing for future residents. Changes in state law have relaxed the regulatory framework for permitting and building accessory dwelling units, streamlining the process for such units. In specific areas of the city, ADUs could be an appropriate use because they are small and removed from adjacent industrial uses or major transportation corridors.

Moving forward for the 2021-2029 Housing Element, the City of Industry intends to still draft a Housing Overlay Zone. The City will rezone one parcel suitable for affordable housing. The City will also allow for accessory dwelling units, as required under state law, on parcels allowing for residential use. For the RHNA, the site that will be rezoned is owned by the City and the City will be able to ensure the required number of units at required affordability levels are built on the site. The City also intends to provide financial subsidies as needed to ensure that affordable housing is built and deed restricted at levels required to fully address its 2021-2029 RHNA.

5. Housing Plan

5.1.2 Housing Rehabilitation and Preservation

GOAL 2: Encourage the maintenance, preservation, and improvement of existing housing units in the city.

The City continues to make a diligent effort to maintain, rehabilitate, and preserve its housing. Since 1998, the City has completed four surveys – 1998, 2006, 2012, and 2021 – of the exterior condition of housing in Industry, and the Industry Property and Housing Management Authority has begun a process for interior inspections on the units it manages. These surveys provide information on housing conditions so that City staff can tailor the parameters of the City’s housing rehabilitation program to address concerns.



Because of the limited number of housing units in Industry, a key goal of the 2014-2021 Housing Element was the preservation of all housing units. Despite the rehabilitation grants available, the number of housing units declined from a peak of 71 units in 1998. The demolished single-family units appeared to be in substandard condition; they included five caretaker quarters at the old horse auction site, several mobile homes, and some isolated units. To prevent further reductions in the housing stock in Industry, the City increased the grant program from \$5,000 to \$15,000 per unit, an amount which owners can seek every five years. The housing element also contained a policy allowing for a full replacement of any unit lost to conversion or demolition.

Since then, the number of units has declined slightly to 55 units as of 2021. The housing units lost were either in very poor condition and/or were along major arterials, which land is valuable to industrial users. As noted in the constraints analysis, industrial land can sell for \$100 per square foot—five times the value of residential land. As these homes deteriorate, often faster than other areas due to the surrounding land uses, the land underneath the home becomes so valuable that industrial users can offer the owners a price far greater than what they could make through a residential rental income property. Over time, the residential sites along corridors are eventually replaced by industrial or commercial businesses.

For the current 2021-2029 Housing Element, the City will take a more proactive approach to preserving its housing stock by exploring the need to increase the home rehabilitation grant to \$25,000 per home. In addition, the five-year limitation on grant eligibility will be reevaluated. The City will aggressively market the program to property owners. Finally, state law requires the replacement of housing previously occupied by lower income households, so industrial users may be less prone to buy out remaining residential sites along corridors if that will trigger an additional requirement for one-for-one replacement.

5. Housing Plan

5.1.3 Fair Housing Opportunity

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

Federal and state laws prohibit discriminatory housing practices that adversely impact people of all ages and abilities, including seniors, people with disabilities, families with children, and other protected classes. State and federal law also require cities to further fair housing opportunities within their communities. Furthering fair housing ensures protections to residents from discriminatory practices, providing ample opportunities for people of all types to have equal access to housing.



Affordable senior housing built with Industry funds

During the past several housing-element cycles, the City has removed municipal code and land use regulations that impede fair housing.

- Ordinance 787 (2015) brought the City's codes into compliance for emergency shelters, transitional housing, and supportive housing.
- Ordinance 787 (2015) also addressed limited and general licensed residential care facilities, defining, and permitting them as required by state law.
- In 2019, the City completed a citywide ADA self-evaluation and transition plan. The City has dedicated more than \$500,000 to complete ADA improvements to bus stops and facilities.

The City continues to support fair housing in other ways. The Rehabilitation Grant Program provides funding for retrofitting architectural barriers such as stairs, narrow doorways, and inaccessible bathrooms to accommodate the physically disabled or frail. The City continues to financially assist the El Encanto Healthcare Center to provide housing opportunities for disabled and senior residents. In 2020/21, the City provided El Encanto with funding to subsidize the cost of interior improvements at the facility. Fair housing brochures were also placed at the City planning counter in case residents have concerns.

Looking forward, the enactment of AB 686 in 2018 now requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing Final Rule of 2015. Moreover, the City must administer municipal programs and activities relating to housing and community development in a manner consistent with fair housing law for all residents regardless of protected status. The 2021-2029 housing element provides the requisite analysis and programs needed to fully comply with this new state mandate.

