CITY OF LA PUENTE
CITY COUNCIL MEETINGS

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Availability

Any writings or documents provided to a majority of the City Council/Successor Agency regarding items on this agenda will be made available for public inspection at the City Clerk's Office at City Hall located at 15900 E. Main Street and at the Reference Desk at the La Puente Library located at 15920 E. Central during normal business hours. In addition, such writings and documents will be posted on the City's website at www.lapuente.org.

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Meeting Times

City Council meetings shall adjourn no later than 10:30 p.m., unless a majority of members approve a motion to extend the meeting to consider remaining agenda items or newly added items in accordance with the Ralph M. Brown Act (Government Code Section 54950, et seq.). (Ordinance No. 95-727).

CITY OF LA PUENTE

REUNIONES DEL CONCEJO MUNICIPAL

Cómo escuchar la reunión en vivo

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Cómo enviar comentarios públicos

Todos los comentarios públicos están sujetos a las mismas reglas de decoro que los oradores en las reuniones del Concejo Municipal.

En persona: Los comentarios públicos pueden presentarse en persona en el Ayuntamiento, 15900 E. Main Street.

Por escrito: Los comentarios escritos pueden enviarse por correo electrónico a cityclerk@lapuente.org al menos 2 horas antes del inicio de la reunión. Los comentarios por correo electrónico se distribuirán al Concejo Municipal y formarán parte del registro oficial, pero no se leerán en voz alta durante la reunión. Por favor, incluya “COMENTARIO PÚBLICO” en la línea se asunto para asegurar que su mensaje sea recibido correctamente por el Concejo y el personal de la Ciudad.

Disponibilidad

Cualquier escrito o documento proporcionado a la mayoría del Concejo Municipal o de la Agencia Sucesora sobre los temas de la agenda estará disponible para revisión pública en la Oficina de la secretaria Municipal, Ayuntamiento, 15900 E. Main Street, y en el Mostrador de Referencia de la Biblioteca de La Puente, 15920 E. Central. Además, dichos escritos y documentos se publicarán en el sitio web de la Ciudad: www.lapuente.org.

Personas con Discapacidades

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Horario de las Reuniones

Las reuniones del Concejo Municipal normalmente finalizarán a las 10:30 p.m., a menos que la mayoría de los miembros apruebe una moción para extender la reunión y considerar los asuntos restantes de la agenda o los nuevos asuntos añadidos, de acuerdo con la Ley Ralph M. Brown (Código de Gobierno Sección 54950, y siguientes) (Ordenanza No. 95-727).

AGENDA
REGULAR MEETING OF THE
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
COUNCIL CHAMBERS
15900 EAST MAIN STREET, LA PUENTE
MAY 26, 2026 AT 9:30 AM

CALL TO ORDER

ROLL CALL

COUNCIL/AGENCY MEMBERS: Klinakis, Munoz, Argudo, Mendoza, Quinones

PLEDGE OF ALLEGIANCE

PRESENTATIONS

ORAL COMMUNICATIONS

If you wish to address the City Council/Successor Agency on an item other than a public hearing matter, please complete the Request for Oral Presentation form and submit it to the City Clerk no later than prior to the conclusion of the first speaker's remarks. All speakers are requested to observe the City's Rules of Decorum when addressing the City Council (LPMC section 2.04.120.).

BOARDS/COMMISSION/COMMITTEE REPORTS

Council Members provide a report on any Board/Commission/Committee meetings, listed below, that they have attended.

ORGANIZATION	DEL/ALT	MONTHLY MEETINGS	TIME
California Contract Cities Association	Argudo/Quinones	3rd Wednesday	6:30 p.m.
Sanitation District 15 & 21	Klinakis/Munoz	4th Wednesday	1:30 p.m.
League of California Cities L.A. Div.	Argudo/Mendoza	1st Thursday	6:30 p.m.
City Selection Committee	Klinakis/Mendoza	When Necessary	6:30 p.m.
San Gabriel Valley COG	Quinones/Argudo	3rd Thursday	4:00 p.m.
California JPIA	Munoz/All Council	4th Wednesday	6:30 p.m.
Foothill Transit Governing Board	Klinakis/Munoz	Last Friday of the Month	7:45 a.m.
San Gabriel Valley Mosquito & Vector Control District	Klinakis	2nd Friday	7:00 a.m.

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

A.1 READ AND APPROVE THE REVISED MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF APRIL 28, 2026

Staff Recommendation: It is recommended that the City Council and Successor Agency waive the reading and approve the revised Minutes of the City Council and Successor Agency meeting of April 28, 2026.

A.2 READ AND APPROVE THE MINUTES OF THE LA PUENTE CITY COUNCIL AND BASSETT UNIFIED SCHOOL DISTRICT JOINT SPECIAL MEETING OF APRIL 14, 2026 AND CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF MAY 12, 2026.

Staff Recommendation: It is recommended that the City Council and Successor Agency waive the reading and approve the Minutes of the La Puente City Council and Bassett Unified School District Joint Special Meeting of April 14, 2026 and City Council and Successor Agency meeting of May 12, 2026.

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL

B.1 CONSIDERATION OF A RESOLUTION ADOPTING THE PLANNING COMMISSION'S RECOMMENDATION, SETTING FORTH FINDINGS AND APPROVING GENERAL PLAN AMENDMENT NO. 26-01 TO AMEND THE LAND USE AND HOUSING ELEMENTS TO IMPLEMENT 6TH CYCLE HOUSING ELEMENT PROGRAMS 3A, 3B, AND 3C AND INTRODUCTION AND CONSIDERATION OF AN ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT NO. 26-01 TO TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE AND UPDATING THE OFFICIAL ZONING MAP

Staff Recommendation: It is recommended that City Council (1) open the public hearing and take public testimony; (2) adopt Resolution No. 26-5988 adopting the Planning Commission's recommendation, setting forth findings and approving General Plan Amendment No. 26-01 and adopting the CEQA Addendum; 3) waive reading of Ordinance No. 26-996 and read by title only; 4) introduce and adopt an Ordinance No. 26-996 approving Municipal Code Amendment No. 26-01, amending Title 10 (Zoning) of the La Puente Municipal Code to add Chapter 10.21 (Religious Congregational Sites Overlay), Chapter 10.51 (Replacement Housing Units), and Chapter 10.52 (Housing Element Sites), and updating the Official Zoning Map; and (3) adopt the CEQA Addendum to the 6th Cycle Housing Element Negative Declaration and direct staff to file a Notice of Determination.

B.2 PUBLIC HEARING REGARDING ASSEMBLY BILL 2561 LOCAL EMPLOYEES VACANT POSITIONS

Staff Recommendation: It is recommended that the City Council: (1) open the public hearing and take public testimony; and (2) receive and file this report.

C. UNFINISHED BUSINESS OF THE CITY COUNCIL

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine in nature and may be enacted by one motion approving the recommendation listed on the Agenda. One or more items may be removed from the Consent Calendar so that said item(s) may be discussed and considered individually by the City Council/Successor Agency, if a motion to remove the item(s) is approved by an affirmative vote of a majority of the members of the City Council/Successor Agency.

D.1 CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO. 26-5989

Staff Recommendation: It is recommended that the City Council and Successor Agency adopt Resolution No. 26-5989 approving Warrant Register No. 1615.

D.2 PRESENTATION OF APRIL 2026 REQUISITION SUMMARY REPORT

Staff Recommendation: It is recommended that the City Council receive and file this report.

D.3 PRESENTATION OF APRIL 2026 INVESTMENT REPORT

Staff Recommendation: It is recommended that the City Council receive and file this report.

D.4 CONSIDERATION OF A RESOLUTION ADOPTING A STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR 2026-2027

Staff Recommendation: It is recommended that the City Council adopt Resolution No. 26-5990 approving the City's Statement of Investment Policy for Fiscal Year 2026-2027.

D.5 CONSIDERATION OF A RESOLUTION DESIGNATING ENTITIES AUTHORIZED TO SELL "SAFE AND SANE" FIREWORKS IN THE CITY FOR 2026

Staff Recommendation: It is recommended that the City Council adopt Resolution No. 26-5991 designating the eligible entities authorized to sell "safe and sane" fireworks within the City.

D.6 CONSIDERATION OF A CHANGE ORDER WITH PONCE STEEL FABRICATORS FOR ADDITIONAL FENCING AND OTHER IMPROVEMENTS AT THE LA PUENTE DOG PARK AT 16550 OLD VALLEY BOULEVARD IN THE AMOUNT OF $154,930.00.

Staff Recommendation: It is recommended that the City Council: (1) approve the change order with Ponce Steel Fabricators in the amount of $140,845 for stated improvements with an additional 10% ($14,085) contingency to be used at the City Manager's discretion at La Puente Dog Park at 16550 Old Valley Boulevard.

D.7 CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR STREET IMPROVEMENTS ON VARIOUS STREETS FY 2024-25

Staff Recommendation: It is recommended that the City Council: (1) accept the Project as complete; and (2) authorize the City Clerk to execute the Notice of Completion.

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

E.1 PRESENTATION OF APRIL 2026 BUDGET REPORT

Staff Recommendation: It is recommended that the City Council receive and file this report.

E.2 CONSIDERATION AND APPROVAL OF THE FISCAL YEAR 2026-2027 PROPOSED BUDGET AND RESOLUTION ADOPTING THE CITY'S ANNUAL BUDGET, A RESOLUTION ADOPTING THE CITY'S GANN APPROPRIATION LIMIT AND ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS FOR THE VARIOUS FUNDS, ADOPTION OF RESOLUTIONS TO RESCIND RESOLUTIONS NO. 25-5938 AND 26-5983 AMENDING THE COMPREHENSIVE PERSONNEL SYSTEM AND ESTABLISHING AUTHORIZED PART-TIME AND FULL-TIME POSITIONS AND RATES FOR CITY EMPLOYEES, AND APPROVAL OF THE JOB DESCRIPTION FOR THE COMMUNITY OUTREACH PROGRAM SUPERVISOR

Staff Recommendation: It is recommended that the City Council:

1. Approve the FY 2026-2027 Proposed Budget effective July 1, 2026;
2. Direct the City Manager to make any necessary changes to the recommended budget for incorporation into the final budget;
3. Adopt Resolution No. 26-5992 adopting the City's Fiscal Year 2026-2027 annual budget;

4. Adopt Resolution No. 26-5993 adopting the City's Gann Appropriation Limit for FY 2026-2027 and establishing controls on changes in appropriations for the various funds;
5. Adopt Resolutions No. 26-5994 and No. 26-5995 rescinding resolutions No. 25-5938 and No. 26-5983 amending the comprehensive personnel system and establishing authorized part-time and full-time positions and rates for City employees;
6. Approve the job description for the Community Outreach Program Supervisor.

E.3 CONSIDERATION OF A CHANGE ORDER WITH FEC ELECTRIC, INC, FOR ADDITIONAL REQUIRED WIRE INSTALLATION AT LA PUENTE DOG PARK AT 16550 OLD VALLEY BOULEVARD IN THE AMOUNT OF $26,822

Staff Recommendation:

E.4 CONSIDERATION OF A CHANGE ORDER WITH TOWO ENTERPRISE, INC FOR ADDITIONAL REQUIRED GRADING, DRAIN, AND FLATWORK AT LA PUENTE DOG PARK AT 16550 OLD VALLEY BOULEVARD IN THE AMOUNT OF $48,718

Staff Recommendation:

ADHOC COMMITTEE REPORTS

Council Members provide a report on any Ad Hoc Committee meetings that they have attended.

NAME	MEMBERS
Code Enforcement Committee	Klinakis/Mendoza
La Puente Park Fees, Ordinance and Program Oversight Committee	Munoz/Quinones
Project LEAD Committee	Mendoza/Quinones
LPQT Action Committee	Mendoza/Quinones
Rowland, Bassett, and Hacienda La Puente Unified School Districts Liaison Committee	Klinakis/Munoz
Senior Advisory Committee	Klinakis/Munoz
Business Outreach Support Committee	Klinakis/Quinones
La Puente Activity Center Design Oversight Committee	Klinakis/Mendoza

AB 1234 REPORTS

ORAL COMMENTS FROM COUNCIL

ORAL COMMENTS FROM STAFF

ADJOURNMENT

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements.

Dated June 1, 2026.

_____/s/_____

Martha Torres, MPA, CMC, City Clerk

Agenda Item No. A.1

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Martha Torres, MPA, CMC, City Clerk
Cecelia Dunlap, Management Assistant

Subject: READ AND APPROVE THE REVISED MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF APRIL 28, 2026

BACKGROUND/DISCUSSION

The City Council previously approved the minutes for April 28, 2026, Regular City Council Meeting at its meeting held on May 12, 2026. Following approval, staff identified revisions necessary to correct and clarify portions of the official record.

Specifically, the two New Business agenda items, Item E-1 and Item E-2, were unintentionally omitted from the previously approved set of minutes. The revised minutes have been prepared to include the omitted agenda items and ensure the accuracy and completeness of the official record.

The revised minutes are attached for City Council consideration and approval.

FISCAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council and Successor Agency waive the reading and approve the revised Minutes of the City Council and Successor Agency meeting of April 28, 2026.

ATTACHMENTS

A. Minutes 04-28-26 CC SA

MINUTES
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
REGULAR MEETING OF
APRIL 28, 2026

Per *Robert's Rules of Order Newly Revised 11th Edition*, minutes are a record of the actions taken by the body. These minutes do not include a summary of the discussion but only reflect the action taken by the body. A complete audio recording of this meeting is available on the City's website www.lapuente.org.

A Regular Meeting of the City Council of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Tuesday, April 28, 2026, at 9:00 a.m.

CALL TO ORDER

Mayor Klinakis called the meeting to order at 9:00 a.m.

ROLL CALL

Members present: Klinakis, Argudo, Mendoza, Quinones.

Members absent: Munoz.

Staff members present: Acting City Manager/Director of Community Services Alexander Bauman, City Attorney Susie Altamirano, City Clerk Martha Torres, Director of Administrative Services Troy Grunklee, Director of Development Services Abraham Tellez, Chief/Director of Public Safety Jeffrey Buckwell, and Office Specialist Karissa Rivas Bustillos.

PLEDGE OF ALLEGIANCE

La Puente Valley County Water District General Manager Roy Frausto led the Pledge of Allegiance.

PRESENTATIONS

1. Presentation by La Puente Valley County Water District

   La Puente Valley County Water District General Manager Roy Frausto provided a presentation update regarding local groundwater supply, the golden mussel, status on the Main Basin, and on AB 1572 Non-Functional Turf compliance.

2. Presentation of Employee Service Awards

   Management Analyst Natalie Romo presented an Employee Service Award to Community Outreach Service Coordinator Brian Torres of the La Puente Programs, Re-Employment, and Outreach Services (P.R.O.S.) Team for his five years of service with the City of La Puente. Karla S. Caceres, on behalf of Senator Bob Archuleta, also provided a certificate

of recognition to Community Outreach Service Coordinator Torres. Chief/Director of Public Safety Buckwell recognized the valuable contributions and dedicated service of Community Outreach Service Coordinator Torres over the past five years. The City Council also expressed its appreciation to Mr. Torres for his continued hard work and commitment to serving the City and its residents.

Management Analyst Natalie Romo presented an Employee Service Award to Senior Maintenance Worker Pascual Beltran for his five years of service with the City of La Puente. Karla S. Caceres, on behalf of Senator Bob Archuleta, also provided certificate of recognition to Senior Maintenance Worker Beltran. Maintenance Superintendent Ricardo Carrillo and Director of Administrative Services Grunklee acknowledged Mr. Beltran's contributions to the City, and the City Council thanked him for his dedicated service.

3. Presentation of Commendation to Deputy Steven Aleman

Community Outreach Service Coordinator Brian Torres presented a certificate of recognition to Deputy Steven Aleman for his professionalism, sound judgment, and assistance in a collaborative de-escalation effort with the P.R.O.S. Team. Karla S. Caceres, on behalf of Senator Bob Archuleta, also provided a certificate of recognition for Deputy Aleman's continued service to the City. Deputy Aleman thanked Sergeant Moreno, the P.R.O.S. Team, and the City for the recognition. Mayor Klinakis thanked Deputy Aleman for his dedicated service.

ORAL COMMUNICATIONS

Maricela Valles submitted a written comment expressing concerns regarding a code enforcement matter within the City.

BOARDS/COMMISSION/COMMITTEE REPORTS – None.

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

A-1 READ AND APPROVE THE MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF MARCH 24, 2026

A motion was made by Council Member Argudo, seconded by Council Member Quinones, to waive the reading and approve the Minutes of the City Council and Successor Agency meeting of March 24, 2026. The motion carried by the following roll call vote:

AYES:	Klinakis, Argudo, Mendoza, Quinones
NOES:	None
ABSTAIN:	None
ABSENT:	Munoz

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL – None.

C. UNFINISHED BUSINESS OF THE CITY COUNCIL – None.

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

A motion was made by Council Member Argudo, seconded by Council Member Mendoza, to approve Consent Calendar Items D-1 through D-7. The motion carried by the following roll call vote:

AYES:	Klinakis, Argudo, Mendoza, Quinones
NOES:	None
ABSTAIN:	None
ABSENT:	Munoz

D.1 CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO. 26-5984

Action Taken: The City Council and Successor Agency adopted Resolution No. 26-5984 approving Warrant Register No. 1613.

D.2 PRESENTATION OF MARCH 2026 INVESTMENT REPORT

Action Taken: The City Council received and filed this report.

D.3 PRESENTATION OF MARCH 2026 REQUISITION SUMMARY REPORT

Action Taken: The City Council received and filed this report.

D.4 CONSIDERATION OF A RESOLUTION TO ADOPT A UNIFORM POLICY

Action Taken: The City Council adopted Resolution No. 26-5985 adopting the Uniform Policy.

D.5 CONSIDERATION OF APPROVAL OF A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HDL COREN & CONE FOR PROPERTY TAX MANAGEMENT SERVICES

Action Taken: The City Council: (1) approved the second amendment to the professional services agreement with HdL, Coren & Cone; and (2) authorized the City Manager to execute the Agreement on behalf of the City.

D.6 CONSIDERATION OF APPROVAL OF A PURCHASE ORDER CONTRACT WITH WEST COAST ARBORISTS, INC. FOR THE PURCHASE OF FIVE LARGE SPECIES AND MATURE MAJESTIC ASH TREES FOR THE LA PUENTE DOG PARK

Action Taken: The City Council: (1) approved a purchase order contract in the amount of $38,037.50 with West Coast Arborists, Inc. for the purchase of five (5) mature Majestic

Ash trees; and (2) authorized the City Manager to execute, on behalf of the City, all documents necessary to effectuate this action.

D.7 CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR SIDEWALK IMPROVEMENTS ON OLD VALLEY BOULEVARD

Action Taken: The City Council: (1) accepted the project as complete; and (2) authorized the City Clerk to execute the Notice of Completion.

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

E.1 PRESENTATION OF MARCH 2026 BUDGET REPORT

Director of Administrative Services Grunklee provided a report regarding the March 2026 budget.

Mayor Klinakis thanked Director Grunklee for the monthly budget updates.

E.2 DISCUSSION AND DIRECTION REGARDING EXTENSION OF FUNDS USAGE FOR THE DENTAL/OPTICAL (DOC) PLAN

Director of Administrative Services Grunklee provided a report regarding the extension of funds usage for the Dental/Optical (DOC) Plan.

Mayor Klinakis inquired whether the funds had been budgeted for.

Director of Administrative Services Grunklee stated the funds were budgeted as part of the MOU approval process.

A motion was made by Council Member Argudo, seconded by Council Member Quinones, to approve the six-month extension for the additional $500 of funds usage for the Dental/Optical (DOC) Plan. The motion carried by the following roll call vote:

AYES:	Klinakis, Argudo, Mendoza, Quinones
NOES:	None
ABSTAIN:	None
ABSENT:	Munoz

AD HOC COMMITTEE REPORTS

Code Enforcement and Public Safety Committee: Nothing to report.

La Puente Park Fees, Ordinance and Program Oversight Committee: Nothing to report.

Project LEAD Committee: Nothing to report.

LPQT Action Committee: Nothing to report.

Rowland, Bassett, and Hacienda La Puente Unified School Districts Liaison Committee: Nothing to report.

Senior Advisory Committee: Nothing to report.

Business Outreach Support Committee: Nothing to report.

La Puente Activity Center Design Oversight Committee: Nothing to report.

AB 1234 REPORTS – None.

ORAL COMMENTS FROM COUNCIL

Council Member Argudo spoke regarding a house fire incident that happened within the City and recognized the Sheriff's Department, Fire Department, and City Staff for their quick and swift response. He further thanked local restaurants, organizations, and P.R.O.S. team for their contributions to the incident.

Acting Assistant Fire Chief William Gamble provided an update regarding a victim of the fire, commended the City for their aid, and stated 25 local high school students recently graduated from the Public Safety Pathway program.

Mayor Klinakis recognized members from the La Puente Woman's Club and Planning Commissioner Marty Paz for their attendance at the meeting and stated he previously spoke with the Fire Department in regard to the new rezoning area of high fire hazard within the City. He thanked all participants who aided in the house fire incident.

ORAL COMMENTS FROM STAFF

Chief/Director of Public Safety Buckwell thanked the City Council for their assistance and support regarding the house fire incident.