5. Housing Plan

Table 5-1 Evaluation of Programs from the 2014-2021 Housing Element

Program Name	Program Objective from the 2014-2021 Housing Element	Progress in Meeting the 2014-2021 Objectives	Continue/Modify/Delete
RDA Tax Increment Funds	Close out remaining transfer of tax increment funds required by state law.	The City completed its obligations under state law in accordance with the closure of its redevelopment activities and transfer of funds to the County housing authority. In terms of effectiveness, more than \$240 million was transferred to the County to support the production of affordable housing. However, the program is complete and will no longer be active for the 2021-2029 housing element planning period.	Program was discontinued.
Workforce Housing	Provide workforce housing opportunities for City employees. Allow one-for-one replacement of housing units lost to demolition, conversion, or disaster to maintain adequate housing for residents.	In 2016, the City discontinued this program and no longer provides workforce housing for City employees. The City continues to allow for one-for-one replacement of housing units in the ROS Zone lost to demolition, conversion, or disaster, but no applications for replacement housing were submitted during the previous planning period.	Program was discontinued.
Building Permit and Code Enforcement Services	Contract for building plan check and building permit services. Continue to enforce building and zoning codes applicable to housing or property maintenance. Create residential development review process to implement a Housing Overlay Zone.	The City contracts with the County to provide building plan check and permit services for structures, provides a permit flow chart on its website, and enforces zoning code provisions on a complaint-driven basis. The program has been effective to date, but a residential development review process will not be created until the overlay zone is adopted.	Continue program for the 2021-2029 Housing Element
Infrastructure Maintenance	Maintain infrastructure and public services that enhance the safety, appearance, and condition of neighborhoods.	The City's residential areas have infrastructure in place; however, surrounding commercial and industrial uses result in wear and tear. The City continues to maintain infrastructure and provide public services that enhance neighborhoods. These include infrastructure such as streets, curbs, gutters, sidewalks, traffic signals, and other improvements. This program has been effective in maintaining City assets.	Continue program for the 2021-2029 Housing Element
Housing Maintenance Rehabilitation Assistance	Provide grants for home repair and rehabilitation. Make up to 5 rehabilitation home grants available per year for which property owners may apply for. Publicize the grant program at City Hall and in "Industry News." Seek funding and partners to administer the program.	Once every five years the City provides up to \$15,000 in grants to homeowners or landlords for housing repairs and energy conservation improvements. The City developed a home repair grant application for the program to standardize the process. Though the program has been effective in the past, no homeowners have used the program recently, suggesting that the grant is too low, housing is in good condition, or the 5-year window has not expired.	Continue and modify the program for the 2021-2029 Housing Element. To increase grant usage, the City will proactively publicize the program, seek partners to administer it, and explore options for increasing the grant limit.
Community Care Facilities	Amend Municipal Code to define licensed care facilities serving six or fewer clients as a permitted "by-right" use in all zones allowing 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.	In 2015, the Industry Municipal Code was amended to address community care facilities, (Ord. 787 § 3, 2015) as required by state law. Limited residential care facilities (serving 6 or fewer clients) are permitted by right. General residential care facilities (serving 7 or more clients) are permitted through a conditional use permit. No applications for facilities have been submitted.	Continue and modify program for the 2021-2029 Housing Element. Modify the program to amend local code to create reasonable modification process and other revisions if needed for care facilities.

5. Housing Plan

Table 5-1 Evaluation of Programs from the 2014-2021 Housing Element

Program Name	Program Objective from the 2014-2021 Housing Element	Progress in Meeting the 2014-2021 Objectives	Continue/Modify/Delete
Housing Overlay Zone	Amend the Municipal Code and General Plan to establish a Housing Overlay Zone that will: 1) permit owner- and renter-occupied multifamily housing; and 2) require a minimum density of 20 du/ac. Amend Zoning Code to provide development standards and approval procedures to facilitate housing in the Housing Overlay Zone. Seek funding and partners to develop housing and offer financial/regulatory incentives for projects that address the RHNA.	The City planned to establish a Housing Overlay Zone to facilitate the development of housing. In 2017, it started working with an affordable housing developer to explore options for multifamily housing on two sites. The project did not proceed past the conceptual process, so the City-developer partnership was dissolved. The City has decided to retain the development of the HOZ concept on one of the three sites identified in the prior 2013-2021 housing element.	Continue and modify program for the 2021-2029 Housing Element To comply with AB 1233, the City will adopt an HOZ or similar mechanism within one year of the adoption of the housing element to address the 2-unit carryover.
Housing For Homeless People	Amend the Municipal Code to permit at least one emergency shelter by right in the Institutional Zone with capacity to address the City's unmet need. Define transitional and supportive housing and permit such uses as required by state law.	The Industry Municipal Code was amended to define emergency shelters, transitional housing and supportive housing as required by state law. Emergency shelters are now allowed as a by right use in the Institutional Zone. Transitional and supportive housing are permitted where residential uses are sited and are treated in the same manner as other similar uses in the same zone (Ord. 787 § 4, 2015). This program has been effective in making requisite code amendments.	Continue program for the 2021-2029 Housing Element.
Fair Housing Opportunity	Support equal housing opportunity and provide referral service for residents. Produce a brochure to publicize the program. Advertise housing news in "Industry News" and at City Hall on an annual basis.	The City provides fair housing referrals as needed to appropriate state and/or local agencies. A fair housing brochure describing the importance of fair housing, types of discrimination, and contacts for inquiries and complaints was drafted and is available at the City planning counter. Given the limited number of housing units in the city, the program is achieving stated goals.	Continue and modify the program for the 2021-2029 Housing Element. This program will be modified and expanded to address AB 686 requirements
Housing Outreach	Produce information for the "Industry News" announcing housing and other service-related information. Prepare annual housing element progress report and submit to HCD on an annual basis.	The City continues to publish relevant news in the <i>Industry News</i>. The City continues to prepare its annual progress reports as required by state law.	Continue program for the 2021-2029 Housing Element.
Energy Conservation	Continue to encourage energy efficiency in the housing grant program and water efficiency programs. Provide brochure that advertises available energy efficiency programs offered by the city or local utility.	The City encouraged energy efficiency through property improvement projects, repairs performed by the IPHMA, and its housing grant program. An energy efficiency brochure of City programs (IPU rebates) was published and made available at the City's planning counter. There have been no requests for grants in the past few years.	Continue program for the 2021-2029 Housing Element.

Source: Annual Progress Reports for the Housing Element, 2014-2020.

5. Housing Plan

5.2 HOUSING GOALS AND POLICIES

The City's housing plan is a statement of the community's goals, objectives, and policies relative to housing production, rehabilitation, conservation, and assistance. The goals and policies for the 2021-2029 Housing Element are enumerated below and followed by specific programs.

GOAL: HOUSING PRODUCTION

In previous housing element cycles, the City was allowed to use redevelopment tax increment transfers to the Los Angeles County Housing Authority to fulfill its RHNA housing obligation; the City is now allocated an eight-year RHNA planning goal. The City has identified options for siting new housing given the predominance of industrial and commercial land uses and transportation infrastructure in the city. City regulations and processes for reviewing, applying, and conditioning new residential development will also be provided to ensure that projects built are high quality and contribute to a quality living place for residents. The following goal and policies address the production of housing commensurate with the 2021-2029 RHNA.

H1	Identify appropriate sites for housing and facilitate the development of an adequate supply of quality housing opportunities for residents, workforce, and retired persons living in the City of Industry.
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Policies

- **H1-1:** Identify and permit new housing on adequate sites where residential uses are compatible with adjacent land uses, have access to infrastructure and services, and provide a safe and quality place to live to fulfill RHNA housing obligations.
- **H1-2** Establish housing overlays and other appropriate tools that provide flexibility in the types of housing products developed, physical and site design of the project, and affordability levels commensurate with the RHNA goals.
- **H1-3** Enforce current regulations that address environmental hazards associated with industrial, commercial, and other nonresidential activities adjacent to existing housing sites to ensure that housing is protected from hazards.
- **H1-4** Where feasible, assist in the development of housing through the provision of regulatory concessions or incentives to encourage the production of housing affordable to designated income levels.
- **H1-5** Provide for an efficient, timely, and streamlined process (where needed for compliance with applicable statutes) for reviewing, conditioning, and approving applications for residential development in the community.