Acting City Manager/Director of Community Services Bauman provided an update of events happening in the City: Summer Movies in the Park will begin June 8, 2026; Concerts in the Park will begin June 10, 2026; Cinco de Mayo Fiesta would take place on May 2, 2026, at La Puente Park; T-ball League began; soccer registration would take place next month; and girls flag football would be starting soon.

ADJOURMENT

There being no further business before the City Council, Mayor Klinakis adjourned the meeting at 10:26 a.m.

Approved this 12th day of May, 2026.

Martha Torres, MPA, CMC
City Clerk

Charlie Klinakis
Mayor/Chair

MINUTES
LA PUENTE CITY COUNCIL AND BASSETT UNIFIED SCHOOL DISTRICT SCHOOL BOARD
JOINT SPECIAL MEETING OF
APRIL 14, 2026

Per *Robert's Rules of Order Newly Revised 11th Edition*, minutes are a record of the actions taken by the body. These minutes do not include a summary of the discussion but only reflect the action taken by the body. A complete audio recording of this meeting is available on the City's website www.lapuente.org.

A Joint Special Meeting with the City Council of the City of La Puente and the Board Members of Bassett Unified District School Board was held in the Bassett High School Library, 755 N. Ardilla Avenue, La Puente, California, on April 14, 2026, at 7:30 p.m.

CALL TO ORDER

Board Member Simental called the meeting to order at 7:31 p.m.

ROLL CALL

City Council Members present:	Klinakis, Munoz, Argudo, Mendoza, Quinones.
City Council Members absent:	None.
Board Members present:	Simental, Gonzalez, Stanzione, Florez, Rivera.
Board Members absent:	None.
Staff members present:	City Manager Bob Lindsey, Acting City Manager/Director of Community Services Alexander Bauman, City Attorney Susie Altamirano, Director of Administrative Services Troy Grunklee, Director of Development Services Abraham Tellez, Chief/Director of Public Safety Jeffrey Buckwell, and Management Assistant Cece Dunlap.

A motion was made by Council Member Argudo, seconded by Mayor Pro Tem Munoz to approve the agenda as presented. The motion carried by the following roll call vote:

AYES:	Klinakis, Munoz, Argudo, Mendoza, Quinones
NOES:	None
ABSTAIN:	None
ABSENT:	None

PLEDGE OF ALLEGIANCE

Mayor Klinakis led the Pledge of Allegiance.

ORAL COMMUNICATIONS

Sam Brown expressed concern regarding the joint special meeting agenda items and flock camera system.

SM.1 OVERVIEW OF ACCOMPLISHMENTS AND FUTURE GOALS

A. Bassett Unified School District and City of La Puente

Interim Superintendent Dr. Julie Harrison provided recent updates occurring throughout the Bassett Unified School District.

Acting City Manager/Director of Community Services Bauman spoke regarding in-sports programs and Senior programs provided in the City.

La Puente City Council and Staff thanked Bassett Unified School District for the updates.

SM.2 DISCUSSION AND DIRECTION ON FACILITY USE AGREEMENT BETWEEN THE CITY OF LA PUENTE AND BASSETT UNIFIED SCHOOL DISTRICT

Discussion ensued regarding the previously approved Memorandum of Understanding (MOU) between the City of La Puente and Bassett Unified School District in 2023, for the potential use of specific locations such as the tennis courts and the pool, and the potential to create a committee in regard to the discussion item.

City Attorney Altamirano stated the Board would need to discuss the creation of their own ad hoc committee with their Board legal counsel.

SM.3 DISCUSSION AND DIRECTION ON POTENTIAL DEVELOPMENT OF DISTRICT FACILTIES

Discussion ensued regarding the potential future uses of specific locations, community engagement, community programming, collaboration establishment, Bassett High School pool accessibility, La Puente sports programming, and further potential discussions.

The La Puente City Council and the Bassett Unified School District Board expressed consensus support for prioritizing pickleball, tennis, and the aquatic center as initial collaborative projects. Direction was provided to City and District staff to meet and develop a preliminary implementation plan for these near-term projects, review the existing agreement, and return for further discussion at a future City Council and School Board meeting.

The La Puente City Council and Bassett Unified School District School Board thanked everyone for the joint special meeting.

ORAL COMMENTS FROM COUNCIL – None.

ORAL COMMENTS FROM STAFF – None.

ADJOURNMENT

There being no further business before the Board and the City Council, Board President Simental and Mayor Klinakis adjourned the meeting at 8:59 p.m.

Approved this 28th day of April, 2026.

Martha Torres, MPA, CMC City Clerk	Charlie Klinakis Mayor/Chair

MINUTES
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
REGULAR MEETING OF
MAY 12, 2026

Per *Robert's Rules of Order Newly Revised 11th Edition*, minutes are a record of the actions taken by the body. These minutes do not include a summary of the discussion but only reflect the action taken by the body. A complete audio recording of this meeting is available on the City's website www.lapuente.org.

A Regular Meeting of the City Council of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Tuesday, May 12, 2026, at 7:00 p.m.

CALL TO ORDER

Mayor Klinakis called the meeting to order at 7:04 p.m.

ROLL CALL

Members present: Klinakis, Munoz, Mendoza, Quinones.

Members absent: Argudo.

Staff members present: City Manager Bob Lindsey, Acting City Manager/Director of Community Services Alexander Bauman, City Attorney Susie Altamirano, Director of Administrative Services Troy Grunklee, Director of Development Services Abraham Tellez, Chief/Director of Public Safety Jeffrey Buckwell, Management Assistant Cece Dunlap, and Office Specialist Karissa Rivas Bustillos.

PLEDGE OF ALLEGIANCE

Mayor Klinakis led the Pledge of Allegiance.

PRESENTATIONS

1. Introduction of Project LEAD Students Participating in the City Council Meeting

   Project LEAD students Liam Gonzalez and Annie Diaz Rodriguez provided an update regarding recent and upcoming events and activities at Nelson Elementary School.

   The Mayor and City Council Members each expressed their appreciation to the Project LEAD students for their participation and engagement.

2. Presentation of Proclamation on Behalf of Looms4Lupus in Support of May as Fibromyalgia Awareness Month and Lupus Awareness Month

Mayor Pro Tem Munoz and City Council Member Mendoza presented Proclamation declaring the month of May as Fibromyalgia Awareness Month and Lupus Awareness Month. CFO & Patient Programs Director Juana Mata thanked the City Council and spoke regarding the organization's participation in raising support and awareness for Lupus and Fibromyalgia.

3. Los Angeles County Sheriff's Department Activity and Information Briefing

   Sergeant Brian Moreno from the Los Angeles County Sheriff's Department spoke regarding e-bikes within the City and safety meetings had with City Manager Lindsey regarding the July 3rd Fireworks event.

   Mayor Klinakis and Mayor Pro Tem Munoz inquired about e-bike safety and expansion of regulations throughout the City.

   Sergeant Moreno and City Manager Lindsey expanded on working on e-bike safety training and safety meetings regarding July Fireworks event.

ORAL COMMUNICATIONS

Jose Correa expressed concern about street repair and upgrade needed on Las Vecinas Drive. Discussion ensued regarding the street repair project happening within the City. Direction was provided to Staff.

Manuel Maldonaldo expressed concern regarding street closures, catalytic converter theft, and reported the passing of Hermelinda Marquez.

BOARDS/COMMISSION/COMMITTEE REPORTS

Mayor Klinakis reported that he attended the San Gabriel Valley Mosquito & Vector Control District meeting and provided an update.

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

A.1 READ AND APPROVE THE MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF APRIL 28, 2026

A motion was made by Mayor Pro Tem Munoz, seconded by Council Member Mendoza, to waive the reading and approve the Minutes of the City Council and Successor Agency meeting of April 28, 2026. The motion carried by the following roll call vote:

AYES:	Klinakis, Munoz, Mendoza, Quinones
NOES:	None
ABSTAIN:	None
ABSENT:	Argudo

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL – None.

C. UNFINISHED BUSINESS OF THE CITY COUNCIL – None.

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

A motion was made by Mayor Pro Tem Munoz, seconded by Council Member Quinones, to approve Consent Calendar Items D-1 through D-4. The motion carried by the following roll call vote:

AYES:	Klinakis, Munoz, Mendoza, Quinones
NOES:	None
ABSTAIN:	None
ABSENT:	Argudo

D.1 CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO. 26-5986

Action Taken: The City Council and Successor Agency adopted Resolution No. 26-5986 approving Warrant Register No. 1614.

D.2 CONSIDERATION OF AWARD OF YOUTH WORKFORCE GRANT SUBRECIPIENT AGREEMENTS TO MCS ECONOMIC DEVELOPMENT CORPORATION

Action Taken: The City Council: (1) awarded the subrecipient agreement to MCS Economic Development Corporation; and (2) authorized the City Manager to execute all documents necessary to effectuate these agreements.

D.3 CONSIDERATION OF ACCEPTANCE OF UPDATED SEWER SYSTEM MANAGEMENT PLAN AS REQUIRED BY STATE WATER RESOURCES CONTROL BOARD ORDER NO. 2022-0103-DWQ

Action Taken: The City Council approved the six-year update of the Sewer System Management Plan (SSMP) in accordance with Order No. 2022-0103-DWQ.

D.4 CONSIDERATION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION FOR FISCAL YEAR 2026 SAFE STREETS AND ROADS FOR ALL (SS4A) PLANNING AND DEMONSTRATION GRANT FUNDING AND COMMITTING TO A TWENTY PERCENT (20%) NON-FEDERAL IN-KIND MATCH

Action Taken: The City Council: (1) adopted Resolution No. 26-5987 authorizing the submittal of an application to the U.S. Department of Transportation for Fiscal Year 2026

Safe Streets and Roads for All (SS4A) Planning and Demonstration Grant funding; (2) committed to providing a twenty percent (20%) non-federal in-kind match satisfied through City staff time; and (3) authorized the City Manager, or designee, to execute all documents necessary to submit the application and, if awarded, to execute the grant agreement and any other documents necessary to accept and administer the grant.

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL – None.

AD HOC COMMITTEE REPORTS

Code Enforcement and Public Safety Committee: Nothing to report.

La Puente Park Fees, Ordinance and Program Oversight Committee: Nothing to report.

Project LEAD Committee: Nothing to report.

LPQT Action Committee: Council Member Quinones announced that an upcoming meeting is scheduled with representatives from the Cities of Baldwin Park and El Monte to discuss legislation and policies affecting the LGBTQ+ community.

Rowland, Bassett, and Hacienda La Puente Unified School Districts Liaison Committee: Nothing to report.

Senior Advisory Committee: Nothing to report.

Business Outreach Support Committee: Nothing to report.

La Puente Activity Center Design Oversight Committee: Nothing to report.

AB 1234 REPORTS – None.

ORAL COMMENTS FROM COUNCIL

Council Member Quinones thanked Global Urban Strategies for their grant writing and social media efforts and further thanked City Staff for their continued work and support.

Mayor Klinakis shared positive comments received regarding the City's aesthetics, thanked City Staff for their efforts, and expressed appreciation to the Sheriff's Deputies in recognition of Law Enforcement Appreciation Week.

ORAL COMMENTS FROM STAFF

Acting City Manager/Director of Community Services Bauman provided updates happening in the City: Tiny Tots graduation taking place May 21, 2026, Summer Movies in the Park will begin June 8, 2026, and an Adults only Summer Movie in the Park on July 11, 2026 in collaboration with La Puente Community Foundation. He further congratulated City Clerk Martha Torres on being

recognized as the recipient of the 2026 California Municipal Clerks Association Mentorship Award.

ADJOURMENT

There being no further business before the City Council, Mayor Klinakis adjourned the meeting in memory of Eric Vargas and Hermelinda Marquez at 7:48 p.m.

Approved this 26th day of May, 2026.

Martha Torres, MPA, CMC City Clerk	Charlie Klinakis Mayor/Chair

Agenda Item No. B.1

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services
Juan Galvan, Senior Planner

Subject: CONSIDERATION OF A RESOLUTION ADOPTING THE PLANNING COMMISSION'S RECOMMENDATION, SETTING FORTH FINDINGS AND APPROVING GENERAL PLAN AMENDMENT NO. 26-01 TO AMEND THE LAND USE AND HOUSING ELEMENTS TO IMPLEMENT 6TH CYCLE HOUSING ELEMENT PROGRAMS 3A, 3B, AND 3C AND INTRODUCTION AND CONSIDERATION OF AN ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT NO. 26-01 TO TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE AND UPDATING THE OFFICIAL ZONING MAP

BACKGROUND/DISCUSSION

Public Hearing Notice

Notice of the City Council public hearing on the proposed General Plan Amendment No. 26-01 and Municipal Code Amendment No. 26-01 to Title 10 (Zoning) of the La Puente Municipal Code ("Code") to implement 6th Cycle Housing Element Programs 3a, 3b, and 3c was published on May 15, 2026, in the San Gabriel Valley Tribune and posted in accordance with the La Puente Municipal Code and Government Code Section 65091.

Background

On October 7, 2022, the California Department of Housing and Community Development (HCD) certified the City of La Puente's 6th Cycle Housing Element (2021–2029). The Housing Element includes programs intended to remove governmental constraints and facilitate housing production. Programs 3a, 3b, and 3c require the City to amend its General Plan and Zoning Code to implement ministerial approval processes, ensure no net loss of housing, and facilitate housing development on identified sites.

Planning Commission Consideration/Action

At its May 5, 2026 regular meeting, the Planning Commission held a public hearing on General Plan Amendment No. 26-01 and Municipal Code Amendment No. 26-01 relating to Housing Element Program 3 and the CEQA Addendum to the 6th Cycle Housing Element Negative Declaration. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 26-1596 recommending approval of the proposed General Plan Amendment and Municipal Code Amendment to the City Council.

Discussion

GENERAL PLAN AMENDMENT

The proposed General Plan Amendment No. 26-01 updates the Land Use and Housing Elements to ensure internal consistency and to implement the programs required under the certified Housing Element.

The amendment establishes overlay land use designations for Religious Congregational Sites and Housing Element Sites, supports ministerial (by-right) housing approvals for qualifying projects with at least 20% affordable units, and formalizes policies related to no net loss of housing and tenant protections. Staff find that the proposed amendment is consistent with the goals and policies of the General Plan and is necessary to maintain compliance with State Housing Element Law.

MUNICIPAL CODE AMENDMENT

The Municipal Code Amendment No. 26-01 to Title 10 (Zoning) implements the policies established in the General Plan Amendment and includes the following:

Program 3a – Religious Congregational Sites Overlay (RCS)

The amendment adds Chapter 10.21 to establish a Religious Congregational Sites Overlay that allows housing development on selected religious properties, and qualifying affordable housing projects (those with at least 20% affordable units) to be approved ministerially (by-right). The overlay establishes a density range of 20 to 30 dwelling units per acre and includes objective development standards to facilitate housing production.

Program 3b – Replacement Housing and Tenant Protections

The amendment adds Chapter 10.51 requiring one-for-one replacement of demolished residential units and establishing tenant protections, including relocation assistance and a right of return. These provisions ensure compliance with State law and prevent the net loss of housing.

Program 3c – Housing Element Sites (By-Right Approval)

The amendment adds Chapter 10.52 to establish ministerial (by-right) approval for qualifying housing developments on Housing Element sites, including reuse and specified Downtown sites. Projects that include at least 20 percent affordable units for lower-income households qualify for streamlined processing.

Table 1: Summary of Proposed Amendments

Program	Code Action	Primary Change
3a	Add Chapter 10.21	20-30 du/ac on select Religious Sites Ministerial (by-right) approval for projects with >20% affordable units
3b	Add Chapter 10.51	1-for-1 replacement & tenant protections
3c	Add Chapter 10.52	Ministerial (by-right) approval for projects with >20% affordable units on designated reuse Housing

ZONING MAP AMENDMENT

The proposed project also includes updates to the Official Zoning Map to apply the Religious Congregational Sites Overlay and Housing Element Sites Provisions to identified parcels throughout the City. These updates ensure consistency between the

General Plan and Zoning Code and provide additional opportunities for housing development.

Environmental Compliance

Pursuant to the California Environmental Quality Act (CEQA), the City has prepared an Addendum to the previously adopted Initial Study/Negative Declaration for the 6th Cycle Housing Element in accordance with CEQA Section 15164.

Staff recommend that the City Council find that the proposed project is consistent with the previously adopted environmental document, that no new significant impacts would occur, and that none of the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent environmental document are present. Upon approval, staff will file a Notice of Determination.

FISCAL IMPACT

The proposed Resolution and Ordinance have no direct fiscal impact. Implementation of the amendments may facilitate future development, which could generate additional revenue.

RECOMMENDATION

It is recommended that City Council (1) open the public hearing and take public testimony; (2) adopt Resolution No. 26-5988 adopting the Planning Commission's recommendation, setting forth findings and approving General Plan Amendment No. 26-01 and adopting the CEQA Addendum; 3) waive reading of Ordinance No. 26-996 and read by title only; 4) introduce and adopt an Ordinance No. 26-996 approving Municipal Code Amendment No. 26-01, amending Title 10 (Zoning) of the La Puente Municipal Code to add Chapter 10.21 (Religious Congregational Sites Overlay), Chapter 10.51 (Replacement Housing Units), and Chapter 10.52 (Housing Element Sites), and updating the Official Zoning Map; and (3) adopt the CEQA Addendum to the 6th Cycle Housing Element Negative Declaration and direct staff to file a Notice of Determination.

ATTACHMENTS

A. Planning Commission Resolution No. 26-1596
B. Resolution No. 26-5988 Approving GPA No. 26-01 with Exhibits B-1 and B-2
C. Ordinance No. 26-996 Approving MCA No. 26-01 with Exhibit C-1 through D-2
D. CEQA Addendum

RESOLUTION NO. 26-1596

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 26-01 AND AN ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT ("MCA") NO. 26-01, AMENDING TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE TO IMPLEMENT THE 6TH CYCLE HOUSING ELEMENT PROGRAMS 3A, 3B, AND 3C IN COMPLIANCE WITH STATE HOUSING LAW.

WHEREAS, the City of La Puente ("City") is required by State law to adopt and maintain a Housing Element that identifies and analyzes existing and projected housing needs and provides a program for the preservation, improvement, and development of housing; and

WHEREAS, on October 7, 2022, the California Department of Housing and Community Development (HCD) certified the City's 6th Cycle Housing Element (2021–2029), which includes specific programs to remove governmental constraints and facilitate housing production; and

WHEREAS, Programs 3a, 3b, and 3c of the certified Housing Element require the City to amend its Zoning Code to implement ministerial approval processes, ensure no net loss of housing, and facilitate housing development on identified sites; and

WHEREAS, Program 3a requires the establishment of a Religious Congregational Sites (RCS) Overlay to facilitate affordable housing development on properties owned or controlled by religious institutions, consistent with Government Code Sections 65583.2(h) and (i); and

WHEREAS, Program 3b requires the adoption of replacement housing requirements and tenant protections to ensure no net loss of existing housing units and to protect displaced residents, consistent with Government Code Sections 65583.2(g)(3), 65915(c)(3), and 66300(d), and the Housing Crisis Act (SB 330); and

WHEREAS, Program 3c requires the implementation of ministerial ("by-right") approval processes for qualifying housing developments on Housing Element sites, including reuse sites, prior-cycle sites, and designated Downtown sites, consistent with Government Code Section 65583.2 and related State housing laws; and

WHEREAS, General Plan Amendment (GPA) No. 26-01 is necessary to ensure internal consistency between the Land Use and Housing Elements pursuant to Government Code Section 65300.5, including the establishment of overlay land use designations and policies supporting ministerial housing development; and

WHEREAS, Municipal Code Amendment (MCA) No. 26-01 proposes amendments to Title 10 of the La Puente Municipal Code including the:

- Addition of Chapter 10.21 (Religious Congregational Sites Overlay Zone);
- Addition of Chapter 10.51 (Replacement Housing Units); and

- Addition of Chapter 10.52 (Housing Element Sites);

all of which are intended to implement Programs 3a, 3b, and 3c of the Housing Element; and

WHEREAS, the proposed amendments also include updates to the Official Zoning Map to apply the Religious Congregational Sites Overlay and Housing Element Sites provisions to identified parcels; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on May 5 to consider the proposed General Plan Amendment, Municipal Code Amendment to Title 10 (Zoning), Zoning Map amendments, and associated environmental documentation; and

WHEREAS, the City has prepared an Addendum to the 6th Cycle Housing Element Initial Study/Negative Declaration in accordance with CEQA Guidelines Section 15164, and has determined that the proposed project will not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts.

WHEREAS, notice of the Planning Commission's May 5, 2026, public hearing on GPA No. 26-01 and MCA No. 26-01 was published in the San Gabriel Valley Tribune on April 24, 2026, in compliance with the City Code and Government Code Section 65091; and

WHEREAS, the Planning Commission held a public hearing on May 5, 2026, for the purpose of recommending that the City Council approve the proposed General Plan and Municipal Code amendments; and

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA PUENTE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS. All of the facts set forth in the Recitals above are true and correct, and incorporated herein by reference.

SECTION 2. PUBLIC HEARING NOTICES AND PUBLIC PARTICIPATION. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of La Puente ("Code").

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. The Planning Commission recommends that the City Council find that the proposed project is consistent with the previously adopted 6th Cycle Housing Element Initial Study/Negative Declaration and that the Addendum prepared pursuant to CEQA Guidelines Section 15164 adequately addresses the environmental effects of the project. The Planning Commission further recommends that the City Council find that none of the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent environmental document have occurred.