5. Housing Plan

GOAL: HOUSING AND NEIGHBORHOOD QUALITY

Industry is committed to providing quality residential neighborhoods for residents. In order to meet this goal, the City works with the business community to protect residential uses from the normal impacts associated with business uses. This includes addressing traffic, noise, pollution, and other potential impacts. Maintaining neighborhood quality also requires code enforcement efforts to address housing or property maintenance concerns. In addition to neighborhood quality, it is equally important to maintain and preserve the city's existing housing stock in good working condition. Over the past 20 years, the city's housing stock has declined from 71 units to 55 units. Many of the units demolished were in generally poor condition. Key to preventing the loss of housing is to encourage and facilitate the timely repair and rehabilitation of housing. The following goal and policies address housing and neighborhood quality in Industry.

H2	Encourage the maintenance, preservation, and improvement of existing residential neighborhoods and associated housing stock to provide a quality living environment for residents.
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Policies

- **H2-1** 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.
- **H2-2** Continue to maintain supporting capital infrastructure and provide public services and facilities to existing residences in a manner that preserves the viability and quality of life in residential neighborhoods.
- **H2-3** Provide for financial incentives, education, and outreach to homeowners, landlords, and the building industry to encourage the maintenance, rehabilitation, and improvement of housing in the community.
- **H2-4** Provide opportunities to maintain and improve the energy efficiency of existing housing through a variety of grants, loans, and/or regulatory assistance; also provide grants for noise reduction and other mitigation efforts.
- **H2-5** Encourage the preservation of housing by allowing for a one-for-one replacement of housing units that have been lost to demolition, conversion, or disaster in select locations.
- **H2-6** Implement land use regulations, site planning, and design controls on nonresidential uses to protect existing housing from excessive impacts (including noxious fumes, air pollutants, excessive noise, and hazardous materials).

5. Housing Plan

GOAL: AFFIRMATIVELY FURTHER FAIR HOUSING

Pursuant to AB 686, California law requires that all local governments affirmatively further fair housing opportunities for all residents in their community. This provides broad protections to California residents by prohibiting housing discrimination through public or private land-use practices, decisions, and authorizations based on protected status according to the California Fair Employment and Housing Act, Government Code § 65008, and other state and federal fair housing law. Affirmatively furthering fair housing requires meaningful and deliberate actions to overcome segregation and disparities, promote fair housing choice, and foster inclusive communities free from discrimination and other barriers that restrict access to opportunity based on protected characteristics. The following goal and policies are intended to affirmatively further fair housing in the city with respect to housing and community development decisions.

H3: Promote and affirmatively further fair housing opportunities and promote housing throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or other characteristics protected by state and federal law.

Policies

- **H3-1** Encourage compliance with and support enforcement of laws prohibiting discrimination in ownership or rental housing; educate the public and property owners about fair housing laws, rights, and obligations.
- **H3-2** 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, disability, or other protected status or arbitrary classification.
- **H3-3** Address the housing and supportive housing needs of residents with special needs in the community, including but not limited to seniors, families with children, people with disabilities, and homeless people.
- **H3-4** Continue to administer municipal programs and activities relating to housing and community development in a manner that is consistent with the statutory obligation to affirmatively furthering fair housing.
- **H3-5** Proactively seek to identify potential and actual impediments to fair housing opportunity in the community and, if found, take steps to remove or mitigate impediments to the extent feasible and practical.
- **H3-6** Seek to establish, strengthen, and expand collaborative partnerships with public, private, and nonprofit agencies to support the provision of housing and supportive services for Industry residents.

5. Housing Plan

5.3 HOUSING PROGRAMS AND ACTION PLAN 2021-2029

The City's programs for the 2021-2029 housing element are listed below and in Table 5-2. 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: HOUSING SITES STRATEGY

The City will facilitate the development of a 1.5-acre site near Fairway Drive the SR-60, adjacent to established residential areas. The site is suitable for residential uses, is in an area least impacted by environmental pollution, and is designated a high resource area. The project will allow for a minimum 19 units as a mixed-income residential development, with the affordability of the rents and/or sales prices subsidized by the City to match the RHNA affordability requirements. The City will rezone the site with a Housing Overlay Zone to accommodate new housing.

Objective(s): Rezone one 1.5-acre parcel with an HOZ to allow a range of housing types and for a minimum of 19 units, including the two unaccommodated units from the 5th cycle housing element. Rezone site within one year from the statutory deadline in Section 65588.

Funding: City General Fund

Agency: City of Industry Planning Department

Timing: Rezone site by October 15, 2022

PROGRAM 2: ZONING CODE AMENDMENTS ALLOWING HOUSING

State housing element law requires local governments to facilitate and encourage a range in housing types, including accessory dwellings, employee housing, residential care, housing for homeless people, manufactured housing, single-room occupancy, and other types of housing. Though the City has amended its zoning code for certain residential uses (e.g., transitional and supportive housing and residential care facilities), additional amendments are needed.

Objective(s): Amend the zoning code to:

- Define and permit employee housing serving 6 or fewer residents as a by-right use in accordance with Health and Safety Code §§17021.5 and 17021.6 in the ROS Zone and HOZ
- Define and permit manufactured/mobile homes as a by-right use in accordance with the Government Code § 65852.3 in the HOZ
- Define and permit single-room occupancy housing as a by-right use in accordance with Government Code § 65583(c)(2) in the HOZ.
- Define and permit ADUs by-right on any lot that allows single- or multifamily housing in accordance with the Government Code §65852.2(a) in the ROS Zone and HOZ.

Funding: City General Fund

Agency: City of Industry Planning Department

Timing: Within one year of adoption of the housing element

5. Housing Plan

PROGRAM 3: HOUSING OVERLAY ZONE

In accordance with state law, the City must identify adequate sites where residential uses could be built commensurate with the 2021-2029 RHNA. To implement this requirement, the City proposes to establish an HOZ through a general plan amendment, zone change, and municipal code text amendment. The HOZ will be on one 1.5-acre site (see Program #1). The HOZ will allow a range of housing types as required by state law. The HOZ will also allow other land uses permitted in the underlying zone consistent with the general plan.

Objective(s): Establish an HOZ that:

- Permits single family and multifamily residential uses by right.
- Allows residential care, employee housing, transitional and permanent supportive housing, mobile home/manufactured housing, and ADUs as by-right uses.
- Offers financial assistance and regulatory incentives to ensure that units are affordable commensurate with the RHNA goals.

Review the progress made in creating and implementing the HOZ. If sites are not rezoned within one year, identify and rezone additional sites to address the unmet RHNA.

Funding: City General Fund

Agency: City of Industry

Timing: Within 2 years of Housing Element adoption

PROGRAM 4: ADU INCENTIVE PROGRAM

Accessory dwelling units are an increasingly popular way for cities to provide housing and meet their assigned RHNA planning and production goals. An ADU is a type of housing unit with complete independent living facilities for one or more persons. It may be detached from the primary structure, attached to the primary structure, converted from existing space on the lot of the primary residence, or converted from existing space contained entirely within an existing or proposed single-family unit. The Government Code §65583(c)(7) requires jurisdictions to develop a program to incentivize and promote the development of ADUs that can be offered at affordable rent. To that end, the City proposes to develop an ADU ordinance as required by state law and provide a waiver of building permit fees should ADUs be proposed for development.

Objective(s): Develop an ordinance that defines and permits accessory dwellings and offer a waiver of building permit fees for units proposed for construction in Industry.

Funding: City General Fund

Agency: City of Industry

Timing: Complete amendments within 1 year of Housing Element adoption

5. Housing Plan

PROGRAM 5: DEVELOPMENT REGULATIONS AND PROCESS

The City will prepare residential development standards for new housing. This includes setbacks, yard standards, building height or story limitations, architectural features, parking space requirements, and residential site design features. Design standards will also be necessary to ensure that new housing is consistent with surrounding land uses in the neighborhood and contributes to the aesthetic quality of that area. The development and design standards must be objective for multiple-family projects as consistent with state law. In addition, the City will need to prepare a density bonus ordinance that specifies the standards, regulatory concessions, and financial incentives for residential projects. The City will also expand its minor exception to allow for minor variations from development standards. This allows the City to be flexible and obtain the housing product most suited to the site without requiring a variance.

Objective(s): Establish the following tools to facilitate housing development:

- Objective development and design standards consistent with Government Code § 65589.5
- Density Bonus ordinance consistent with the Government Code § 65915 - 65918.
- Minor exception process for new residential projects in Industry.

Funding: City General Fund

Agency: City of Industry

Timing: Complete all amendments within 2 years of adoption of the housing element

PROGRAM 6: BUILDING PERMIT AND CODE ENFORCEMENT SERVICES

The City contracts with the County of Los Angeles to provide building plan check and permit services for the development, alteration, and improvement of nonresidential structures in the city. This process is adaptable for facilitating and processing applications for residential development required to address the 2021-2029 RHNA. Building codes are the same as those in effect throughout Los Angeles County. The City uses a simplified development review process to review and process applications for development. The process is documented online and assists developers and property owners to understand the development review process, requirements, and agencies involved. The City enforces zoning codes on a complaint basis. Code violations for housing conditions are referred to City staff to secure housing grants or rehabilitation loans to remedy substandard housing conditions or deferred maintenance.