SECTION 4. GENERAL PLAN AMENDMENT FINDINGS. The Planning Commission finds that General Plan Amendment No. 26-01:

1. Is consistent with the goals, objectives, and policies of the La Puente General Plan;
2. Maintains internal consistency between the Land Use Element and Housing Element pursuant to Government Code Section 65300.5; and
3. Is necessary to implement the programs of the certified 6th Cycle Housing Element and maintain compliance with State Housing Element Law (Government Code Section 65580 et seq.).

SECTION 5. MUNICIPAL CODE AMENDMENT FINDINGS. The Planning Commission finds that Municipal Code Amendment No. 26-01:

1. Are consistent with the General Plan, as amended;
2. Implement Programs 3a, 3b, and 3c of the City's certified Housing Element;
3. Facilitate ministerial approval processes and remove constraints to housing development consistent with Government Code Section 65583.2; and
4. Establish standards to prevent the net loss of housing and protect tenants consistent with State Housing Law, including SB 330 and related statutes.

SECTION 6. VALIDITY. If any section, subsection, sentence, clause, or phrase of this Resolution or the documents incorporated herein is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions.

SECTION 7. SEVERABILITY. The provisions of this Resolution are severable. If any portion is held invalid, such invalidity shall not affect other provisions that can be given effect without the invalid portion.

SECTION 8. RECOMMENDATION. Based on the findings set forth herein and the evidence in the administrative record, the Planning Commission hereby recommends that the City Council:

1. Approve General Plan Amendment No. 26-01;
2. Adopt Municipal Code Amendment No. 26-01, amending Title 10 of the La Puente Municipal Code to add Chapter 10.21 (Religious Congregational Sites Overlay Zone), Chapter 10.51 (Replacement Housing Units), and Chapter 10.52 (Housing Element Sites);
3. Adopt an Ordinance amending the Official Zoning Map to apply the overlay and Housing Element site provisions to identified parcels; and
4. Adopt the CEQA Addendum and direct staff to file a Notice of Determination.

SECTION 9 . ADOPTION DATE. The Planning Commission Secretary shall certify the adoption of this Resolution. Upon such certification, this Resolution shall be in full force and effect.

VOTES ON FOLLOWING PAGE

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of La Puente at a regular meeting held on May 5, 2026, by the following vote:

AYES: Maes, Dudley, Paz and Penson
NOES: None
ABSTAIN: None
ABSENT: Hernandez

Allen Maes, Planning Commission Chair

Abraham Tellez, Planning Commission Secretary

RESOLUTION NO. 26-5988

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE ADOPTING GENERAL PLAN AMENDMENT NO. 26-01 AND AN ORDINANCE AMENDING TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE TO IMPLEMENT 6TH CYCLE HOUSING ELEMENT PROGRAMS 3A, 3B, AND 3C IN COMPLIANCE WITH STATE HOUSING LAW

WHEREAS, the City of La Puente ("City") is required by State law to adopt and maintain a Housing Element that identifies and analyzes existing and projected housing needs and provides a program for the preservation, improvement, and development of housing; and

WHEREAS, on October 7, 2022, the California Department of Housing and Community Development (HCD) certified the City's 6th Cycle Housing Element (2021–2029), which includes specific programs to remove governmental constraints and facilitate housing production; and

WHEREAS, Programs 3a, 3b, and 3c of the certified Housing Element require the City to amend its Zoning Code to implement ministerial approval processes, ensure no net loss of housing, and facilitate housing development on identified sites; and

WHEREAS, Program 3a requires the establishment of a Religious Congregational Sites (RCS) Overlay to facilitate affordable housing development on properties owned or controlled by religious institutions, consistent with Government Code Sections 65583.2(h) and (i); and

WHEREAS, Program 3b requires the adoption of replacement housing requirements and tenant protections to ensure no net loss of existing housing units and to protect displaced residents, consistent with Government Code Sections 65583.2(g)(3), 65915(c)(3), and 66300(d), and the Housing Crisis Act (SB 330); and

WHEREAS, Program 3c requires the implementation of ministerial ("by-right") approval processes for qualifying housing developments on Housing Element sites, including reuse sites, prior-cycle sites, and designated Downtown sites, consistent with Government Code Section 65583.2 and related State housing laws; and

WHEREAS, General Plan Amendment (GPA) No. 26-01 is necessary to ensure internal consistency between the Land Use and Housing Elements pursuant to Government Code Section 65300.5, including the establishment of overlay land use designations and policies supporting ministerial housing development; and

WHEREAS, Municipal Code Amendment (MCA) No. 26-01 proposes amendments to Title 10 of the La Puente Municipal Code including the:

- Addition of Chapter 10.21 (Religious Congregational Sites Overlay Zone);
- Addition of Chapter 10.51 (Replacement Housing Units); and
- Addition of Chapter 10.52 (Housing Element Sites);

all of which are intended to implement Programs 3a, 3b, and 3c of the Housing Element; and

WHEREAS, the proposed amendments also include updates to the Official Zoning Map to apply the Religious Congregational Sites Overlay and Housing Element Sites provisions to identified parcels; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on May 5 to consider the proposed General Plan Amendment, Municipal Code Amendment, Zoning Map amendments, and associated environmental documentation, and adopted a Resolution recommending City Council approval of the same; and

WHEREAS, the City Council conducted a duly noticed public hearing to consider the proposed General Plan Amendment, Municipal Code amendment, Zoning Map amendments, and associated environmental documentation; and

WHEREAS, the City has prepared an Addendum to the 6th Cycle Housing Element Initial Study/Negative Declaration in accordance with CEQA Guidelines Section 15164, and has determined that the proposed project will not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. RECITALS. The City Council finds that the foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. CEQA FINDINGS. The City Council finds that the proposed project is consistent with the previously adopted 6th Cycle Housing Element Initial Study/Negative Declaration and that the Addendum prepared pursuant to CEQA Guidelines Section 15164 adequately addresses the environmental effects of the project. The City Council further finds that none of the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent environmental document have occurred.

SECTION 3. GENERAL PLAN AMENDMENT FINDINGS. The City Council finds that General Plan Amendment No. 26-01:

1. Is consistent with the goals, objectives, and policies of the La Puente General Plan;
2. Maintains internal consistency between the Land Use Element and Housing Element pursuant to Government Code Section 65300.5; and
3. Is necessary to implement the programs of the certified 6th Cycle Housing Element and maintain compliance with State Housing Element Law (Government Code Section 65580 et seq.).

SECTION 4. MUNICIPAL CODE AMENDMENT FINDINGS. The City Council finds that the proposed amendments to Title 10 of the La Puente Municipal Code:

1. Are consistent with the General Plan, as amended;
2. Implement Programs 3a, 3b, and 3c of the City's certified Housing Element;
3. Facilitate ministerial approval processes and remove constraints to housing development consistent with Government Code Section 65583.2; and

4. Establish standards to prevent the net loss of housing and protect tenants consistent with State Housing Law, including SB 330 and related statutes.

SECTION 5. APPROVALS. Based on the findings set forth herein and the evidence in the administrative record, the City Council hereby:

1. Approves General Plan Amendment No. 26-01;
2. Introduces and adopts an Ordinance amending Title 10 of the La Puente Municipal Code to add Chapter 10.21 (Religious Congregational Sites Overlay Zone), Chapter 10.51 (Replacement Housing Units), and Chapter 10.52 (Housing Element Sites);
3. Introduces and adopts an Ordinance updating the Official Zoning Map to apply the overlay and Housing Element site provisions to identified parcels; and
4. Adopts the CEQA Addendum and directs staff to file a Notice of Determination.

SECTION 6. VALIDITY. If any section, subsection, sentence, clause, or phrase of this Resolution or the documents incorporated herein is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions.

SECTION 7. SEVERABILITY. The provisions of this Resolution are severable. If any portion is held invalid, such invalidity shall not affect other provisions that can be given effect without the invalid portion.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Puente at a regular meeting held on _____ day of _____ 2026, by the following vote:

AYES: COUNCILMEMBER:
NOES: COUNCILMEMBER:
ABSENT: COUNCILMEMBER:
ABSTAIN: COUNCILMEMBER:

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

EXHIBIT B-1
City of La Puente General Plan Amendment No. 2026-01

GENERAL PLAN AMENDMENT NO. 2026-01

CITY OF LA PUENTE, CALIFORNIA

I. Purpose and Introduction

The purpose of this amendment is to update the Land Use and Housing Elements of the La Puente General Plan to implement three critical, state-mandated programs from the 6th Cycle Housing Element. These programs collectively address the City's Regional Housing Needs Allocation (RHNA) shortfall by:

1. Establishing a Religious Congregational Sites Overlay (**Program 3a**).
2. Ensuring the one-for-one replacement of affordable housing stock (**Program 3b**).
3. Providing ministerial "by-right" approval for previously identified housing sites (**Program 3c**).

These amendments are necessary to maintain internal consistency with the adopted Housing Element and to ensure continued compliance with State Housing Element Law (Gov. Code §65580 et seq.).

II. Amendments to the Land Use Element

A. Creation of New Land Use Classifications

Add the following to the **"Land Use Designations"** section:

1. **Religious Congregational Sites (RCS) Overlay (Program 3a):** This overlay is applied to parcels currently occupied by religious facilities. It permits ministerial (by-right) residential development integrated with institutional uses at a minimum density of 20 units per acre.
2. **Replacement Housing Policy (Program 3b):** All residential and mixed-use land designations are subject to the Replacement Housing Policy outlined in the Housing Element.
3. **Housing Reuse Site Overlay (Program 3c):** This overlay identifies vacant and underutilized parcels from previous Housing Element cycles. It allows ministerial (by-right) approval for residential projects that include at least 20% affordable units for lower-income households.

B. Land Use Map Amendment

The General Plan Land Use Map is hereby amended to reflect the application of the RCS and Reuse Site Overlays to the parcels identified in the **Program 3a and 3c Implementation Maps (Exhibits A and B)** including areas in West Puente Valley, Valinda, and Central La Puente.

DRAFT

EXHIBIT B-1
City of La Puente General Plan Amendment No. 2026-01

III. Amendments to the Housing Element

A. Policy Updates

- **Policy 1.6: By-Right Processing for Reuse Sites (Program 3c).** In accordance with Gov. Code § 65583.2(i), the City shall provide ministerial review for qualifying housing projects on identified reuse sites to ensure no net loss of the RHNA inventory.
- **Policy 1.7: No Net Loss and Tenant Protections (Program 3b).** The City shall require that housing development projects involving the demolition or conversion of existing residential units comply with State replacement housing requirements, including one-for-one replacement of units, replacement at equivalent affordability levels for Protected Units, provision of relocation assistance, and a right of first refusal for displaced lower-income households, consistent with Government Code § 66300(d) and related provisions.
- **Policy 3.4: Religious Site Integration (Program 3a).** The City shall facilitate partnerships for affordable housing on religious lands by utilizing objective development standards and removing discretionary review.

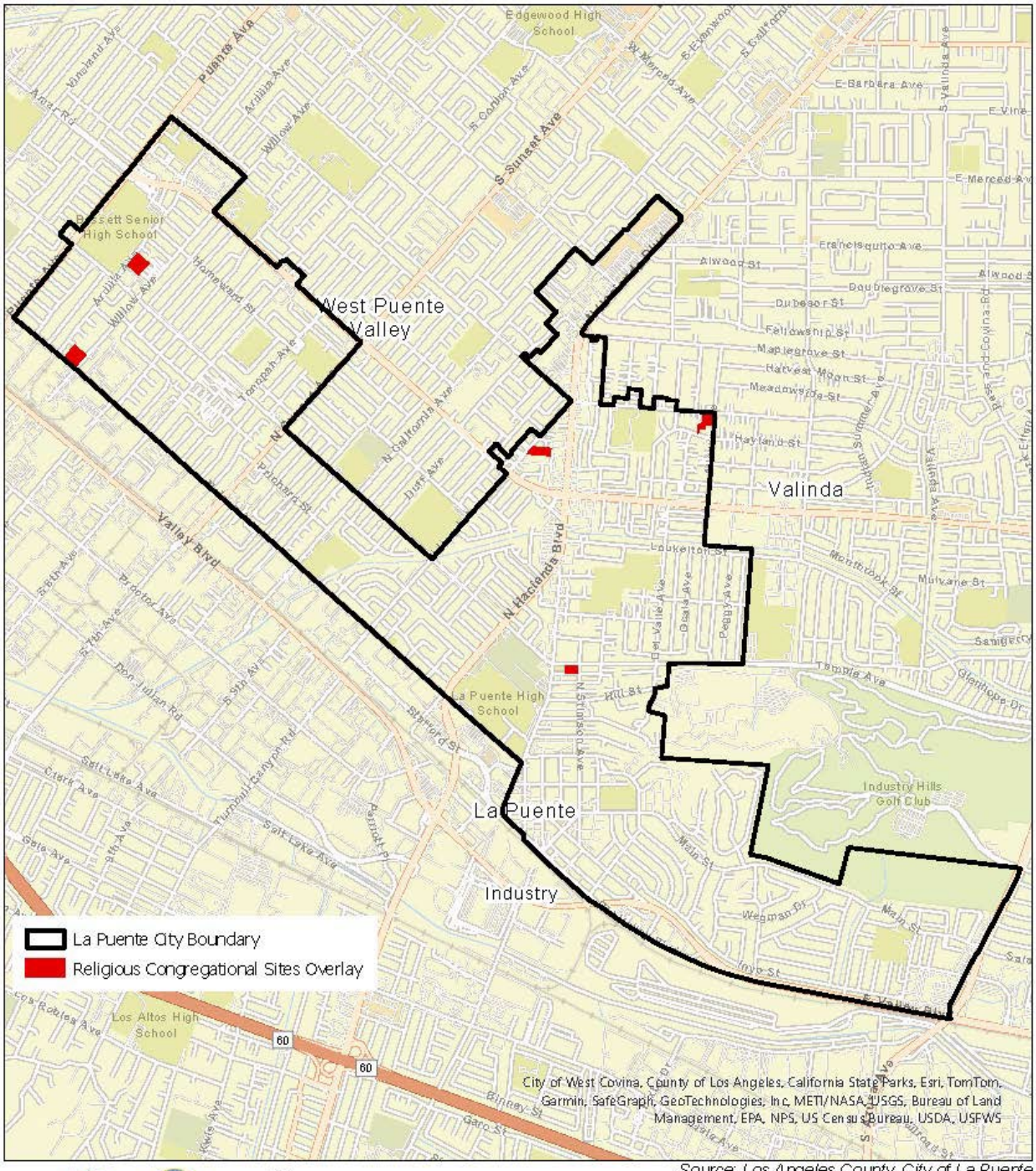
IV. CEQA and Statutory Findings

- **CEQA Addendum:** This amendment is consistent with the analysis contained in the adopted 6th Cycle Housing Element Negative Declaration. An Addendum has been prepared in accordance with CEQA Guidelines Section 15164, and the City Council finds that no new significant environmental impacts would result from the amendments.
- **General Plan Consistency:** This amendment maintains internal consistency between the Land Use and Housing Elements, as required by Government Code Section 65300.5.
- **State Law Compliance:** This amendment ensures the City's compliance with SB 4 (2023), SB 330 (2019), and AB 1397 (2017).

DRAFT

EXHIBIT B-1
City of La Puente General Plan Amendment No. 2026-01

Exhibit A: Program 3A Implementation Map



Source: Los Angeles County, City of La Puente

SGVCOG | La Puente | Harris & Associates

N

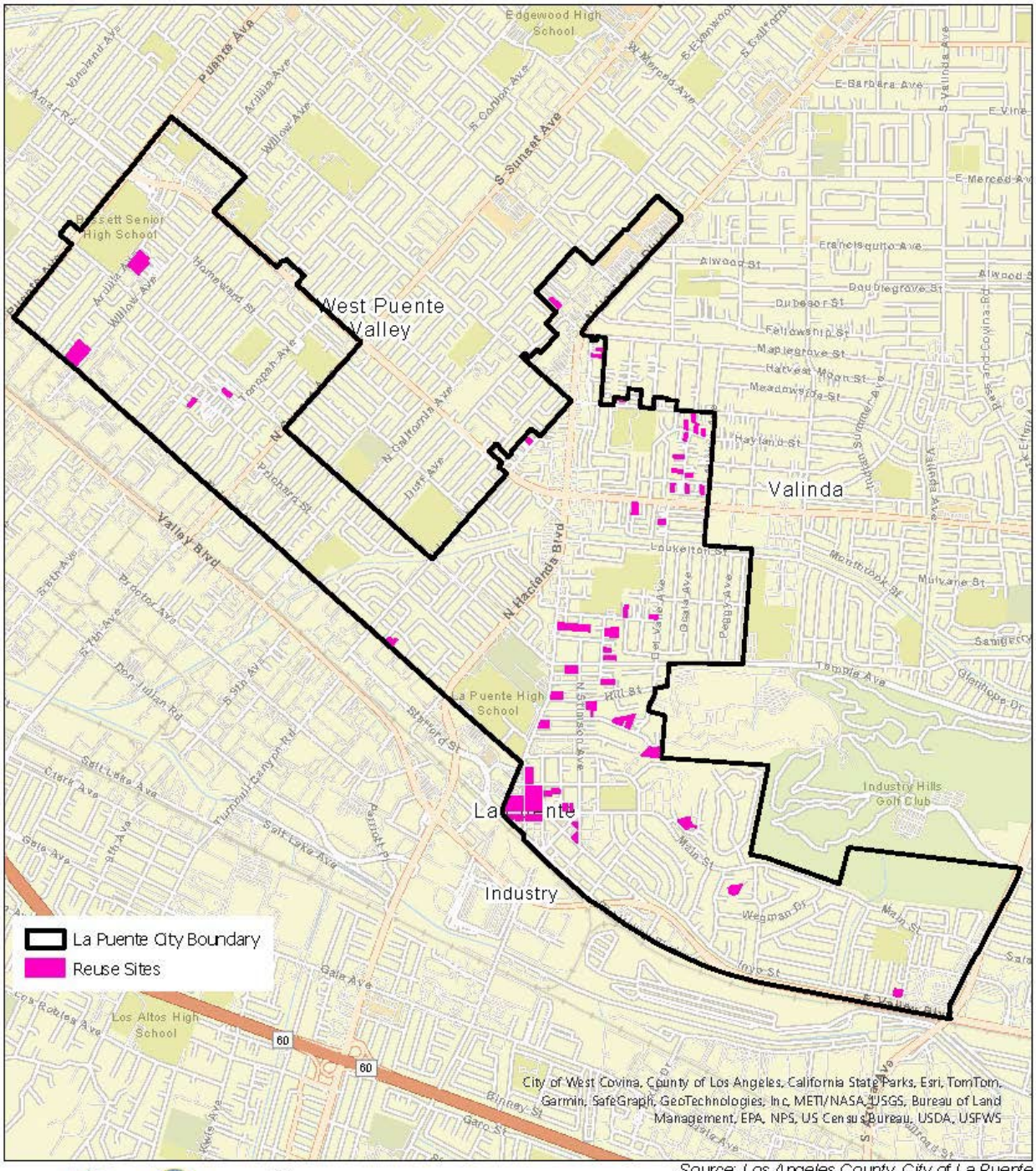
0 0.5 1 Miles

Religious Congregational Sites Overlay (Program 3a)

This Project is funded and managed by the Southern California Association of Governments (SCAG) with Regional Early Action Program 2021 grant funding from the State of California Department of Housing and Community Development.

EXHIBIT B-1
City of La Puente General Plan Amendment No. 2026-01

Exhibit B: Program 3c Implementation Map



Source: Los Angeles County, City of La Puente

SGVCOG | La Puente | Harris & Associates

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By-Right Approval for Reuse Sites (Program 3c)

This Project is funded and managed by the Southern California Association of Governments (SCAG) with Regional Early Action Program 2021 grant funding from the State of California Department of Housing and Community Development.

The Community Development Element guides physical change over the long term by establishing the type and distribution of planned land uses in La Puente. The Element also provides a framework for all other General Plan elements, since the manner in which the community develops affects the design of the circulation system (Circulation and Infrastructure Element), the way urban services are provided to residents and businesses (Community Safety Element), and how open space and recreation resources are allocated (Community Resources Element).

Community Development Themes

Community development weaves together three themes established in La Puente's Community Vision: balanced land use, a positive community image, and economic development. Land use refers to the general location, type, and intensity of development and the physical relationships among various uses. Community image describes how the streetscape, scale and design of buildings, and neighborhood appearance define how residents, businesses, and visitors regard La Puente. Economic development refers to how land use decisions create a demand for services and affect the ability to pay for services.

This Element supports the community's desire to retain the features of La Puente that are considered unique and special: a historic Downtown, diverse residential neighborhoods, and popular commercial districts. Community development policies also address the housing and recreation needs of a changing population, economic and social well-being of City residents, concerns within the business community, and the long-range fiscal stability of the City.

Land Use Plan

The Land Use Plan identifies how private and public redevelopment efforts will change, intensify, or otherwise modify uses of property in La Puente over the next 20 years. Land uses are classified and mapped, showing where the City anticipates residential, commercial, and business park development, and identifying areas set aside for community purposes, such as parks, schools, and open spaces.