Objective(s): Contract for building plan check and building permit services. Continue to enforce County and local building and zoning codes applicable to housing or property maintenance. Adopt additional County building codes, as needed, for new residential developments.

Funding: City General Fund

Agency: City Planning Department; County Building Department

Timing: Ongoing

5. Housing Plan

PROGRAM 7: INFRASTRUCTURE MAINTENANCE

A component of the General Plan vision is to ensure that infrastructure systems are properly sized and maintained to support future growth. Although infrastructure is already in place to support existing land uses, existing commercial and industrial uses cause wear and tear on infrastructure. Planning for ongoing maintenance and rehabilitation of infrastructure is a priority. Furthermore, the City recognizes the importance of improving the safety of its circulation system so that residents can safely walk, bicycle, and move around the community. The City has been undertaking a Self-Evaluation and ADA Transition Plan to improve its physical infrastructure. This includes streets, curbs, gutters, sidewalks, traffic signals, and other infrastructure. These improvements are programmed annually through the Capital Improvements Program.

Objective(s):

- Maintain infrastructure and public services that enhance the safety, appearance, and condition of neighborhoods. Complete and implement Transition Plan.

Funding: City General Fund; State and County grants

Agency: City of Industry

Timing: Complete Transition Plan by 2022; Update CIP annually

PROGRAM 8: HOUSING MAINTENANCE AND REHABILITATION

Periodic maintenance and housing rehabilitation is of utmost importance to preserve the quality and longevity of residential properties in the city. Though the city's housing is generally in sound condition, it was mostly built more than 50 years ago. Periodic maintenance and improvements are needed to extend the useful life of properties and provide quality housing units. Regular maintenance also helps to prevent housing units from deteriorating to the point that major rehabilitation or demolition is required. The City currently provides up to \$15,000 in individual grants (once every five years) to 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 and accessibility-related improvements, such as ramps, interior fixtures, and other accessibility items. Priority for grant assistance is given to situations where code violations need to be corrected.

Objective(s): Provide grants for home maintenance and rehabilitation. Publicize at City Hall and in *Industry News*. Seek additional funds and partners to administer the program. Explore opportunities to increase frequency of grants available, eligibility, and grant limit to \$25,000. Achieve target of 10 very low, 10 low, and 10 moderate income units.

Funding: City General Fund

Agency: City of Industry, Planning Department

Timing: Within 2 years of adoption of the housing element; Ongoing

5. Housing Plan

PROGRAM 9: ENERGY CONSERVATION

The City supports energy and water conservation efforts through adherence to local building and development codes, provision of utility rebates, and through housing rehabilitation grants. The City uses the CALGreen Building Code and requires compliance with all applicable codes prior to and during the development of nonresidential structures. This would be extended to include residential uses. Locally, Edison offers energy efficiency rebate programs for residential and commercial users. The City of Industry's local utility (IPU) offers limited grants and rebates to customers to install energy efficiency appliances, lighting, and other energy saving items. The City requires adherence with state requirements for water-efficient landscaping and irrigation. The rehabilitation grant program allows energy efficiency devices as an eligible expense.

Objective(s): Continue to encourage energy efficiency in the housing grant program and water efficiency programs. Provide brochures that advertise available energy efficiency programs offered by the city or local utility.

Funding: City General Fund

Agency: City Planning Department; Industry Public Utilities Commission

Timing: Ongoing; Publicize Annually

PROGRAM 10: HOMELESS SERVICES

In accordance with state law, the City has amended its codes to facilitate emergency shelters, transitional housing, and supportive housing. Emergency shelters are allowed as a by right use in the Institutional Zone. Transitional and supportive housing are permitted, conditionally permitted, or prohibited in the same manner as other residential dwellings of the same type in the same zone under this code and applicable state law. In addition to code amendments, the City also periodically provides funding for activities that serve the needs of homeless people (e.g., East San Gabriel Valley Coalition) in the region and is working to address the needs of low income families at risk of homelessness. Looking forward, the City is exploring opportunities to participate with the San Gabriel Valley Housing Trust Fund to work toward regional solutions.

Objective: Continue to support local and regional efforts to address homelessness. Consider opportunities to work with partners, such as the San Gabriel Valley Housing Trust Fund and local school district, to address the needs of people who are homeless or are at risk of homelessness.