The City's long-range objectives with respect to land use are:

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- To revitalize Downtown La Puente as a vibrant mixed-use district providing many opportunities for new commercial, office and residential development

- To create opportunities for new commercial business growth in shopping centers that are not functioning to their full potential

- To preserve and enhance the quality of the City's infrastructure and its residential neighborhoods

- To accommodate and attract industrial businesses that employ skilled workers

Measuring Density and Intensity

While people generally understand terms like "residential", "commercial", and "industrial", State law requires a clear and concise description of these categories. In addition, population and intensity standards must be specified. To describe the intensity of use – how much development exists on a property – land use planners have developed quantitative measures called *density* and *intensity*.

The term *density* describes the population and development capacity of residential land. The General Plan describes density in terms of dwelling units per net acre of land (du/ac), exclusive of present or planned streets and other public rights-of-way.

Development *intensity* refers to the extent of development on a parcel of land or lot. Intensity may be calculated using several measures, such as the total building floor area, building height, floor area ratio, or the percent of lot coverage. The General Plan uses floor-area ratio as a measure of non-residential intensity. *Floor-area ratio (FAR)* is the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. This measure does not include area within parking structures.

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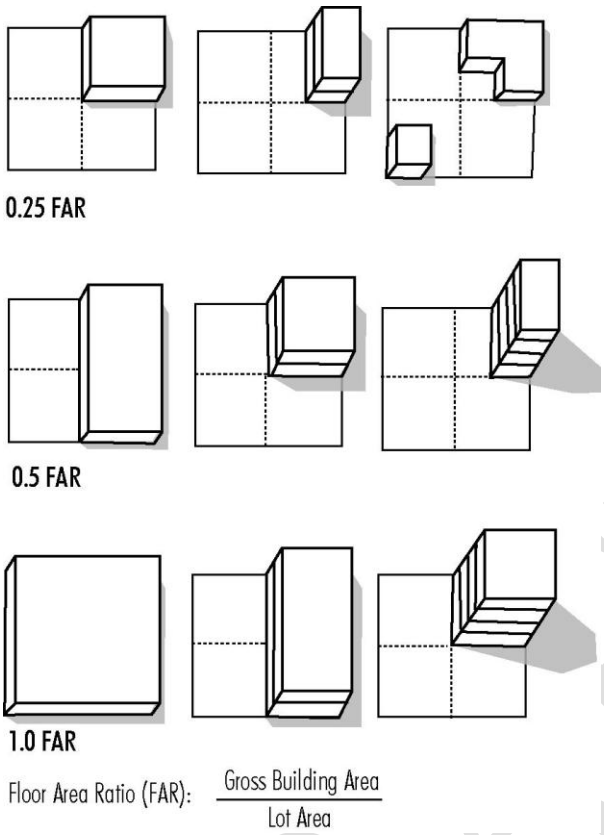

This diagram illustrates how FAR controls the intensity of use on a lot. FAR is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields an FAR of 0.5:1. A 0.5:1 FAR allows a single-story building which covers half the lot, or a two-story building with reduced lot coverage.

Land Use Policy Map

The Land Use Policy Map provides a two-dimensional description of land use policy, indicating the preferred location and types of permitted uses throughout the Planning Area. The land use patterns shown on the Land Use Policy Map (Figure CD-1) recognize the benefits and disadvantages of the City's past and present development practices, and respond to potential safety concerns, limitations of current infrastructure, and the nature and character of current development. Implementing the Land Use Policy Map will adjust or reverse development trends within La Puente that are inconsistent with the Community Vision. The Planning Commission, City Council and City staff will accomplish this objective through day-to-day evaluation of development and redevelopment projects against the City's Zoning Ordinance and Map.

Land Use Categories

The text on the following pages identifies the categories of different land uses within the Planning Area. Four residential categories allow a range

of housing types, ranging from low-density single-family developments to high-density multiple-family projects. Two commercial and one business/employment category address business land uses. A mixed commercial and residential use category encourages flexible combinations of commercial, office and residential uses in the Downtown area. The Land Use Policy Map (Figure CD-1) graphically illustrates the type, nature, and location of future development and redevelopment permitted in La Puente.

Table CD-1 summarizes the density and intensity associated with each land use category. The maximum density/intensity listed in Table CD-1 sets forth the maximum development potential of any individual parcel. However, not every parcel develops to the maximum due to public right-of-way needs, placement of buildings, zoning requirements, and other factors. Average densities and intensities identified in Table CD-1 correspond to the level of development of each type of land use generally present in La Puente. These measures determine the probable buildout capacity within the Planning Area in terms of population, housing units and non-residential square feet. The average densities and intensities are for planning purposes only. Any development proposal involving a density/intensity in excess of the average but below the maximum does not require a General Plan Amendment.

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Figure CD-1: Land Use Policy Map
(11x17)

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Back Page – Figure CD-1

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Table CD-1
Land Use Classification System

Land Use Categories		Maximum DUs/Net Acre or FAR	Average DUs/Net Acre or FAR
Residential Categories			
LDR	Low Density Residential	7 DU/Acre	6.5 DU/Acre
MDR	Medium Density Residential	14 DU/Acre	13 DU/Acre
MHDR	Medium High Density Residential	18 DU/Acre	17 DU/Acre
HDR	High Density Residential	26 DU/Acre	25 DU/Acre
Commercial / Business Categories			
NC	Neighborhood Commercial	0.5:1 FAR	0.25:1 FAR
GC	General Commercial		
	Hacienda Corridor and Amar Road	0.75:1 FAR	0.3:1 FAR
	Neighborhood Commercial Centers	1.0:1 FAR	0.5:1 FAR
BE	Business / Employment	1.0:1 FAR	0.25:1 FAR
Mixed Use Category			
MU	Mixed-Use	Per Downtown Business District Specific Plan	10 DU/Acre and 0.5:1 FAR
Public/Institutional Category			
PI	Public/Institutional	0.4:1 FAR	0.3:1 FAR
Open Space Categories			
OSPU	Public Open Space	N/A	N/A
OSPR	Private Open Space	N/A	N/A

Residential Categories

Five land use categories allow for a range of housing types and densities. Preservation and enhancement of single-family residential neighborhoods is a key goal. New development must be compatible with and complement established residential neighborhoods. The City also permits accessory units, group homes, and religious and charitable organizations in these areas, consistent with State law and Zoning Ordinance requirements. All residential and mixed-use land designations are subject to the Replacement Housing Policy (Program 3b) outlined in the Housing Element.

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LDR

Low Density Residential

Maximum Density: 7 dwelling units per net acre

Population Density: approximately 30 persons per net acre

This category preserves low-density residential neighborhoods consisting primarily of detached single-family dwellings on individual lots. New housing within Low Density Residential areas must be compatible and similar in character to present residential uses.

Low Density Residential land uses consist primarily of single-family, detached, single-story homes on individual lots.

MDR

Medium Density Residential

Maximum Density: 14 dwelling units per net acre

Population Density: approximately 60 persons per net acre

This category accommodates small-lot detached single-family homes, duplexes, triplexes, and the use of innovative techniques for garden apartments, planned developments, and townhomes consistent with a medium-density setting.

Medium Density Residential land uses include small-lot single-family homes, duplexes and apartments.

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MHDR

Medium High Density Residential

Maximum Density: 18 dwelling units per net acre

Population Density: approximately 80 persons per net acre

This category allows moderate-density apartments, townhomes, condominiums, and planned unit developments. Suitable locations include, but are not limited to, arterial highways, locations near business districts, and similar activity centers.

Medium High Density Residential land uses consist primarily of apartments, townhomes and condominiums.

HDR

High Density Residential

Maximum Density: 26 dwelling units per net acre

Population Density: approximately 120 persons per net acre

This category accommodates higher-intensity multiple-family dwellings where adequate support infrastructure exists. Housing units consist typically of apartments, planned unit developments, condominiums and townhomes. High-quality landscaping and common open space areas enhance High Density Residential areas.

High Density Residential land uses consist largely of multiple-family apartments and condominiums.

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Commercial Categories

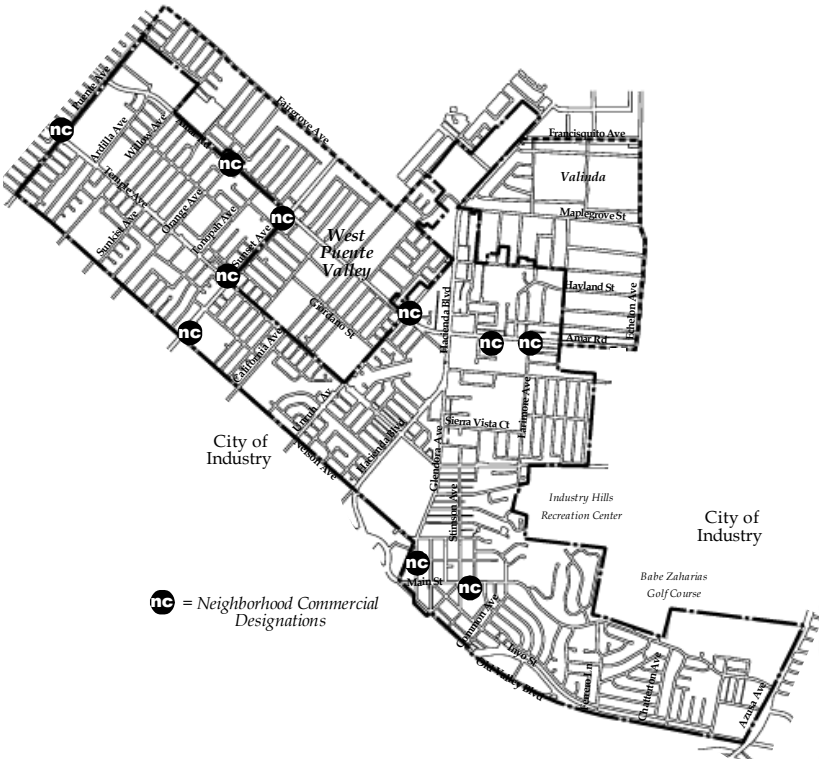
Businesses in La Puente's commercial areas provide important services to residents and constitute a strong tax revenue base for the City. The following commercial land use designations are designed to support business activity and provide tools to improve areas that function below their economic potential.

NC — Neighborhood Commercial

Maximum Intensity: 0.5:1 FAR

This category provides for convenience commercial clusters that provide essential goods and services to a population within a one-mile radius. Corner locations are preferable to minimize disruption within residential neighborhoods. Site development standards encourage smaller projects providing appropriate setbacks, parking, landscaping, buffering from residential land use areas, and other features that contribute to well-designed, attractive projects. Senior housing is also permitted in Neighborhood Commercial areas,

Neighborhood Commercial land uses consist primarily of corner stores located at major roadway intersections near residential areas.



provided a property is located near needed services and the surrounding area can support such a use.

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GC

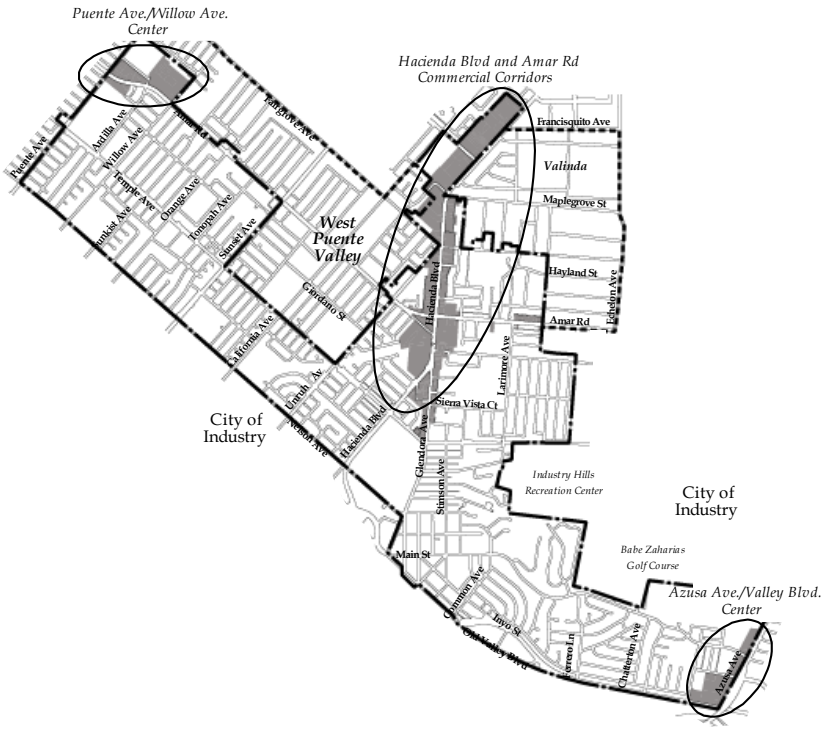
General Commercial

Maximum Intensity:

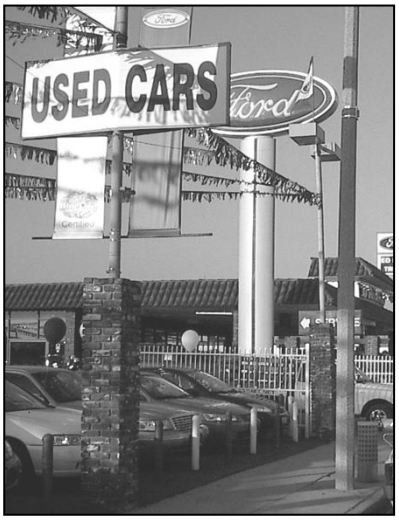
Hacienda/Glendora Corridor and Amar Road: 0.75:1 FAR

Neighborhood Centers at North Puente/Amar and Valley/Azusa: 1.0:1 FAR

The General Commercial category permits a wide range of retail, wholesale and service uses, as well as shopping and office professional complexes. General Commercial uses tend to be large scale and highway oriented. This category is appropriate for areas adjacent to major thoroughfares. Senior housing may also locate in General Commercial areas, provided the site be safely and suitably located near services, including public transit routes.



General Commercial areas include the Hacienda/ Glendora and Amar Road commercial corridors and shopping districts at Puente/Willow and Azusa/Valley.



Automobile sales and service uses within General Commercial areas contribute to the City's fiscal stability.

Development intensities within this designation vary by location. Within the Hacienda/Glendora and Amar Road Corridors, maintaining moderate development intensities and enhancing economic viability are the main objectives. For commercial centers located near residential neighborhoods, such as at Puente/Amar and Azusa/Valley, intensifying and revitalizing these older centers anchoring each end of the community are important goals. Maximum

intensities at these locations are higher than intensities within the corridor commercial areas of the City.

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BE **Business/Employment**

Maximum Intensity: 1.0:1 FAR

Business/Employment areas are primarily located along Old Valley Boulevard near the south end of Downtown.

Land uses within Business/Employment areas help the City achieve both fiscal and employment objectives. New businesses have the potential to create jobs for La Puente residents and augment the City's tax base. The City's location adjacent to the City of Industry is a significant advantage for attracting new businesses.

This land use category permits a variety of light industrial, manufacturing, and office uses. Business/Employment areas should be visually attractive, reflect high quality development standards, provide adequate buffering from less-intensive land uses, and be located adjacent to transportation corridors.

Mixed-Use Land Use Category

MU **Mixed-Use**

Maximum Density:
As specified within the Downtown Business District Specific Plan
Maximum Intensity:
As specified within the Downtown Business District Specific Plan

This category provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or side by side within the same area. Such use stimulates activity, encourages pedestrian patronage, and encourages the preservation, re-use and redevelopment of structures and areas. Permitted residential uses include apartments, condominiums and single-room occupancy units above the first floor of a commercial use, and multiple-family residential uses in subareas established by the Downtown Business District Specific Plan.

Mixed-Use areas are located primarily in Downtown. Within these areas, residential units are encouraged above retail and office uses.

Public/Institutional Category

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One category accommodates public and semi-public facility uses.

PI Public/Institutional

Maximum Intensity: 1.0:1 FAR

This category allows public and semi-public facilities other than parks, including but not limited to, schools, City Hall, public libraries, police and fire stations, and community use centers such general community centers or senior centers.

City Hall is one of several Public/ Institutional buildings located in Downtown La Puente.

Open Space Categories

Two categories of open space are used to identify areas that are open to the public or that have restricted access.

OSPU Public Open Space

This category provides for a variety of diversified recreational interests on public lands, including parks, baseball/soccer fields, and picnicking areas. Up to five percent lot coverage is permitted and buildings are not permitted to exceed 30 feet in height.

La Puente Park is the largest Public Open Space area in the City.

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OSPR Private Open Space

This category includes land owned by private entities reserved for open space uses, primarily consisting of private golf courses and open space areas within planned unit developments.

Babe Zaharias Golf Course is among the Private Open Space amenities located within the City.

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Community Development Focus Areas

The City's well-established land use pattern appears to offer limited opportunities for new development. However, urban design and economic issues continue to shape how property is developed and redeveloped over time in the following five focus areas:

- The Hacienda/Glendora Commercial Corridor
- Downtown La Puente
- Shopping Centers throughout the City
- La Puente's Industrial/Manufacturing Cluster
- Residential Neighborhoods

Hacienda/Glendora Commercial Corridor

Originally a strip commercial corridor of locally serving businesses, Hacienda Boulevard has transformed into the primary commercial corridor in La Puente, offering 1.5 million square feet of floor space to more than 350 businesses. Businesses continue to relocate along Hacienda Corridor to take advantage of the strategic location along one of the most heavily traveled arterials in the east San Gabriel Valley. Hacienda Boulevard is home to a range of retail uses, from automobile dealers to hardware stores to major retailers. Specialty stores catering to the Latino population have also emerged. Smaller shopping centers complement larger anchor businesses by providing both goods and personal services to residents and people working in La Puente.

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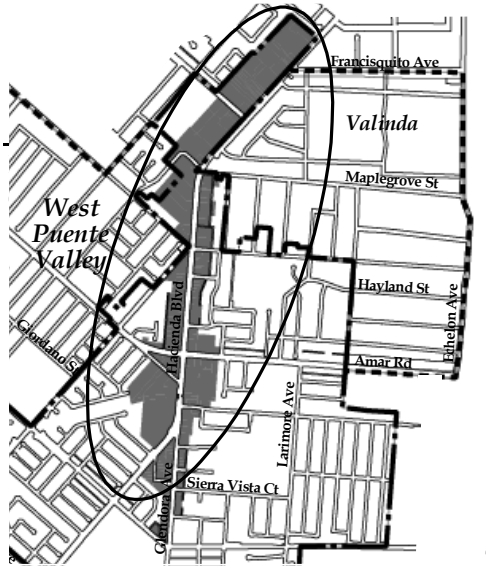
Hacienda Blvd. and Glendora Blvd.
Commercial Corridor



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Economic Development

Quality of life depends on a healthy local economy. The Hacienda/Glendora Corridor is La Puente's economic engine, generating more than 85 percent of all sales tax revenues within the City. These revenues support the maintenance of infrastructure, fire and police services, community services, and public facilities. Given that the City is largely built out and few commercial development opportunities remain outside this corridor, La Puente's long-term fiscal stability depends on the continued stable financial performance of the Corridor. Preserving, retaining, and building the City's sales tax base through the Hacienda Corridor allows La Puente to continue to provide a high level of public services, and to construct public improvements that enhance the community.

Adding retail stores selling household goods will boost La Puente's tax base.

The City will promote economic strategies that build upon the assets of the Corridor. A large portion of taxable sales within the City originate from automobile sales, auto supply stores and service stations, restaurants, and food markets. However, La Puente residents also purchase household supplies, clothing, furniture and appliances at regional malls in West Covina and Puente Hills, as well as retail stores (Target, Mervyn's, WalMart, Ikea, Best Buy) located along SR-60 in the City of Industry. Establishment of a regional department store, such as Target or La Curacao, would increase potential for residents to shop in La Puente. Adding high-quality eating and drinking establishments to the mix of businesses located within the Hacienda Corridor would also attract residents and regional customers to La Puente.

The City will employ a creative mix of land use policy, business attraction and retention strategies, and local revenue enhancement within the Hacienda/Glendora Corridor to achieve long-term fiscal security. This strategy recognizes that building fiscal strength will require incremental investment from both the public and private sectors.

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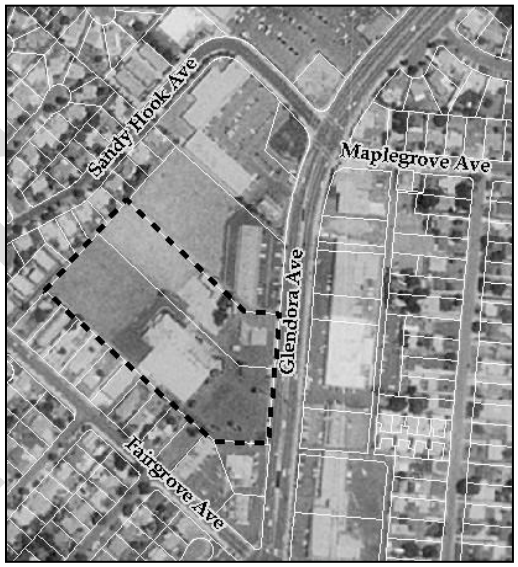
Among the Corridor's greatest assets is the presence of several large underdeveloped or undeveloped parcels, including the La Puente Lanes site.

The community has considered several options for this site, including retail, housing, and mixed-use development. Taking into account the site's location along a busy arterial, the role of Hacienda Boulevard in providing revenue for the City, and the types of businesses that are desired in the community, the community desires that this site be used for either a large commercial store, as an entertainment complex, or as some combination of the two uses. As a General Commercial land use located on Hacienda Boulevard, upwards of 200,000 square feet of commercial and/or entertainment uses can be achieved at this location. Innovative site planning techniques and redevelopment tools will help ensure the best use of this large parcel for the community's benefit.



The 6.2-acre La Puente Lanes site is the City's best opportunity for new

Redevelopment

The City supports future development of several large parcels within the Hacienda/Glendora Corridor that can accommodate new stores, services, or entertainment offering diversity and strength to both the Corridor and the City's tax base. Although the Corridor does have additional buildable land, some of the smaller sites are irregularly shaped and individually do not present significant opportunities. Lot consolidation, development incentives, and financing tools can create additional commercial development opportunities.

Redevelopment is a key tool to enhance quality of life for residents and businesses. California redevelopment law equips the City with the means to establish a separate Redevelopment Agency for the purposes of fostering employment opportunities, financing public and private improvements, reversing negative business trends, and maximizing the use of property.

Redevelopment also provides a built-in financing mechanism called *tax increment financing*. When an Agency adopts a redevelopment plan, the assessed property values within a Redevelopment Project Area become fixed. As property values within the project area rise over time, the Agency can use the additional tax revenues or even issue bonds guaranteed by future tax increment to make public improvements within the City that

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benefit businesses located within project areas. Redevelopment authority also allows an Agency to acquire properties, to consolidate neighboring parcels into larger lots more attractive to developers, and set aside a portion of increment revenues to encourage affordable housing within the City.

Designating the Hacienda/Glendora Corridor as a Redevelopment Project Area will encourage consolidation of irregularly shaped parcels into larger sites suitable for development. With prime development sites and a coordinated economic strategy, the City can attract businesses that will maintain the competitiveness of the Hacienda/Glendora Corridor for years to come.

Design Strategies

Ensuring high-quality design on Hacienda Boulevard is especially important to promote lively activity while providing the community with diverse commercial, retail, and service uses. The Hacienda/Glendora Corridor should be a lively, consumer-friendly area that creates a statement when entering La Puente. Large shopping centers should balance and accommodate automobiles and pedestrians using landscaped roadways and entrances and enhanced crosswalks.

The appearance of the corridor should offer an attractively landscaped environment. The architectural heritage of La Puente should be recalled. The following design strategies address vehicular access, pedestrian access, sidewalk dedication, building orientation, visual aesthetics, landscaping, and signs. These strategies are further defined and implemented within the City's Design Guidelines and Zoning Ordinance.

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Design Strategies

Hacienda/Glendora Commercial Corridor - "Gateway into La Puente"

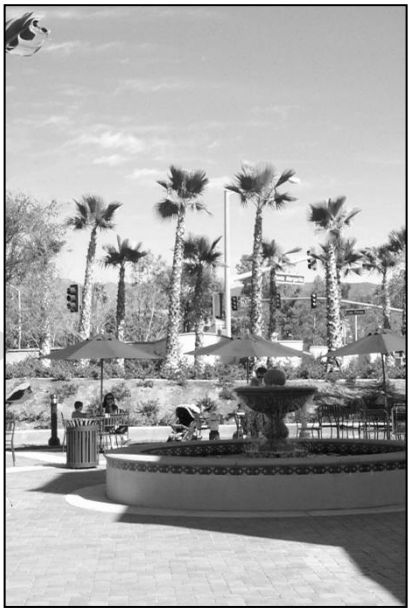
- Identify the City at prominent entrances on Hacienda Boulevard. Distinctive public art pieces, signage, and/or graphics that express the history and character of the community are recommended at City gateways.

- Provide generous medians and parkways that support extensive plantings. In addition, medians should accommodate distinctive gateways at La Puente's boundaries.

- Reduce the visual and environmental impacts of expansive parking lots. Numerous trees and plantings should provide shade within parking areas and define circulation routes. For public safety purposes, views of parking lots from adjacent properties and Hacienda Boulevard should be preserved.

- Use landscape treatments to define Hacienda Boulevard.

- Minimize expansive, unbroken wall planes, and provide highly visible public entrances to all buildings and uses. In particular, public entrances and heavily trafficked outdoor areas should incorporate human-scaled details such as canopies and window displays.



Pedestrian amenities in large shopping centers should include large street trees, seating areas with shade umbrellas, decorative trash receptacles, fountains, decorative paving, and landscaping.

- Provide well-marked and comfortable pedestrian walkways, including pedestrian circulation within parking lots with connections to adjacent sidewalks and safe access from parking areas. Pedestrian circulation routes within parking lots should be clearly delineated and pedestrian amenities in the form of courtyards, plazas, vine-covered trellises, and covered walks are encouraged to provide shade and human scale elements.

- Give large shopping centers a unified architectural character. A common design theme that reflects La Puente's history and character for all buildings, signs, and landscape treatments is encouraged. Design themes that draw upon the Puente Valley agricultural heritage of citrus, walnut, and avocado crops are strongly encouraged.

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- Generate visual interest along outdoor passages and paseos with pedestrian amenities such as lighting, landscaping, and street furniture. Building façades should be varied and articulated to provide visual interest.

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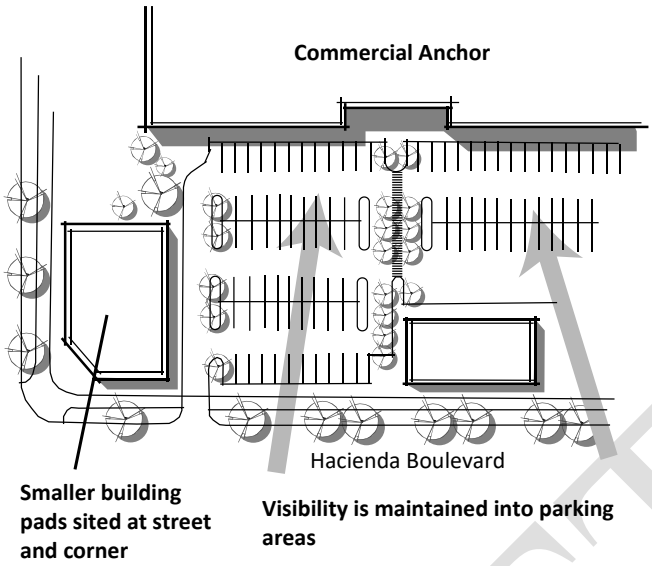

Buildings oriented to the street help define the street edge. Landscaping such as hedges, grass, and street trees provide a comfortable walking atmosphere for pedestrians.

- Provide logical transitions between higher intensity development along Hacienda Boulevard and nearby single-family neighborhoods; scale, massing, and the location of services should respond sensitively to adjacent residential uses.
- Plant street trees appropriate to the scale and function of the street. Flowering trees and shrubs may be included to increase color interest and to augment the appearance of the street, particularly at intersections and street corners.
- Improve pedestrian access throughout the Corridor. Continuous sidewalks and on-site paths that connect adjacent uses, buildings, off-site pedestrian walkways, outdoor spaces, and parking are strongly encouraged.
- Automobile dealerships should have a unifying architectural theme, attractive automobile displays, pleasant landscaping and trees, and unsightly automotive bays and repair areas should be screened from the public right-of-way.
- Automobile dealerships should create pedestrian-friendly street frontages using landscaping and other pedestrian amenities.

Figure CD-2 illustrates how the City will apply these strategies within the Hacienda/Glendora Corridor. La Puente's Zoning Ordinance reinforces these strategies through development requirements applicable within the Corridor.

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Figure CD-2 (8.5 x 11)
Hacienda Boulevard Commercial Corridor Conceptual Plan

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GOAL 1

An economically viable Hacienda Corridor that generates tax revenue, provides a variety of shopping and commercial activities, and ensures the long-term fiscal health of La Puente.

Policy 1.1 Attract and retain a wide range of businesses along Hacienda Boulevard that offer goods and services to the local market.

Policy 1.2 Encourage and facilitate the recycling of underutilized commercial properties along Hacienda Boulevard through redevelopment, lot mergers, and City financial assistance, as feasible.

Policy 1.3 Vigorously enforce City codes, including building and safety, zoning and land use regulations, and property maintenance codes, to improve the visual appearance of Hacienda Corridor.

Policy 1.4 Develop a streetscape enhancement plan for Hacienda Boulevard that includes street trees, landscaped medians, sidewalk improvements, signage regulations, and other features to encourage residents and visitors to stop and shop.

Policy 1.5 Develop and implement a coordinated marketing strategy to define the Corridor's image, identity, and market position to enhance opportunities for businesses, to attract chain stores, and to increase commercial activity.

Policy 1.6 Explore the establishment of Redevelopment Project Areas within the Hacienda Corridor to ensure the Corridor remains competitive with nearby communities, provides desired businesses, and maximizes tax revenue.

Policy 1.7 Establish development standards for commercial structures that incorporate definitive design guidelines, architectural styles, regulate signage, and require adequate parking and access.

Policy 1.8 Monitor traffic conditions along Hacienda Boulevard, and complete intersection and roadway improvements to support economic activity within the Corridor.

Policy 1.9 Redefine the role of the Glendora Corridor concurrent with economic enhancement activities along Hacienda Boulevard.

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Downtown La Puente

The Downtown Business District is part of the original Town of La Puente subdivision recorded in 1886. From the community's earliest agricultural days, Downtown has served as the heart of La Puente, offering a central location for retail, commercial, and service activities. The City's oldest residential neighborhoods surround Downtown. Over the past fifty years, Downtown's role has evolved into more of a civic and cultural center. As home to City Hall, the Library, and Senior Center, Downtown hosts City parades, civic meetings, and community gatherings.

Main Street La Puente, 1930.

Downtown preservation and enhancement remain important City objectives. Downtown La Puente offers additional opportunities for broader use, coordinated development, improved appearance, and a complementary mix of commercial and residential uses to create a more vibrant and economically productive area. To achieve these objectives, the City Council adopted a Downtown Business District Specific Plan in 1994, proposing a combination of land uses (retail, office, residential, and public uses), design guidelines, and public/private investment strategies to revitalize Downtown and preserve the neighborhood's small town charm.

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Main Street La Puente, 2003.

Strengthening and preserving the role of Downtown La Puente requires a creative and multi-faceted strategy comprised of land use policy, focused housing development, infrastructure investments, and marketing strategies. The City's long-term strategy for Downtown requires incremental investment from both the public and private sectors.

Economic Development

Economic development plays an important role in the continuing gradual transformation of Downtown. Migration of major businesses to the Hacienda/Glendora Corridor underscores the need to attract new businesses suitable to Downtown. Downtown has the potential to become an even stronger local service center comprised of clusters of retail tenants, small firms, and business professionals who can work from Downtown offices and service spaces.

Mixed-Use Development

The City encourages residential uses in Downtown to revitalize the area. The Downtown Business District Specific Plan provides for mixed-use districts within portions of Downtown. All residential and mixed-use land designations are subject to the Replacement Housing Policy outlined in the Housing Element –Mixed residential and commercial uses have several tangible benefits:

- Mixed use attracts private investment in the form of residential and commercial development.

- Mixed use increases patronage within Downtown and can convey substantial economic benefits to businesses.

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- Mixed use helps streets, public spaces and commercial areas again become places where people meet and interact.

Creating opportunities for residents to live in high-quality housing side by side with retail, entertainment and civic uses will help establish a sense of place and give Downtown an attractive, unique feel.

Design Strategies

Visual attractiveness of Downtown is a key component in maintaining the small-town charm of La Puente. Downtown La Puente is challenged by aging buildings, a remote location within the City, and deferred maintenance, all of which deter private investment. To assist in the revitalization of Downtown, the City's Commercial Rehabilitation Grant Program assists property owners and tenants to rehabilitate exterior portions of commercial buildings. The Downtown Business District Specific Plan also provides land use direction to create a diverse pedestrian activity district that serves the needs of residents and business owners and provides additional residential opportunities.

The following design strategies create a place consistent with a lively "Historic Main Street" downtown area, complemented by residential, civic, and other pubic uses. These strategies are further defined and implemented within the City's Design Guidelines, Zoning Ordinance, and Downtown Business District Specific Plan.

Design Strategies

Downtown La Puente – "Historic Main Street"

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- Encourage façade improvements that reinforce classic American storefront architecture, such as decorative elements, new colors, appropriate sign features, awnings, detailed lighting elements, and use of decorative paving treatments that can add a fresh look to older commercial buildings. The architectural features should also reflect the history and heritage of the downtown La Puente area.

- Build a strong relationship between buildings and the street, especially along Main Street and First Street. Building configurations should maintain a continuous edge along the sidewalk and clearly define public space.

- Support a street-oriented development pattern, with buildings sited at or near the sidewalk edge. Mixed-use structures should be a component of "main street" commercial development and other areas where pedestrian activity is strongly encouraged.

Awnings, attractive windows, and decorative architectural elements are examples of façade improvements that give a building character and presence.

- Provide a frequent and consistent rhythm of shop entrances along Main Street and First Street. Recessed entries are encouraged.

- Encourage the creative expression of individual storefronts, and use shop windows to help animate and sustain attention on Main Street and First Street. Generous street level windows predominantly of transparent glass are strongly encouraged.

- Emphasize design elements such as separate storefronts, display windows, shop entrances, exterior light fixtures, awnings, overhangs, and pedestrian-oriented signs. These features will add interest and give a human dimension to street-level façades.

- Within mixed-use projects, require commercial uses on the ground-floor level and office and residential uses on upper floors.

- Rely on ground-floor commercial space with frequent sidewalk entrances to promote pedestrian activity along the street. In particular, ground-floor commercial uses should offer shops and services appealing to La Puente residents.

Significant landscaping can improve the look of buildings and streetscape. Trees, clinging vines, planters, potted plants, and other landscaping elements soften otherwise harsh building frontages.

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- Make ground-floor commercial uses visually distinct from the residential space above. Dwelling units should exhibit a residential character, and residential entrances should read differently from entrances to ground floor commercial uses.

- Incorporate upper floor balconies, bays and windows that overlook the street and improve the street elevation. These will also communicate the residential function of upper levels.

- Add significant landscaping such as trees, shrubs, potted plants and trees, vines, ground cover, and perennial and annual plant species to soften commercial sites lacking landscaping.

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GOAL 2 **A Downtown Business District serving as the symbolic center of La Puente, and providing a vibrant mix of residential, commercial, and public land uses in an attractive, pedestrian-oriented setting.**

Policy 2.1 Encourage and facilitate a balanced mix of residential, commercial, office, civic, and entertainment uses that foster a vibrant and pedestrian-oriented environment.

Policy 2.2 Strengthen the Downtown Business District's role as the civic, social, and cultural hub of La Puente, with functions at the City Hall, Senior Center, Library, and other gathering places.

Policy 2.3 Encourage improvement of residential neighborhoods through land use tools, redevelopment, intensification, City financial assistance, infrastructure improvements, and aggressive enforcement of City codes and standards.

Policy 2.4 Establish public open spaces within the Downtown Business District, including but not limited to a small park, plaza, town square, or other place designed to accommodate public events.

Policy 2.5 Promote high-quality, attractive, and functional site planning and architecture for commercial, office, and multi-family residential development in the Downtown Business District.

Policy 2.6 Consider establishing a Redevelopment Project Area within the Downtown Business District to initiate revitalization efforts and to improve and gradually replace the area's aging historic buildings.

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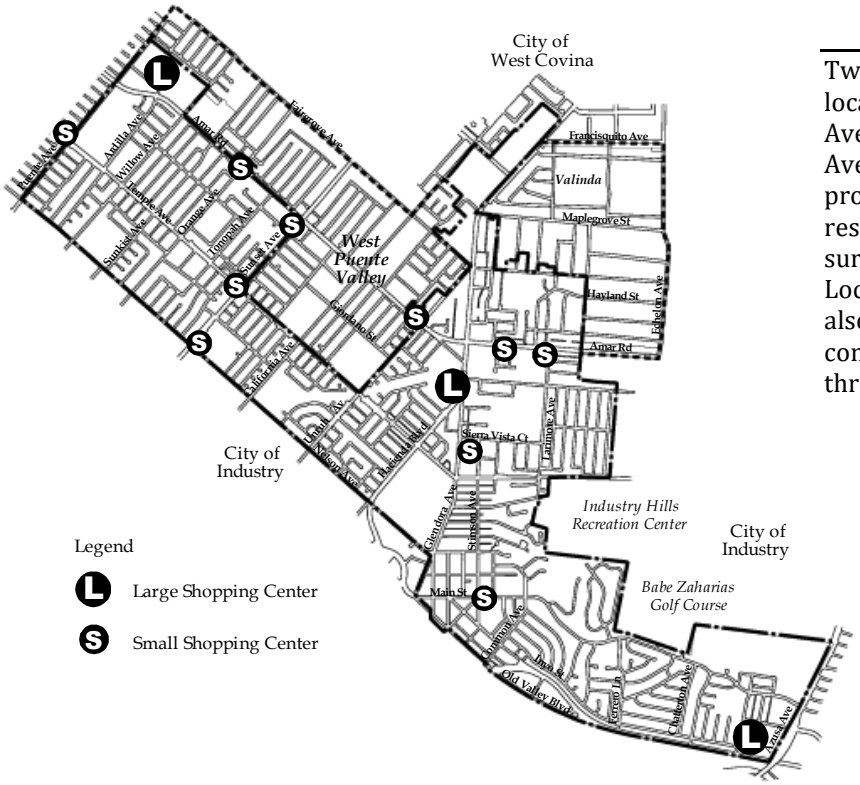
Shopping Centers

Shopping centers in La Puente supplement regional commercial activity on Hacienda Boulevard. Hacienda Boulevard serves residents citywide and caters to regional customers that travel through La Puente. Neighborhood shopping centers, on the other hand, provide goods and services for residents and local businesses in the immediate surrounding neighborhoods. These shopping centers provide a significant variety of goods and services. La Puente's two main neighborhood-level shopping districts are located at Amar Road/Willow Avenue and Azusa



Two large shopping districts located at Amar Road/Willow Avenue and Azusa Avenue/Valley Boulevard provide goods and services for residents and businesses in surrounding neighborhoods. Local residents and businesses also support several smaller commercial centers located throughout the City.

Avenue/Valley Boulevard. Tenants include locally owned restaurants, personal services, retailers, dry cleaners, and automotive services.

In addition to the larger Amar Road/Willow Avenue and Azusa Avenue/Valley Boulevard shopping districts, smaller shopping centers located throughout the City provide a variety of personal goods and services to residential neighborhoods and businesses. Smaller shopping centers provide a more limited number of convenience stores and shops than do the larger shopping centers. Residents will continue to maintain relationships with businesses in these centers. The City's residential densities and traffic on arterial highways will continue to provide the City's shopping centers with a strong customer base.

La Puente shopping centers can benefit from high-quality building standards, site design considerations, and City financial assistance. Land use planning will ensure that shopping centers provide appropriate services and are designed and operated in a manner compatible with adjacent land uses.

Economic Development

Proactive economic development strategies will facilitate and encourage the revitalization of shopping centers. Revitalization activities include strengthening the type and mix of tenants and including a varied mix of recognizable retailers. Examples of potential tenants include brand-name pharmacies, food markets, shoe stores and media stores. Working with brokers to highlight the assets of these neighborhood shopping centers and finding long-term tenants that can establish roots within the community remain strong City priorities.

One of the most significant assets that the larger shopping centers, located at Amar/Willow and Azusa/Valley, have is a lack of nearby competition. While these retail centers primarily serve the residential neighborhoods near them, they have the potential to significantly expand and capture business from surrounding unincorporated communities with appropriate revitalization and marketing efforts. However, high tenant turnover, inadequate product and service offerings, and the need for modernization have kept these centers from realizing their full economic potential. The City recognizes these limitations and proposes creative efforts to revitalize these shopping centers.

Successful revitalization requires increased cooperation among property owners and tenants, significant private investment, and public financial assistance. The City will continue to offer financial assistance to property owners and tenants to renovate the exterior faces of commercial structures. The City also has created development incentives for the Amar/Willow and Valley/Azusa districts by allowing increased floor-area ratios, creating flexible development standards, and encouraging tenant composition improvements to encourage the highest and best future use of these centers.

Design Strategies

Shopping center design is both an aesthetic and economic development concern. Site design, good visibility, property maintenance, and landscaping all improve the economic performance and attractiveness of shopping centers. Deferred maintenance, the proliferation of truck parking, and poor storefront presentations give neighborhood shopping centers a barren and unattractive character. Improvements in these areas can help revitalize La Puente's shopping centers.

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The City supports rehabilitation and revitalization efforts through creative site planning, site reconfiguration, design strategies and building standards. The General Plan sets increased intensity standards at the Amar/Willow and Azusa/Valley shopping districts relative to other commercial uses in the City. These increased standards will allow for greater lot coverage and increased flexibility in terms of design and appearance. Using these tools, renovated shopping centers can incorporate more modern designs, increase visibility, improve landscaping, and a create a more pleasant shopping environment.

The following design strategies will help create comfortable, well designed, and attractive neighborhood centers with uses that meet the needs of local residents. These strategies are further defined and implemented within the City's Design Guidelines and Zoning Ordinance.

Design Strategies

Shopping Centers - "Providing Commercial Needs and Services Safely and Attractively"

- For public safety purposes, on-site parking should be visible from sidewalks, roadways, and adjacent properties. Trees and plantings may be used in moderation to provide shade and screen undesireable views.

- Create a street-level environment that includes many pedestrian amenities, such as potted plants or flowers, decorative paving treatments, detailed lighting elements, benches, or outdoor seating along the street frontage.