Funding: City General Fund

Agency: City of Industry, Planning Department

Timing: Ongoing throughout the 2021-2029 period

5. Housing Plan

PROGRAM 11: PEOPLE WITH DISABILITIES

The City supports efforts to improve housing for people with disabilities through local building codes, capital improvements, and housing grants. The City requires compliance with building accessibility requirements of state and federal law when proposals for buildings are submitted for plan check. Residential care facilities are permitted in accordance with State law. The City is completing an ADA Self-Evaluation and Transition Plan that will result in accessibility improvements to transit, street infrastructure, and public facilities. The City also regularly supports the rehabilitation and improvement of the El Encanto Healthcare Facility. State and federal laws require that jurisdictions have a process for reasonable accommodation from City rules, regulation, and development standards to allow people with disabilities to fully use their residences (for example, installing a ramp). The City will develop a reasonable accommodation ordinance to comply with state and federal accessibility law and assist people with a disability.

Objective(s): Improve opportunities are available for disabled people to fully use housing, streets/sidewalks, transit, public facilities, and other services. Develop and formalize a process for reasonable accommodations.

Funding: City General Fund

Agency: City Planning Department

Timing: Complete reasonable accommodation ordinance by December 2023.

PROGRAM 12: COLLABORATIVE PARTNERSHIPS

As a means of contributing back to the community and meeting the needs of lower and moderate income households, the City works with various partner organizations and government agencies that offer housing and community services. These partnerships, among others, will assist with administrative resources needed to implement housing programs and further the goals and policies of the housing element. These organizations may include, but are not limited to:

- San Gabriel Valley Council of Governments
- San Gabriel Valley Regional Housing Trust
- El Encanto Healthcare and Habilitation Center
- Meals on Wheels, Local Chapter
- Sheriff's Youth Activity League
- Local School District(s)

Objective(s): Continue to work with current housing partners and as needed, evaluate expanding partnership to augment administrative and financial resources.

Funding: City General Fund

Agency: City of Industry

Timing: Annually as funds are available

5. Housing Plan

PROGRAM 13: FAIR HOUSING OPPORTUNITY

The City's plan for affirmatively furthering fair housing covers the implementation of different programs in this housing element. It revolves around actions intended to:

- Revise municipal codes to allow for a range of housing types and prices (Program #2).
- Create a housing overlay zone to place on sites to address the RHNA (Program #3).
- Address the special needs of seniors, homeless, and disabled (Program #10 and #11).
- Maintain and preserve the city's housing to reduce risk of displacement (Program #8).
- Continue to address and mitigate, to the extent feasible, environmental hazards.
- Pursue collaborative partnerships to implement housing programs (Program #12).

The City shall also take actions to address any significant disparities in housing needs and access to opportunity for all persons regardless of status, publicize its fair housing program, and refer fair housing concerns to the appropriate local, state, or federal agency.

Objective: Continue to implement the City's Fair Housing Program

Funding: City General Fund

Agency: City of Industry

Timing: Ongoing

PROGRAM 14: HOUSING ADMINISTRATION

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.

Objective: Produce information for the "Industry News" announcing housing and service-related information for residents. Prepare annual housing element progress report as required.

Funding: City General Fund

Agency: City Planning Department

Timing: Ongoing

5. Housing Plan

Table 5-2 City of Industry Housing Action Plan Summary

Housing Program	Plan Objective(s)	Funding Source	Responsible Agency	Timing
1. Housing Sites Strategy	Rezone 1.5-acre parcel with an HOZ to allow a range of housing types and for a minimum of 19 units, including the two unaccommodated units from the 5th cycle housing element. Rezone site within one year from the statutory deadline in §65588.	General Fund	Planning Department	Rezone sites by October 15, 2022
2. Zoning Code Amendments	- Define and permit employee housing serving 6 or fewer residents as a by-right use in accordance with Health and Safety Code §§17021.5 and 17021.6 in the ROS and HOZ - Define and permit manufactured/mobile homes as a by-right use in accordance with the Government Code § 65852.3 in the HOZ - Define and permit single-room occupancy housing as a by-right use in accordance with Government Code § 65583(c)(2) in the HOZ. - Define and permit ADUs by-right on any lot that allows single- or multifamily housing in accordance with the Government Code §65852.2(a) in the ROS Zone and HOZ.	General Fund	Planning Department	Within one year of adoption of the housing element
3. Housing Overlay Zone	- Establish an HOZ that permits single family and multifamily residential uses by right. - Allows residential care, employee housing, transitional and permanent supportive housing, mobile home/manufactured housing, and ADUs as by-right uses. - Offers financial assistance and regulatory incentives to ensure that units are affordable commensurate with the RHNA goals - Review the progress made in creating and implementing the HOZ. If sites are not rezoned within one year, identify and rezone additional sites to address the unmet RHNA.	General Fund	Planning Department	Within two years of adoption of the housing element
4. Accessory Dwelling Unit Incentives	Develop an ordinance that defines and permits accessory dwellings and offer a waiver of building permit fees for units proposed for construction in Industry.	General Fund	Planning Department	Within one year of adoption of the housing element
5. Development Regulations & Processes	- Establish objective development and design standards consistent with Government Code §65589.5 - Establish density bonus ordinance consistent with the Government Code §65915 - 65918. - Establish minor exception process for new residential projects in Industry.	General Fund	Planning Department	Within two years of adoption of the housing element
6. Building Permit & Code Enforcement	- Contract for building plan check and building permit services. - Enforce County and local building and zoning codes for housing or property maintenance. - Adopt additional County building codes, as needed, for new residential developments.	General Fund	Planning Department	Ongoing