- Respond to adjacent residential uses with sensitive transitions in scale and massing. For example, building mass should be broken down using height step backs, articulated sub-volumes, and horizontal and vertical façade articulation.

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- Incorporate functional pedestrian connections to adjacent uses. Nearby residential uses should benefit from convenient access to local shopping and services.

- Encourage high-quality façade improvements such as arcades, canopies, awnings, transparent windows, window displays, and new colors to add a new look to existing commercial buildings and to promote long-term maintenance.

Signage, landscaping, and good architectural design together can really create an attractive shopping center building.

- Architectural design and sytle of shopping centers should communicate a scale and common design theme that does not overwhelm the neighborhood or adjacent residential uses. A design theme that reflects La Puente's history and character for all buildings, signs, and landscape treatments is encouraged.

GOAL 3

Attractive shopping centers that provide an appropriate mix of quality goods and services for adjacent residential neighborhoods.

Policy 3.1 Encourage and facilitate a balanced mix of residential, commercial, shopping, and services at neighborhood shopping centers.

Policy 3.2 Encourage the rehabilitation or renovation of neighborhood shopping centers through facade improvements, property maintenance, and financial assistance.

Policy 3.3 Consider designating the Amar/Willow and Azusa/Valley shopping districts as Redevelopment Project Areas as a means to revitalize and renovate the districts.

Policy 3.4 Establish architectural and design standards for neighborhood shopping centers to ensure consistency and quality of building design, facades, signage, and landscaping.

Policy 3.5 Encourage the reconfiguration and development of neighborhood shopping centers by offering modified development standards, more intense floor-area ratios, and other tools.

Policy 3.6 Aggressively enforce commercial property standards, including maintenance of buildings, landscaping, parking areas, lighting, and health and safety standards.

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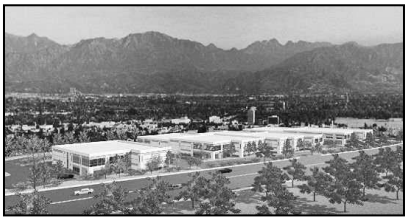
Business/Employment Corridor

A skilled, well-paid population base will strengthen the City's overall economic health and improve the community's quality of life. Spending money locally increases the success of local businesses and employers, and improves private investment in the community. La Puente's Business/Employment corridor, located along Old Valley Boulevard and Valley Boulevard, has the potential to attract new businesses, create skilled jobs, and revitalize the tax base. City revitalization efforts and circulation improvements have improved the corridor, and completion of the Valley Business Center has enhanced a major entry point to Downtown La Puente, creating additional employment opportunities and increased tax revenue.



The Valley Business Center is the centerpiece of La Puente's Business/Employment Corridor.

Economic Development

The Business/Employment corridor's close proximity to numerous industrial properties within the City of Industry is a significant advantage in attracting new tenants to available industrial properties. Underutilized sites offer the potential for new or expanded industrial businesses. Although many parcels are not located along a major highway and cannot accommodate large manufacturing processes, several sites offer good access to regional highways and freeways. The City supports efforts to reuse underutilized sites in this corridor, and seeks to capitalize on new business opportunities resulting from completion of the Alameda Corridor East project.

GOAL 4 **A vibrant industrial corridor providing high-quality development, employment opportunities, and tax revenue, and serving as a gateway to Downtown.**

Policy 4.1 Facilitate continued recycling of underutilized properties along Old Valley Boulevard to high-quality, clean light industrial uses where appropriate.

Policy 4.2 Develop focused economic enhancement strategies for the Valley/Old Valley Boulevard to leverage opportunities from the Alameda Corridor East project.

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Residential Neighborhoods

La Puente's residential neighborhoods provide housing choices to meet varied needs. Older, established neighborhoods consist primarily of single-family residences. Newer areas also offer townhomes and planned unit developments. Apartments and senior housing are available throughout the City. Providing a wide range of housing opportunities allows residents of all incomes to live in La Puente.

Most of La Puente's residential neighborhoods and housing stock date from the Post-World War II building boom.

Long-time residents and newcomers to the community value the range of housing choices available, and well-maintained neighborhoods exhibit the pride people place in calling La Puente home. Over time, the housing stock and residential neighborhoods have gradually changed, challenging the City to maintain and improve quality of life for La Puente residents.

In some neighborhoods, apartments and townhomes have replaced older single-family residences dating to the 1950s or earlier. This transition has generally improved neighborhoods with the introduction of higher-quality housing. However, it has also created neighborhoods where single-family residences are directly adjacent to apartments and condominiums. In these areas, the City will promote the creation of more uniform and compatible neighborhoods.

Maintaining housing conditions and protecting the privacy of single-story homes are key challenges in established single-family residential neighborhoods. House sizes and heights have increased over time, leading to inconsistency within neighborhoods when newer homes are constructed adjacent to or between older homes. Many of the larger, taller homes have a line of sight that faces down and into an adjacent home or backyard. The

City is committed to preserving established single-family neighborhoods by regulating development and encouraging both property maintenance and rehabilitation.

Constructing new parks and recreation areas, safe and well-maintained roadways, and ensuring high levels of public safety can also enhance residential neighborhoods. The City is committed to increasing recreational opportunities through a variety of means, as they become available, including site acquisition, park development, and joint-use agreements with school districts.

Maintaining privacy of single-story homes is one of the City's primary concerns in residential neighborhoods.

Design Strategies

Maintaining neighborhood character and ensuring quality design in all residential areas strengthens neighborhoods. If not thoughtfully designed, new housing development can adversely affect neighborhood character.

High-quality single-family and multi-family dwelling units should protect the privacy of adjacent residential units and complement other housing units within the same block. The following residential design guidelines will be applied to protect and enhance the quality of all neighborhoods. These strategies are further defined and implemented within the City's Design Guidelines and Zoning Ordinance.

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Design Strategies

Single-Family Residential Development – "Protecting Neighborhoods"

- Ensure that new single-family residential buildings or additions are designed and constructed with sensitivity for the privacy of adjacent residential properties and the value and quality of existing homes.
- Integrate residential developments with their built surroundings. In particular, encourage a strong relationship between dwelling and the street.
- The bulk and mass of new single-family residential buildings or additions should not be overbearing or out of place in existing residential neighborhoods.
- Communicate the single-family residential function of a building by encouraging the design of visually appealing residential dwellings that feature varied facades and pleasing compositions.

Single-family dwelling units should contain architectural elements oriented toward the street.

Design Strategies

Multiple-Family Residential Development - "Creating Quality Homes"

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- Reduce the bulk of multi-family buildings using scale transitions near adjacent single-family dwellings. Articulate building facades to portray a domestic scale and give identity to individual dwelling units.

- Provide attractive, communal open space with functional amenities. The amount of open space should increase with the size of a multi-family development to meet the social and recreational needs of residents.

High-quality design elements for multi-family buildings can include such features as a landscaped trellis to define the entrance, or private ground-level entries for individual units.

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- Incorporate well-designed and adequately sized private open spaces, such as balconies, patios and porches, into multi-family development projects to improve the quality of the project and to create usable and pleasant outdoor private spaces for residents to enjoy.

- Provide well-designed, safe parking areas. Maximize security and surveillance, and provide efficient access to building entrances.

- Incorporate trees, shrubs, groundcover, and grass areas within multi-family development projects to create a lush and comfortable environment for residents and those viewing from public areas.

- Encourage lot consolidation to produce larger sites and greater project amenities

Building forms employing a variety of roof shapes, articulation, height variation, and inconsistent setbacks provide a visually attractive building, unlike large, box-like buildings with blank walls.

GOAL 5

Safe and attractive neighborhoods providing a range of quality housing, parks, community services, and public facilities.

Policy 5.1 Facilitate and encourage a diversity in housing types and prices to address changing needs in La Puente.

Policy 5.2 Encourage property maintenance and rehabilitation and housing replacement activities, where appropriate, to improve neighborhood conditions.

Policy 5.3 Establish residential development standards addressing useable open space, building features (e.g., scale, height, size, and articulation), landscaping, and adequate parking.

Policy 5.4 Ensure adjacent residential neighborhoods are buffered from potentially incompatible land uses.

Policy 5.5 Pursue the creation of additional pocket parks through lot consolidation, recycling of underutilized parcels, and City financial assistance as available.

Policy 5.6 Develop a streetscape enhancement plan that addresses street trees, signage, and other landscaped amenities within residential neighborhoods.

Policy 5.7 Enforce the City's Noise Ordinance to reduce periodic noise nuisances including but not limited to noisy parties and loud music.

Economic and Employment Development

A healthy local economy consists of a trained and educated workforce, diversified businesses, accessibility to housing, financial assistance to businesses, and infrastructure ready to serve technologically advanced businesses. Several sections in the Community Development Element have addressed these issues. The following section discusses the major economic development and employment challenges that affect the economic vitality of the community and it identifies goals and policies designed to address these challenges.

Economic Development

Although the City of La Puente occupies only 3.5 square miles and has 42,000 residents, its market area effectively includes the adjoining unincorporated areas of Valinda, Bassett, and Avocado Heights and a total population of about 105,000. The City captures commuter pass-through business along its commercial "corridors of convenience", principally Hacienda Boulevard and Amar Road. These corridors also serve the local population, employees and businesses. To its disadvantage, the City has no freeway frontage or visibility and relies heavily on its convenience retail and service businesses for sales tax generation. The City of La Puente also faces economic competition from its neighbors. It has no large, high value general merchandise stores such as those found in the regional retail

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centers of the nearby communities of Covina, West Covina, Industry and Hacienda Heights. As a result, the City experiences substantial sales "leakage" to these surrounding communities. In addition to the retail centers along Hacienda Boulevard and Amar Road, the City's smaller retail centers have the potential to significantly expand and capture business from surrounding unincorporated communities with appropriate revitalization and marketing efforts. Supporting economic development means making space for both existing businesses to expand and for new businesses to locate in La Puente. New and existing businesses seek not only spaces to establish their businesses, but also adequate access and infrastructure in an attractive setting with sufficient amenities, resources and local government cooperation.

Employment Development

Employment development is crucial to La Puente's future economic health. The City has a larger proportion of residents 19 years of age or younger than Los Angeles County as a whole. This portion of the population will be entering the workforce during the timeframe of this General Plan. According to a jobs-housing balance analysis performed in 2003, there is a substantial imbalance between the number of jobs in the City (8,285) and the number of employed residents (16,760). The average household in the City (4.4 persons/household) is significantly larger that the average for the County as a whole (3.0 persons/household), and there is an average of 1.77 persons per household that are employed. To achieve a balance of at least one job per household in the City, 2,200 additional jobs would have to be created.

Economic growth can bring many benefits to the community, including jobs, housing, and new revenue. New growth will lead to higher tax revenue, thus benefiting residents and the community directly by enhancing many of the public services the City provides. The City will collaborate with the business community to facilitate growth, development, and infrastructure improvements that benefit residents and businesses alike. To achieve balance between the labor force and jobs and to insure and enhance the economic vitality of the community, the City will support economic development in two primary areas: business retention and business expansion/attraction.

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GOAL 6

Retain local businesses

Policy 6.1 Provide technical assistance to the business community.

Policy 6.2 Provide information and training resources for start-up businesses

Policy 6.3 Provide commercial and industrial building rehabilitation assistance in concentrated areas to maximize visual impact.

GOAL 7

Attract new businesses and expand existing businesses

Policy 7.1 Provide marketing assistance for multi-tenant districts/shopping centers.

Policy 7.2 Market the City to prospective businesses

Policy 7.3 Provide incentives to developers and brokers to help bring in new businesses and jobs to La Puente.

Policy 7.4 Prioritize economic development issues and activities.

Policy 7.5 Support existing business and attract new businesses by upgrading right of way improvements (signs, landscaping, street furniture, etc.)

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Zoning and Community Development

The City's zoning ordinance serves as the primary tool to implement General Plan land use policies. Under California law, the zoning ordinance must be consistent with the General Plan, meaning that each land use category must have one or more corresponding zone districts, and development standards and land use regulations in the Zoning

Ordinance must reflect the policies in the General Plan. In addition to the zoning districts, two zoning overlay designations, (the Religious Congregational Sites (RCS) Overlay and Housing Reuse Site Overlay), provide additional development standards and allowances that address the 6th Cycle Housing Element.

Zoning Overlays

Two zoning overlays are used to implement the state-mandated programs from the 6th Cycle Housing Element. These overlays are necessary to maintain internal consistency with the adopted Housing Element and to ensure continued compliance with State Housing Element Law (Gov. Code §65580 et seq.). These programs collectively address the City's Regional Housing Needs Allocation (RHNA) shortfall by:

1. Establishing a Religious Congregational Sites Overlay (**Program 3a**).
2. Providing ministerial "by-right" approval for previously identified housing sites (**Program 3c**).

RCS Religious Congregational Site Overlay

This overlay applies to parcels currently occupied by religious facilities. It permits –ministerial (by-right) residential development integrated with institutional uses at a minimum density of 20 units per acre.

HRS Housing Reuse Site Overlay

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This overlay identifies vacant and underutilized parcels from previous Housing Element cycles. It allows ministerial ("by-right)" approval for residential projects that include at least 20% affordable units for lower-income households.

While General Plan discussion of permitted land uses and development intensities is by nature somewhat general, the Zoning Ordinance provides the specificity property owners and developers seek in identifying how particular properties can be used and developed. Table CD-2 identifies the relationships between land use categories and zone districts in La Puente.

In addition to the base zoning districts identified in Table CD-2, the City applies overlay zones to specific properties to implement targeted Housing Element programs. Overlay zones modify or supplement the underlying zoning by providing additional development standards, allowances, and approval processes. Table CD-3 summarizes the purpose and key provisions of each overlay.

Development Capacity

As property owners redevelop sites and as changes in land use or intensity occur, the overall distribution of land uses will shift. Table CD-3 summarizes the distribution of land use and the corresponding level of development anticipated to result from implementation of land use goals and policies contained in this Element. As shown in the Table CD-~~3~~4, La Puente, including unincorporated County areas within its sphere of influence has capacity for a population of approximately 62,333 persons in 14,156 housing units. Of these, approximately 44,071 persons in 10,008 housing units are within the corporate limits (as of year 2004) of the City of La Puente.

Table CD-2
General Plan and Zoning Ordinance Consistency

	General Plan Land Use Category	Corresponding Zone Districts
LDR	Low Density Residential	R-1-5,000, R-1-7,200 PUD
MDR	Medium Density Residential	R-VL R-2 PUD
MHDR	Medium High Density Residential	R-3 PUD

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Table CD-2
General Plan and Zoning Ordinance Consistency

	General Plan Land Use Category	Corresponding Zone Districts	
HDR	High Density Residential		R-4 PUD
NC	Neighborhood Commercial		C-1 DBD
GC	General Commercial		C-2
BE	Business/Employment		DBD O-BP C-M
MU	Mixed Use		DBD
PI	Public/Institutional	R-1-5,000 R-1-7,200 R-VL R-2 R-3	R-4 PUD DBD OS
OSPU	Public Open Space	R-1-5,000 R-1-7,200 R-VL R-2	R-3 R-4 OS
OSPR	Private Open Space	R-1-5,000 R-1-7,200 R-VL R-2	R-3 R-4 PUD OS

Table CD-3
Zoning Overlay Designations

Overlay Designation	Applicable Sites	Applicable GP Land Use Categories	Applicable Base Zoning Districts	Key Provisions
RCS	Parcels occupied by religious or institutional uses identified in the 6th Cycle Housing Element sites inventory	LDR -MDR -MHDR	R1 -R3 -R4	• Allows residential development integrated with institutional uses • Ministerial ("by-right") approval when objective standards are met • Minimum density of 20 units per acre

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Overlay Designation	Applicable Sites	Applicable GP Land Use Categories	Applicable Base Zoning Districts	Key Provisions
HRS	Vacant and underutilized sites identified in the 6th Cycle Housing Element from prior Housing Element cycles and in specified DBD parcels	LDR -MDR -MHDR- -MU	R1 -R2 -R3 -R4 -DBD	• Requires ministerial ("by-right") approval for qualifying projects • Projects must include at least 20% of units affordable to lower-income households • Applies objective development standards consistent with State law

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Table CD-~~4~~ ~~3~~
Land Use Capacity and Population Projections

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Land Use Category	City Subtotal					Sphere of Influence					Planning Area Total			
	Net Acres	Avg Density/ FAR	Potential Dwelling Units	Potential Square Feet (KSF)	Population*	Net Acres	Avg Density / FAR	Potential Dwelling Units	Potential Square Feet (KSF)	Population*	Net Acres	Potential Dwelling Units	Potential Square Feet (KSF)**	Population*
Residential Categories														
Low Density Residential (LDR)	952	6.5 du/ac	6,191		27,260	663	6.25 du/ac	4,148		18,261	1,615	10,339		45,521
Medium Density Residential (MDR)	107	13 du/ac	1,433		6,309						107	1,433		6,309
Medium High Density Residential (MHDR)	51	17 du/ac	872		3,838						51	872		3,838
High Density Residential (HDR)	74	25 du/ac	1,855		8,170						74	1,855		8,170
Commercial/Business Categories														
Neighborhood Commercial (NC)	13	0.25:1 FAR		143							13		143	
General Commercial (C)														
Along Hacienda Boulevard and East Amar Road	123	0.3:1 FAR		1,601		9	0.3:1 FAR		124		132		1,725	
Puente/Amar and Azusa/Valley Centers	45	0.5:1 FAR		977							45		977	
Business/Employment (BE)	25	0.25:1 FAR		272							25		272	25
Public/Institutional Categories														
Public / Institutional (PI)	222	0.3:1 FAR		2,902		63	0.3:1 FAR		826		285		3,729	
Open Space Categories														
Open Space - Public (OS-Pu)	23	N/A				5					29			
Open Space - Private (OS-Pr)	73	N/A									73			
Mixed-Use Category														
Mixed Use (MIX)	11	10 du/ac and 0.5:1 FAR	108	236	477						11	108	236	477
TOTAL	1,720		10,459	6,132	46,054	741		4,148	949	18,261	2,461	14,607	7,082	64,340

* The build-out population projections presented in this table are based on the projected number of dwelling units that can be accommodated, and the California Department of Finance (DOF) 2003 persons per household (PPH) factor for La Puente, which is 4.496. A residential vacancy rate of 2.06 percent is also assumed, per DOF 2003. The 2003 DOF population of La Puente was 42,641. The Southern California Association of Governments has projected La Puente's population to be 47,789 persons in 2020. ** Thousand square feet.

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Implementation

The following actions put into practice the Community Development Element policies and plans for City elected officials, staff and the public. Implementation actions are organized into subsections that correspond to various areas and levels of City responsibility. Each action relates directly to one or more policies. The responsible agencies or City departments for each action are identified in the Implementation Summary attached as an appendix to the General Plan, along with a recommended timeframe and primary potential funding source.

CITY PLANS AND ORDINANCES

Action CD-1: Update the Zoning Ordinance

Update the Zoning Ordinance to establish permitted densities, intensities and uses consistent with the General Plan. The updated Zoning Ordinance will incorporate and replace long-standing development requirements and will accomplish the following objectives:

- Specifically identify permitted land uses, intensity of uses and development and performance standards applicable to specific areas and parcels within the City.
- Establish consistent requirements for residential development that protect the character of established neighborhoods.
- Create an attractive and lively Downtown by designating a new zoning district that defers to the Downtown Business District Specific Plan for development requirements.
- Modify development standards for the Amar/Willow and Azusa/Valley shopping districts to offer tools such as more intense floor-area ratios to improve the performance and attractiveness of these districts.
- Encourage lot consolidation in certain neighborhoods for higher-quality residential development and the development of pocket parks.
- Include specific criteria for signs within commercial corridors, neighborhood shopping centers and residential neighborhoods.

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- Require buffers to improve compatibility in areas where residential and non-residential uses abut each other.

- Establish development requirements to implement the design strategies identified in the Community Development Element and the City Design Guidelines.

Related Policies: 2.3, 3.4, 3.5, 5.3, 5.4

Action CD-2: Initiate Redevelopment

Establish a redevelopment project area or areas to include the Hacienda Boulevard Corridor, the Azusa/Valley Shopping Center, Downtown La Puente and other appropriate locations. Formulate and submit preliminary redevelopment plans along with the base-year assessment roll to be used for the allocation of taxes.

Prepare an Affordable Housing Implementation Plan pursuant to the requirements of Section 33490 of the California Health and Safety Code, and begin using redevelopment set-aside funds to improve affordable housing options.

Related Policies: 1.2, 1.6, 2.6, 5.1

Action CD-3: Adopt a Streetscape Enhancement Plan

Assess the need for improvements to medians, sidewalks, lighting and public signs on streets, and establish a Streetscape Enhancement Plan. Within the Plan, identify roadways that need streetscape improvements, with an emphasis on improvements to roadways in regional commercial areas such as Hacienda Boulevard and in residential neighborhoods.

Research available funding opportunities, including public/private partnerships and State and federal grants.

Related Policies: 1.4, 5.6

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Action CD-4: Enforce City Codes

Continue to aggressively enforce and strictly require compliance with City codes that will improve the visual appearance of residential neighborhoods, commercial centers, and the Downtown Business District.

Related Policies: 1.3, 2.3, 3.2, 5.7

DEVELOPMENT CONDITIONS AND REQUIREMENTS

Action CD-5: Apply Design Strategies and Guidelines

Implement the design policies outlined in the General Plan, the City Urban Design Guidelines and the Downtown Business District Specific Plan. Apply the design guidelines to new development and redevelopment projects to establish a unique visual identity for the City's neighborhoods and commercial and civic areas, and to promote high- quality site planning and architecture.