5. Housing Plan

Table 5-2 City of Industry Housing Action Plan Summary

Housing Program	Plan Objective(s)	Funding Source	Responsible Agency	Timing
7. Infrastructure Maintenance & Improvement	- Maintain infrastructure and public services that enhance the safety, appearance, and condition of neighborhoods. - Complete and implement Transition Plan and schedule improvements	General Fund, State and County grants	Public Works Department	Complete Transition Plan by 2022 Update CIP annually
8. Housing Maintenance & Rehabilitation	- Provide grants for home maintenance and rehabilitation. - Proactively publicize at City Hall and in Industry News. - Seek additional funding and partners to administer the program. - Explore opportunities to increase frequently of grants available, eligibility, and grant limit to \$25,000. - Achieve target of 10 very low, 10 low, and 10 moderate income units.	General Fund	Planning Department	Ongoing, with program changes adopted within 2 years of adoption of the housing element;
9. Energy Conservation	- Continue to encourage energy efficiency in the housing grant program and water efficiency programs. - Provide brochures that advertise available energy efficiency programs offered by the city or local utility.	General Fund	Planning Department; Industry Public Utilities	Ongoing
10. Homeless Services	- Continue to support local and regional efforts to address homelessness. - Consider opportunities to work with partners, such as the San Gabriel Valley Housing Trust Fund and local school district, to address the needs of people who are homeless or are at risk of homelessness.	General Fund	Planning Department	Ongoing
11. People with Disabilities	- Improve opportunities for disabled people to fully use housing, streets/sidewalks, transit, public facilities, and other services. - Develop and formalize a process for reasonable accommodations.	General Fund	Planning Department	Ongoing Complete reasonable accommodation ordinance by end of 2023.
12. Collaborative Partnerships	Continue to work with current housing partners and as needed, evaluate expanding partnership to augment administrative and financial resources.	General Fund	Planning Department	Ongoing
13. Fair Housing Program	Continue to implement the City's Fair Housing Program	General Fund	Planning Department	Ongoing
14. Housing Administration	Produce information for the "Industry News" announcing housing and service-related information for residents. Prepare annual housing element progress reports.	General Fund	Planning Department	Ongoing

Source: City of Industry, 2021-2029 Housing Element

5. Housing Plan

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Appendix

Appendix A. Adopting Resolution

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Appendix B. HCD Correspondence

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Appendix C. Public Correspondence

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Appendix D. Industry Funded Affordable Housing

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Appendix

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

Appendix

Table D-1 Affordable Housing Funded by City of Industry

Project Location	Project Name	Type of Housing Project	Total Units	Assisted Units
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

Appendix

Table D-1 Affordable Housing Funded by City of Industry

Project Location	Project Name	Type of Housing Project	Total Units	Assisted Units
Los Angeles	HDR II	Senior	49	48
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	Mariposa 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

Appendix

Table D-1 Affordable Housing Funded by City of Industry

Project Location	Project Name	Type of Housing Project	Total Units	Assisted Units
Los Angeles	Paseo Del Sol	Multi Family	7	7
Los Angeles	PATH Cares Center	HIV/AIDS	18	18
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

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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
Norwalk	Elm Street Homes	Mental Illness	8	8
Norwalk	Norwalk Seniors	Senior	240	121
Pasadena	Allen House	Dev. Disabled	6	6
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

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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
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
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.