Require rehabilitation of established structures and new developments to be consistent with these guidelines in order to ensure high-quality, consistent development.

Related Policies: 1.4, 2.5, 3.4

PLANNING AND OUTREACH INITIATIVES

Action CD-6: Promote Rehabilitation Grants and Loans

Continue to encourage and support improvement and rehabilitation of homes and businesses through the City's residential and commercial loan and grants programs. Increase publicity for these programs by making bilingual brochures and flyers available at City-sponsored events and including articles and advertisements in City publications such as *Spotlight La Puente*. Encourage the use of the program in concentrated, high traffic commercial areas. Expand these programs to include industrial properties in concentrated areas to maximize visual impact, as funding is available.

Related Policies: 1.2, 2.3, 3.2, 5.2, 6.3

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Action CD-7: Investigate the Potential to Create Park Development Incentives

Investigate the potential to create an incentive program to encourage new park development.

Related Policies: 5.5, 1.4

Action CD-8: Make Downtown La Puente More Visible

Hold and promote City-sponsored community events at venues located within the Downtown Business District (DBD).

Encourage the use of Downtown venues by community groups and schools.

Use the City's website to post available venues and requirements for reserving and staging events. Assign a City staff person to field inquires and streamline the process for using DBD venues.

Encourage the establishment of new public open spaces in the DBD to accommodate future public events.

Related Policies: 2.2, 2.4

Action CD-9: Attract and Retain Businesses

Identify specific high-quality businesses or business types that can better serve the local market and fill anticipated service and retail needs.

Encourage City staff, current business owners and the Puente Hills Area Chamber of Commerce to solicit and retain a range of businesses that maintain and enhance the commercial and business characteristics of Downtown La Puente, the Hacienda Corridor, and shopping centers throughout the City.

Develop a marketing strategy to target businesses and increase the City's visibility in the commercial real estate market.

Related Policies: 1.1, 1.5, 2.1, 3.1, 6.1, 6.2, 7.1

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Action CD-10: Work with Developers to Identify Development Opportunity Sites

Work with developers to identify vacant and underutilized development sites for key development opportunities. In cooperation with interested developers, build a database that prioritizes sites and identifies the types of opportunities that may be feasible and desirable on each site, and identify the type of funding/investment levels needed. Database can be made available to interested developers. Focus on:

- Identifying sites within commercial and industrial areas that are good candidates to be recycled into cleaner, high quality, productive uses
- Identifying sites within residential neighborhoods appropriate for lot consolidation, in order to facilitate higher quality residential or pocket park developments

Identify State, federal and private funding opportunities.

Related Policies: 1.2, 4.1

Program CD-11: Expand Affordable Housing Options

Assist in the development of new housing units through the following actions:

- Encourage housing development and provision of open space amenities within multi-family projects through density bonus incentives
- Continue to allow for development of second units, pursuant to State law
- Pursue additional funding for affordable housing development through the Los Angeles County Community Development Commission and the federal department of Housing and Urban Development (HUD) , when available

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- Utilize redevelopment set-aside funds to create new affordable housing options consistent with the City's Affordable Housing Implementation Plan

- Apply for affordable housing assistance from the City of Industry set-aside program

Related Policy: 5.1

Program CD-12: Improve Economic Development Resources and Assistance Provided to Businesses

Assist new and existing businesses in the City through the following actions:

- Provide "ombudsman" services for one-on-one contact with business community.
- Utilize economic development assistance resources already available from outside agencies, e.g. LA County Economic Development Corporation, Small Business Development Center, etc.
- Assist in the formation of a Business Improvement District where there is support among potentially affected businesses.

- Create a small business incubator to help first-time entrepreneurs.

Related Policy: 6.1, 6.2

Program CD-13: Adopt a Financial Incentives Program

Incentives should be offered only to those that make long-term commitments in capital investment and plan to create jobs with salaries high enough to sustain families. Recipient businesses shall be considered based on a positive cost/benefit analysis. Incentives shall be only used for gap financing and if used for a desired new business, incentives will only be used to attract those that would not otherwise locate into the City.

The Financial Incentives Program will offer:

- Performance based incentives
- Same incentives to in-town as well as outside developers considering locations in town

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- Offset building and development fees for commitments for number of jobs to be created, types of jobs created, investment per job created, and/or gross revenues, etc.

Related Policy: 7.3

Program CD-14: Prioritize Economic Development Issues and Activities

- Seek out advice of local business organizations on implementation of economic development activities.
- Dedicate a Staff position(s) to economic development programs to give it the attention it needs.
- Create economic development review committee within City structure to help solve technical and regulatory barriers to new development.

Related Policy: 4.2, 7.3

INTER-JURISDICTIONAL COORDINATION

Action CD-15: Monitor the Alameda Corridor East

Identify economic enhancement strategies and projects for the Valley/Old Valley area that can benefit from the Alameda Corridor East construction. Prioritize projects and research funding opportunities from State, federal and private agencies. Coordinate with the City of Industry and other neighboring jurisdictions, when appropriate.

Related Policy: 4.2

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EXHIBIT B-2
City of La Puente General Plan Amendment No. 2026-01
Community Development Element (Redline/Tracked Changes), May 2026

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EXHIBIT B-3
La Puente General Plan Amendment No. 2026- 01
Housing Element (Redline/Tracked Changes), May 2026

2021-2029 Housing Element

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

CITY COUNCIL ADOPTED
February 2022

(Revised to reflect changes made in response to 4/25/22 HCD letter)

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ACKNOWLEDGEMENTS

CITY COUNCIL

Charlie Klinakis, Mayor
Valerie Muñoz, Mayor Pro Tem
David Argudo, Councilmember
Violeta Lewis, Councilmember
Gabriel Quinones, Councilmember

PLANNING COMMISSION

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RESOLUTION NO. 22-5690

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF LA PUENTE, CALIFORNIA, SETTING FORTH FINDINGS AND APPROVING GENERAL PLAN AMENDMENT NO. 21-02 TO UPDATE THE 2021-2029 6m CYCLE HOUSING ELEMENT TO COMPLY WITH THE REQUIREMENTS IMPOSED BY CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (GOVERNMENT CODE SECTION 65588(e)(4)), AND AN INITIAL STUDY/NEGATIVE DECLARATION, REGARDING SAME

WHEREAS, California law requires cities to prepare and adopt a General Plan to guide the future development of the City of La Puente ("City"); and

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

WHEREAS, California law requires that cities comprehensively update the Housing Element of the General Plan periodically to ensure their plans can accommodate future demand for housing; and

WHEREAS, based on age and condition of non-residential structures on nonvacant sites, as well as the likelihood of commercial uses on nonvacant sites converting to mixed-use residential developments due to the continued decline ofretail-only uses specifically within the existing Downtown Business District-Specific Plan ("DBD-SP") Mixed-Use ("MU") Subareas, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be integrated with new residential uses, such as the Mixed-Use Zoning Program (Program 6 of the 2021-2029 6th Cycle Housing Element) or discontinued during the planning period, and therefore are not considered significant impediments to additional residential development during the period covered by the housing element; and

WHEREAS, the State of California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort, the City launched a bilingual (English/Spanish) online housing needs survey, conducted stakeholder interviews on March 29 and 31, 2021, held a virtual City Council study session on May 25, 2021, and held a duly noticed virtual community workshop on June 14, 2021. Issues raised during these public participation events were addressed in the 2021-2029 6th Cycle Housing Element Update; and

WHEREAS, the City prepared a Dran 2021-2029 6th Cycle Housing Element Update ("Project"), which was made available for a 30-day public review beginning on November 10, 2021;and

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WHEREAS, on November 24, 2021, the draft 2021-2029 6th Cycle Housing Element was submitted to the State Department of Housing and Community Development ("HCD") for review, pursuant to Government Code Section 65585(b); and

WHEREAS, on January 24, 2022, per Government Code Section 65585(b), a response/comment letter from the State Department of Housing and Community Development ("HCD") was received by city staff for the review of the draft 2021-2029 Housing Element and document was revised to comply with state housing element law (A11icle 10.6 of the Government Code); and

WHEREAS, this City Council acknowledges that Housing Element comment provided by HCD were considered and incorporated as appropriate prior to final adoption of the 2021-2029 Housing Element by City Council, in compliance with state law; and

WHEREAS, this City Council duly authorize the City Manager to make non-substantive changes to the Housing Element in response to comments from HCD to support state certification of the 2021-2029 6th Cycle Housing Element; and

WHEREAS, the City of La Puente acting as a lead agency has completed an environmental Initial Study/Negative Declaration (IS/ND) and determined that the Project would have no or less than significant enviom11ental impacts and that no mitigation measures are required. The IS/ND was prepared and circulated for a 20-day public review period that began on November 10, 2021 and concluded on December 2, 2021 in accordance with the California Environmental Quality Act ("CEQA"). The City received one comment letter on the IS/ND during the public review period from the Los Angeles County Sanitation Districts (Districts), which provided minor clarifications related to the background information related to the Districts. The single comment letter did not identify any new environmental effects beyond those already identified in the IS/ND, nor provided substantive comments on the environmental issues addressed in the IS/ND; and

WHEREAS, on January 19, 2022, the Plmming Commission of the City of La Puente conducted a duly noticed public hearing on the proposed GPA No. 21-02 and Initial Study/Negative Declaration, and after receiving the report, hearing all testimony, and considering all evidence, the Planning Commission recommended approval of GPA No. 21-02 and Initial Study/Negative Declaration to the City Council; and

WHEREAS, notice of the City Council's February 22, 2022 public hearing on the proposed General Plan Amendment ("GPA") No. 21-02 for the 2021-2029 6th Cycle Housing Element and Initial Study/Negative Declaration was published in *The San Gabriel Valley Tribune* on February 10, 2022, in compliance with the CEQA Guidelines, the City's Municipal Code ("Code"), and Government Code Section 65091; and

\1/HEP□ft1S, all legal prerequisites to the adoption of this resolution have occtnTed.

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NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of La Puente.

SECTION 3. The City Council duly authorizes the City Manager to make non-substantive changes to the Housing Element in response to comments from HCD to support State certification of the 6th Cycle Housing Element.

SECTION 4. The 2021-2029 6th Cycle Housing Element complies with Article 10.6 (Housing Elements), of the California Govermnent Code, Sections 65580 *et seq.*

SECTION 5. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Upon independent review, judgment, analysis, and consideration of the information contained in the Application, the City Council hereby finds and determines that the Project would have no or less than significant environmental impacts and that no mitigation measures are required and thereby recommends City Council approval of the Initial Study/Negative Declaration in accordance with the CEQA Guidelines.

SECTION 6. GENERAL PLAN AMENDMENT FINDINGS. Pursuant to Section 10.112.060.A of the City's Municipal Code, the City Council finds as follows:

1. The amendment is internally consistent with all other provisions of the General Plan. The proposed GPA No. 21-02 is internally consistent with all other provisions of the General Plan in that the Housing Element is consistent with the land use designations set forth in the Community Development Element, in compliance with State requirements. The Housing Element is consistent with the General Plan's policies and proposals. The Housing Element draws upon the development capacity levels given in the Community Development Element to determine the appropriate location for affordable housing development. Furthermore, the City will ensure consistency between the Housing Element and other elements of the General Plan, and as new policies are introduced, they will be reviewed for consistency with existing elements. If any General Plan elements are updated, the Housing Element may also be modified to maintain consistency within the General Plan; and

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city because the updated Housing Element serves to facilitate the development, preservation, and rehabilitation of housing for all economic segments of the community and persons with special needs, in compliance with State requirements.

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SECTION 7. Based upon substantial evidence presented to the City Council during the February 22, 2022 public hearing, including public testimony, the written and oral staff report and attaclunents, as well as the findings and conclusions set forth herein, the City Council adopts the Plaiming Commission's recommendation to approve General Plan Amendment No. 21-02 and to adopt the 2021-2029 Housing Element and Appendices, attached hereto as Exhibit "1" and Initial Study/Negative Declaration, regarding same, attached hereto as Exhibit "2", and incorporated herein by reference.

SECTION 8. The provisions of this Resolution are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 9. That the City Clerk shall certify to the adoption of this Resolution and the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 22nd day of February, 2022, by the following vote:

AYES:	COUNCILMEMBERS: K.linakis, Argudo, Mendoza, Quinones
NOES:	COUNCILMEMBERS: None
ABSTAIN:	COUNCILMEMBERS: None
ABSENT:	COUNCILMEMBERS: Munoz

Charlie K.linakis, Mayor

ATTEST:

Sheryl Garcia, City Clerk

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HOUSING ELEMENT

1. INTRODUCTION

State law, in recognition of the role of land use planning in local governments' provision of affordable housing, requires inclusion of a Housing Element in the General Plan for every jurisdiction. Cities and counties in California prepare their Housing Elements by consulting State law, the existing General Plan, and community stakeholders. The result is a comprehensive strategy for providing affordable housing over the next 8-year planning period.

PURPOSE AND ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is one of the seven mandatory elements of the General Plan. Through policies, procedures, and incentives, it provides an action-plan for maintaining and expanding the housing supply in the City of La Puente.

La Puente's Housing Element for the 6th planning period of October 15, 2021 to October 15, 2029 describes policies and programs that include:

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

STATE REQUIREMENTS

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

a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian is a priority of the highest order.

b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.

d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.

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

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

a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State's housing goal.

b. To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the State's housing goal.

c. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State's housing goal, provided such a determination is compatible with the State's housing goal and regional housing needs.

d. To ensure that each local government cooperates with other local governments in order to address regional housing needs.

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

Relationship to Other General Plan Elements

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

Community Safety Element

As part of the adopted 2004 General Plan, flood hazards and dam inundation zones were incorporated into the Community Safety Element. However, in accordance with recently adopted SB 1241 and SB 379, updates to the Community Safety Element to incorporate new State policies regarding wildfire protection and climate adaptation and resiliency must be addressed when the Housing Element is updated. The City will commence updating the Community Safety Element

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concurrent with the 6th Cycle Housing Element update, with adoption of the Community Safety Element update in compliance with State law anticipated to occur by December 2023.

Environmental Justice

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

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

Community Outreach and Input

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

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

- City Council study session on May 25, 2021
- Community workshop on June 14, 2021
- Planning Commission public hearing on January 19, 2022
- City Council public hearing on February 22, 2022

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

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review and input on the Draft Housing Element was also publicized on the City's social media platforms and on the dedicated project webpage.

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

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2. Needs Assessment

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

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

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

Population Trends

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

Population Growth

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

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

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

Source: California Department of Finance

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

Age Distribution

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

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

Table 2. Age Distribution

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

Source: 2015-2019 American Communities Survey (ACS)

Racial and Ethnic Composition

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

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Table 3. Race and Ethnicity

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

Source: 2015-2019 American Communities Survey (ACS)

HOUSEHOLD CHARACTERISTICS

Household type and size, income level, the presence of persons with particular needs, and other household characteristics may affect access to and demand for housing and housing programs. This section details the various household characteristics in La Puente.

Household Type and Size

Household characteristics can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums. Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to provide a diversity of housing opportunities to give households of different ages and types the opportunity to live in La Puente.

The U.S. Census Bureau defines a household as all of the people who occupy a housing unit. A housing unit can be any sort of officially recognized dwelling – for example, a home, an apartment, or a mobile home.

According to the 2015-2019 ACS, the average household size in La Puente was significantly larger than for Los Angeles County as a whole (4.24 City vs. 2.99 County). Married-couple families represented 58 percent of households in the City compared to 68 percent in the County. Persons living alone comprised only 10 percent of households compared to less than 1 percent of County households (**Table 4**). With the aging of the population, the percentage of single person households in the City seems likely to increase in the coming decades.

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Table 4. Household Composition

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

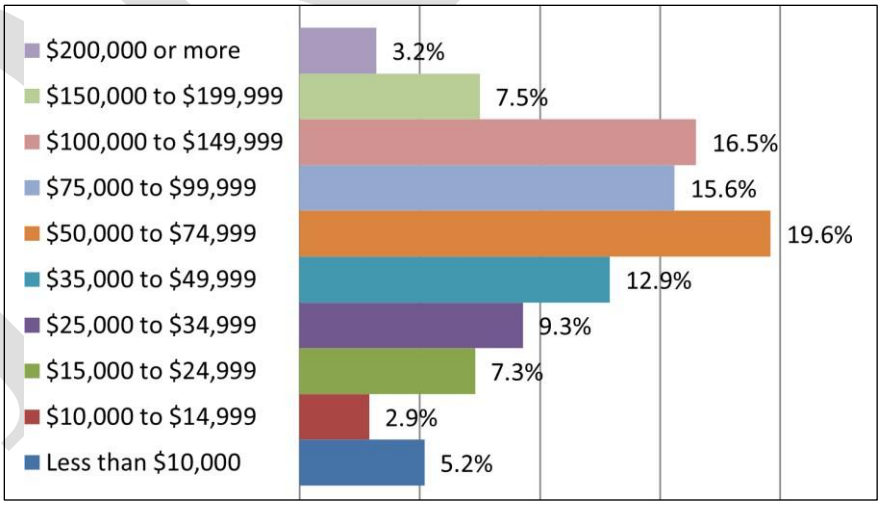
Source: 2015-2019 American Communities Survey (ACS)

Income Characteristics

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

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

Figure 1. Household Income Distribution



Source: 2015-2019 American Communities Survey (ACS)

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

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

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

Table 5. Household by Income Category

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

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

2020 COVID-19 Pandemic Impact

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

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

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

Employment Trends

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

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

Table 6. Employment by Occupation

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

Source: 2015-2019 American Communities Survey (ACS)

Particular Needs Groups

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

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Seniors

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

Table 7. Senior Households by Tenure

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

Source: 2015-2019 American Communities Survey (ACS)

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

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

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

Persons with Disabilities

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

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Table 8. Disabilities by Age Group

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

Note: Totals may exceed 100% due to multiple disabilities per person
Source: 2015-2019 American Communities Survey (ACS)

Developmental Disabilities

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

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

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

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

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

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

Large Households

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

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

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Table 9. Large Households by Tenure

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	525	9.8%	456	11.6%
2 persons	1,099	20.4%	643	16.3%
3 persons	810	15.0%	768	19.5%
4 persons	1,056	19.6%	734	18.7%
5 persons	**833**	**15.5%**	**682**	**17.3%**
6 persons	**472**	**8.8%**	**384**	**9.8%**
7+ persons	**589**	**10.9%**	**267**	**6.8%**
Total households	5,385	100%	3,934	100%

Source: SCAG Local Profile (2019)

Lower income large households would benefit from many of the same organizations that provide services to other lower income households. To assist lower income residents, Programs 3, 4, 5, 6, and 12 focus on providing opportunities for new affordable housing, Programs 7, 8, and 10 address direct assistance to renter and owners, and Program 14 includes meaningful actions to increase access to opportunities and reduce displacement in the community.

Single-Parent Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. Female-headed households with children particularly tend to have lower incomes, thus limiting housing availability for this group. In addition, these households have a greater need for accessible daycare and other supportive services.

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

Table 10. Family Household Type by Tenure

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

Source: 2015-2019 American Communities Survey (ACS)

The YWCA-Wings organization offers services to female-headed households who reside in La Puente. It provides emergency shelter for women and children who become homeless due to domestic violence. Services include 24-hour access to emergency housing and crisis hotline, food and basic personal items, crisis support and advocacy, counseling and support groups, medical and legal advocacy, and specialized children's services. Additionally, the City of La Puente offers housing assistance services to qualified residents through the LACDA and the Housing Resources Center.

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Farmworkers

La Puente is a fully urbanized City with no significant agricultural operations. The 2015-2019 ACS reports 139 residents of La Puente are employed in the "Agriculture, forestry, fishing and hunting, and mining" industries. Comparatively, based on 2017 United States Department of Agriculture (USDA) data, there were 3,266 farmworkers in Los Angeles County. Although the presence of farmworkers in the La Puente community is extremely limited, the City acknowledges the need for expanded housing opportunities for this group. The California Employee Housing Act requires the housing for six or fewer employees, including farmworkers, be treated as a typically residential use. This is not currently addressed in the City's code; therefore, an action has been added to Program 11 to ensure compliance with State law.

Homeless Persons

The 2019 Greater Los Angeles Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA) revealed a population of approximately 58,936 homeless persons in Los Angeles County on a single night survey conducted in June 2019[1]. La Puente is located in Service Planning Area (SPA) 3, San Gabriel Valley. The 2019 homeless count for SPA 3 was 5,031 persons with more than half of those (3,613 persons) unsheltered. The 2019 LAHSA point-in-time survey revealed a population of approximately 35 unsheltered homeless persons in La Puente.

Currently, the City of La Puente provides the following supportive services to homeless individuals and families through the following agencies and service providers:

- First Time Homebuyers Assistance Program: The Los Angeles County Development Authority (LACDA), on behalf of the County, administers the First Time Homebuyers Assistance program and make funding available the City of La Puente. The City anticipates receiving approximately a total of $1,328,000 over five years to use for a first-time homebuyer down payment assistance program.
- Section 8 Housing Assistance Program: Provides rental assistance through the Federal Housing Choice Voucher program. The primary objective of the voucher program is to assist low-income persons and households, including those who are homeless or in danger of becoming homeless, in making rents affordable. The LACDA serves the City of La Puente and provides voucher assistance to the residents.
- 211 LA County: Dedicated to providing an easy-to-use, caring, professional source of guidance and advocacy to a comprehensive range of human services, available on a 24 hour/ 7 days per week basis. Also operates the Cold Weather Shelter Hotline for the County and provides staffing and human services information for emergency centers during disasters.
- Los Angeles Homes Service Authority (LAHSA): LAHSA Emergency Response Teams (ERTs) are available to assist residents Monday through Friday from 8:00 a.m. to 5:00 p.m. LAHSA ERTs offer outreach services to homeless encampment dwellers, emergency

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

services and shelter referrals to homeless families and unaccompanied adults and youth, direct, emergency services and transportation, and emergency assistance and referrals to social service agencies for people in the County who are at risk of experiencing homelessness.

- Southern California Housing Rights Center: Provides counseling assistance to families at risk of homelessness.
- East San Gabriel Valley Coalition for the Homeless: Assist people in finding permanent housing and assist them to become self-supporting.
- YWCA-Wings: Provides emergency shelter for women and children who become homeless as a result of domestic violence. Services include 24-hour access to emergency housing and crisis hotline, food and basic personal items, crisis support and advocacy, counseling and support groups, medical and legal advocacy, and specialized children's services.

HOUSING PROFILE

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

Housing Type and Vacancy

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

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

Table 11. Housing Type 2015-2021

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

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

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

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Housing Conditions

The age and condition of La Puente's housing stock is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, and plumbing. La Puente's housing stock is aging. The age of the housing stock, as defined by the year the units were built, is shown in **Table 12**. According to 2015-2019 ACS data, approximately 81 percent of all the housing units in the City were built before 1980. In other words, many housing units in the City are likely in need of major rehabilitation, if routine maintenance has not been performed over time. Based on Code Enforcement records and field observations, staff estimates that approximately 30 percent of housing units (or 2,968 units) may be in need of substantial repair or replacement due to deferred maintenance. To address this, the City offers both deferred loans as well as outright grants to qualifying homeowners as part of its Housing Rehabilitation Program.

Table 12. Age of Housing Stock

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

Source: 2015-2019 American Communities Survey (ACS)

Overcrowding

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

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

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

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Table 13. Overcrowding by Tenure

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

Source: 2015-2019 American Communities Survey (ACS)

Housing Costs

Housing Affordability Criteria

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

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

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

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Table 14. Income Categories and Affordable Housing Costs

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

Assumptions: Based on a family of 4; 10% down payment, 3% interest
Sources: California HCD 2021 Income Limits; LACDA 2020 Utility Allowance Schedule; OC Housing and Community Development Department Utility Allowances, 2021; Veronica Tam & Associates, 2021.

For-Sale Housing

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

Rental Housing

A recent internet survey[3] showed typical rental rates for 2- and 3-bedroom apartments in La Puente of $1,730 to $2,400 per month. When market rents are compared to the amounts lower-income households can afford to pay (**Table 14** above), it is clear that extremely low- and very low-income households have a difficult time finding housing without overpaying. The gap between market rent for a typical 2-bedroom 1-bath apartment and affordable rent at the extremely low-income level is about $1,066 per month, while the gap at the very low-income level is about $475 per month thereby making many of the rental apartments and homes in the City out of reach for these groups. To increase housing opportunities available to extremely low- and very low-income residents, the City is committed to facilitating the development of various housing types suitable to these groups including single room occupancy units, accessory dwelling units, employee housing units, and the development of affordable housing on religious properties, as well as continued participation in the housing voucher program administered through Los Angeles County. These actions are further described in Programs 3a, 7, 8, 11, and 12 of the Housing Element. Conversely, at the low-income and moderate-income levels, residents are likely to find affordable rentals in La Puente.

Cost Burden (Overpayment)

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the

2 Source: www.redfin.com, access as of May 13, 2021
3 Source: www.zumper.com, accessed May 13, 2021

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event of unexpected circumstances such as loss of employment or health problems, lower-income households with a burdensome housing cost are more likely to become homeless or double up with other households.

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

Table 15. Cost Burden by Housing Tenure (Renter)

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

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

Table 16. Cost Burden by Housing Tenure (Owner)

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

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

Affordable Housing in La Puente

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

The only subsidized affordable rental housing in La Puente is funded primarily through "project-based" Section 8. Project-based funding is provided by HUD through its New Construction, Substantial Rehabilitation, and/or Loan Management Set-Aside (LMSA) Programs. This funding, which generally is in the form of a subsidized mortgage, comes with the requirement that a percentage of the units in the building be affordable for a contractually determined period. While many of these contracts were long-term (15 to 20 years) at the beginning of the project-based Section 8 program, now they are mostly 3 to 5 years in length. Though these contracts are usually renewed by the building owner, the fact that they do not have to be renewed means that many project-based Section 8 subsidized units face the possibility of conversion to market rate.

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To opt out of the Section 8 program, an owner of a project-based subsidized building is required to provide at least 1 year's notice to residents, the local HUD contract administrator, and the local jurisdiction. According to the Los Angeles LOMOD Corporation,[4] the HUD contract administrator for the Los Angeles area, none of the owners of the four project-based Section 8 buildings in La Puente had given notice of intent to withdraw from the program as of June 2021. Three of the four subsidized properties listed in **Table 17** are currently owned by nonprofit entities.

Table 17. Subsidized Dwelling Units

Project Name	Tenant Type	Total Units	# of Affordable Units	Funding Program	Earliest Conversion Date
La Villa Puente Apartments 17351 E Main Street (nonprofit)	Family	121	119	Sec 8 LMSA CA16L000133	5/31/2037
La Puente Park Apartments 14721 Nelson Avenue (nonprofit)	Family	132	132	Preservation, Low Income Housing Tax Credit CA16L000010	7/1/2036
Amar Plaza Apartments 15662 Amar Road (nonprofit)	Family	96	42	Sec 8 LMSA CA16M000382	1/1/2026
Nantes Manor 775 Nantes Avenue (for-profit)	Family	40	40	Sec 8 NC, Section 221(d) CA160049006	8/1/2023
Total		389	333		

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

At-Risk Units

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

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

Two of the four federally assisted developments in La Puente (Amar Plaza Apartments and Nantes Manor), consisting of a combined 82 affordable units, are considered at risk of converting to market-

4 The Los Angeles LOMOD Corporation is a nonprofit corporation founded by the Housing Authority of the City of Los Angeles (HACLA). Los Angeles LOMOD operates independently of HACLA and its mission is to provide and support good quality housing for low-income families, seniors, and people with disabilities.

rate housing during the planning period of this at-risk analysis (October 15, 2021 through October 15, 2031). Nantes Manor has a HAP (Housing Assistance Payment) contract set to expire in 2023. The Amar Plaza Apartments has a HAP contract set to expire in 2026. The City will work with the property owners of Amar Plaza Apartments and Nantes Manor, interested groups, and the State and Federal governments to conserve its affordable housing stock through the planning period (Program 9). The other two subsidized developments, La Villa Puente Apartments and La Puente Park Apartments have affordability covenants in place through 2037; therefore, they are at minimal risk to losing their current supply affordable units.

Preservation and Replacement Options

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

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

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

Transfer of Ownership

Transferring ownership of the affordable units to a public or private housing organization is a viable way to preserve affordable housing for the long term and increases the number of government resources available to the project. The feasibility of this option depends upon the willingness of the owner to sell, funding sources to buy the property, and the existence of a public or private organization with sufficient administrative capacity to manage the property. To identify entities with the legal and managerial capacity to acquire and preserve at-risk units like the Los Angeles Development Authority, the City will utilize HCD's List of Qualified Entities that serve the Los Angeles region.

Additionally, projects in which all of the units are affordable, rather than just a portion, are more likely to be feasible because they can participate in ownership transfers more simply. The County Housing Authority would be a likely agency to facilitate transfer of projects to nonprofit entities. Because of the elimination of the Redevelopment Agency, the City has no staffing or funding to assist in facilitating such transfers.

Rental Assistance

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Based on the current fair-market rent of $1,424/month for 2-bedroom apartments and the

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affordability levels shown in **Table 14** above, it is estimated that a total subsidy of approximately $112,000 per month ($1.3 million per year) would be required to maintain rents for 291 units at very-low-income levels.

Purchase Affordability Covenants

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

Construction of Replacement Units

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

Projected Housing Need

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

Table 18. Regional Housing Needs Allocation 2021-2029

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

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

AFFIRMATIVELY FURTHERING FAIR HOUSING

In January 2019, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California State law. AB 686 defined "affirmatively further fair housing" to

mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element, which includes the following components:

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

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

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3. Constraints Analysis

While the City of La Puente recognizes the need for the development of sound, affordable housing for all its residents, this goal is not easy to achieve. The built-out nature of La Puente leaves few opportunity areas for new development. The key factors constraining housing development include land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. These constraints may result in housing that is not affordable to low- and moderate-income households, or may make new residential construction economically difficult for developers. Constraints to housing production significantly impact households with lower incomes and particular needs. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels and disabilities. In La Puente, constraints to housing are often related to the overall housing market and are part of regional trends over which the City has no control.

This section discusses potential constraints on the provision and cost of housing development in La Puente. According to State Housing Element Law, the constraints analysis must also demonstrate local efforts to remove barriers to achievement of goals for housing production and housing for persons with disabilities. If constraints preclude the achievement of housing goals, jurisdictions are required to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to mitigate these constraints are included in the Housing Plan.

Market Constraints

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

Development Costs

Building Materials and Labor

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

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

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

Timing and Density

The housing market can also constrain the timing between project approval and requests for building permits. In most cases, this may be due to developers' ability to secure financing for construction. In La Puente, the average time between project approval and request for building permit for a multi-family development is typically 2 to 4 months.

The City has made efforts to help property owners achieve maximum densities. However, achieving maximum densities are typically restricted by other development standards such as setbacks, height, private open space, common open space, and parking. For example, 15616 Amar Road is allowed a maximum density of 17 units. When a developer recently proposed a project with 11 units, they were informed that the minimum density requirement for the site was 12 units. However, due to the existing development standards, including parking, the project was almost abandoned. City staff worked closely with the developer to employ creative planning strategies to accommodate 12 units on the property. Smaller housing developers with multiple investors, like the one described above, tend to be the more common type to build in La Puente. These smaller developers also tend to have more flexibility that result in residential projects being constructed. Furthermore, over the past years, in discussions with larger housing developers like The Olson Company and City Ventures, the City has recognized that these groups have a "sweet spot" to get their underwriters to facilitate a residential project. In La Puente, larger housing developers seek properties with a minimum 2 acres in development size and a density around 20 units/acre. If these developers are dominating the housing construction market, their "sweet spot" leaves little room for other types of housing. Fortunately, the City has a fairly reliable cadre of smaller developers that are willing to construct regardless of minimum lot size or other development restrictions. As a result of the 6th cycle Housing Element update, the City will implement tools and changes to development standards that will facilitate in achieving the maximum density (Program 11).

Land Cost

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

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Availability of Financing

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

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

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, 52 households applied for mortgage loans for homes in La Puente in 2019 **(Table 19)**. Out of 18 applicants for government-backed home purchase loans, none were approved while 16 percent were denied and 5.5 precent were withdrawn or closed for incompleteness. Of the applications for conventional purchase loans, 5.8 percent were approved, 5.8 percent were denied, and 15 percent were withdrawn or closed for incompleteness in 2019

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

Loan Type	Total Applicants	Approved, Not Accepted	Denied	Other
Government-Backed Purchase	74	2.7%	10.8%	13.5%
Conventional Purchase	195	6.1%	5.6%	12.8%
Refinance	873	3.5%	14.7%	24.0%
Home Improvement	88	1.1%	55.6%	14.7%
Total	1,230	13.4%	86.7%	65.0%

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

Source: FFIEC Home Mortgage Disclosure Act, 2019

GOVERNMENTAL CONSTRAINTS

Housing affordability can be affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the quality of housing may serve as a constraint to housing development. Public policies can affect overall housing

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availability, adequacy, and affordability. Consistent with State law (*California Government Code* §65583) this section addresses six potential constraints to housing development:

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

Land Use Controls

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

General Plan Community Development Element

The City completed a comprehensive update of its General Plan in 2004. The Community Development Element sets forth the City's policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the City. The Community Development Element provides a variety of residential land use designations as well as a mixed-use development category that promotes development of mixed commercial, office, and residential uses in the downtown business district, consistent with the goals of the Downtown Business District Specific Plan (**Table 20**).

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Table 20. Residential Land Use Designations

General Plan Land Use Category	Corresponding Zone Districts	Maximum Densities[1]	Typical Residential Types
Low Density Residential (LDR)	R-E R-1	7 DU/acre	Primarily detached single-family dwellings on individual lots.
Medium Density Residential (MDR)	R-2	14 DU/acre	Small-lot detached single-family homes, duplexes, triplexes, medium density garden apartments, planned developments, and townhomes.
Medium High Density Residential (MHDR)	R-3	18 DU/acre	Moderate density apartments, townhomes, condominiums, and planned unit developments.
High Density Residential (HDR)	R-4	30 DU/acre	Higher-intensity apartments, planned unit developments, condominiums and townhomes.
Mixed-Use (MIX)	DBD	No density maximum for mixed-use developments. Based on approved projects, the expected density is 40-50 DU/acre[2]	Apartments, condominiums, and single-room occupancy (SRO) units above the first floor of a commercial use, and stand-alone multiple-family residential uses in subareas established by the Downtown Business District Specific Plan.

Notes:
1. The General Plan and Comprehensive Zoning Regulations allow for higher densities based on the type of development proposed. See discussion below.
2. See Program 4 in the Housing Plan (Chapter 5)

Source: City of La Puente General Plan, 2004

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

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

Zoning and Residential Development Standards

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

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

Table 21. Residential Development Standards

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

Source: City of La Puente Zoning Regulations, 2021

Open Space

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

In the R-2 zone, 100 square feet of common or private open space is required. In the R-3 and R-4 zones, 200 square feet of common open space is required for each dwelling unit plus 100 square feet of private open space per unit in the R-3 zone and 50 square feet of private open space per unit in the R-4 zone. La Puente's open space standards mirror those of similar suburban communities and are not considered a constraint to development.

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Parking

City parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. The Zoning Code requires parking based on the number of units on the property. Parking requirements for residential uses are listed in **Table 22**. For single-family developments, Title 10 requires two parking spaces within an enclosed garage or carport. Multi-family residential requirements vary based on the number of bedrooms in each unit, and also require guest parking. These parking standards are comparable to those found in other Southern California cities.

Table 22. Parking Requirements

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

Source: City of La Puente Zoning Code, 2021.

However, during public outreach for the Housing Element update process, parking for mixed-use developments was identified as a challenge for increasing housing production. For example, a developer recently proposed a 34-unit mixed-use development in the downtown area. The parking requirements for the Downtown Business District-Specific Plan (DBD-SP) residential subareas are different than standard multi-family requirements. Staff created a parking calculator to generate the required parking count based on the quantity of certain types of units. Ultimately, the developer was unable to provide adequate parking per the requirements; however, the City considered and approved a variance as the mixed-use proposal provided sufficient parking at a ratio of 1 space per bedroom. A "guest" parking requirement is not specified for the DBD-SP, but it includes fractional spaces per unit type that provide for the guest (e.g.: bachelor = 1.25, one-bed = 1.5, and two or more beds = 2.5). An "additional" parking requirement is included in the DBD-SP at 1 space per 8 units for projects with more than 8 units. Staff's parking calculator along with a downtown parking study allowed the City to analyze the demand of the project and ultimately make findings to support the variance. The mixed-use proposal was also located in a Transit Priority Area (TPA) and within a half mile of a Park and Ride. In comparing the DBD-SP residential parking requirement with the City's multi-family parking requirements, the City found that the multi-family requirements are slightly more restrictive even though they are comparable to the typical standards utilized by other jurisdictions. A bachelor unit in the multi-family zones requires 1.5 spaces as opposed to the 1.25 in the DBD-SP and a one-bedroom unit in the multi-family zones requires 2.5 spaces (the 0.5 for guest) as opposed to 1.5 in the DBD-SP.

Given the discussion above, the City acknowledges residential parking requirements may pose as a constraint to providing additional housing supply. Therefore, the City is committed to comprehensively examining parking requirements as part of Programs 4 and 11 including reducing

the one-bed parking requirement to 1.5 spaces in multi-family zones to match the DBD-SP and to ensure that any new parking ratios do not negatively impact multi-family zones that are already experiencing parking shortages.

The Planning Division hosts all development codes and standards on the City's website at https://lapuente.org/government/departments/development-services/planning-division/in compliance with State law including AB 1483.

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

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

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Table 23. Mixed-Use Development Standards

Standards	DBD SP	
	Mixed-Use	Multi-Family
Maximum Density	No density maximum for mixed-use developments. Based on approved projects, the expected density is 50 DU/acre.	No density maximum for multi-family developments. Based on approved projects, the expected density may range between 16 and 75 DU/acre.
Maximum Lot Coverage	100%	100%
Height	45 ft / 3 stories	36 ft / 3 stories
Minimum Lot Area	N/A	N/A
Minimum Floor Area Per Dwelling Unit	Duplex: 800 sf/DU Studio: 450 sf/DU 1-Bedroom: 650 sf/DU 2-Bedroom: 750 sf/DU More than 2-Bedroom: 750 sf + 50 sf for each additional bedroom SRO: 300 sf/DU	Duplex: 800 sf/DU Studio: 450 sf/DU 1-Bedroom: 650 sf/DU 2-Bedroom: 750 sf/DU More than 2-Bedroom: 750 sf + 50 sf for each additional bedroom SRO: 300 sf/DU Senior 1-Bedroom: 450 sf Senior 2-Bedroom: 600 sf Senior SRO: 300 sf
Parking[5]	Studio: 1 covered space + ¼ uncovered space 1-Bedroom: 1 covered space + ½ uncovered space 2- or more-Bedroom: 2 covered spaces + ½ uncovered space	Studio: 1 covered space + ¼ uncovered space 1-Bedroom: 1 covered space + ½ uncovered space 2- or more-Bedroom: 2 covered spaces + ½ uncovered space Senior: May be reduced by up to ½, subject to approval of Traffic Engineer
Landscaping	One 24-inch box tree per 50 linear ft of street frontage	One 24-inch box tree per 50 linear ft of street frontage

Setback requirements are also tailored for the DBD to reflect the commercial nature of the ground floor of developments within the mixed-use areas. On each of the primary streets (Main Street, Glendora Avenue, First Street, Second Street, and Third Street), a zero-foot setback measured from the property line is allowed. No side yard is required, and rear yards must be 12 feet in depth at a minimum, unless a reduced yard is necessary to accommodate required on-site parking, circulation aisles, and dedication of alley rights-of-way.

In addition to allowing decreased parking requirements for senior residential developments in the DBDSP area, at the discretion of the Planning Commission, fees may be paid in lieu of providing parking spaces. Criteria used to determine if parking should be reduced, and payment of in lieu fees, includes pedestrian orientation of commercial uses, incompatibility of parking areas with adjacent uses, and efficiency in site planning. The Specific Plan allows for flexibility in design and density in

5 According to the La Puente Downtown Business District Specific Plan, multi-family housing containing eight or more units must provide an additional guest space for each eight dwelling units in the development.

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

Other Specific Plan Areas

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

Providing for a Variety of Housing Types

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

Multi-Family Housing

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

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Table 24. Permitted Uses in Residential Zones

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

P Permitted use by-right
C Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.
- Not a permitted use.
1. Must conform with minimum density standards
2. Permitted pursuant to State law
3. Permitted subject to the same standards as other residential uses of the same type in the same zone, pursuant to State law.

Source: La Puente Municipal Code, 2021

Accessory Dwelling Units

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

Senior Housing

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

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

The Sunny Garden Specific Plan (Sunny Garden Apartments) was approved in 1988 and consists of 95 residential units (94 senior units and one manager unit) on 1.67 acres, yielding a density of 56.9 dwelling units per acre. Two parking areas are located on the site, with 44 uncovered parking spaces (for a parking ratio of 0.5 spaces per unit). In February 2020, the City Council authorized the Los Angeles County Development Authority to issue bonds to a new property owner to acquire the site, rehabilitate the living units and common areas, and establish new affordability covenants for a period of 55 years.

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

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

Housing for Persons with Disabilities

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

Group Homes and Community Care Facilities

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

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Definition of Family

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

Reasonable Accommodation

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

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

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

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

Emergency Shelters

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

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Commercial Manufacturing (CM) zone. The CM zone encompasses 21.5 acres of land and contains parcels developed with industrial uses including offices, auto repair related services, and non-conforming residential structures. An analysis of properties in the CM zone shows there are three underutilized sites **(Table 25)** that the City considers suitable for development of emergency shelters to accommodate the most recent LAHSA point-in-time homeless survey (35 unsheltered homeless persons) in accordance with current State law (AB 139).

Table 25. Underutilized Properties in the CM Zone

Address	Site Acreage	Existing Use	Year Built	Possible Hazardous Conditions
16209 Old Valley Blvd.	0.43	Discontinued Auto Repair	1988	Yes
16253, 16259, 16303 Old Valley Blvd.	1.87	Single Family Residential, Nightclub and parking area	1956	No
16031 Old Valley Blvd.	0.35	Discontinued Auto Repair	--	Yes

Two of the three identified sites contain shuttered auto repair businesses where site remediation to address possible ground contaminants may be necessary to prior to developing emergency housing. The remaining site contains an existing nightclub with a large parking area. These CM zoned sites were selected due to their development status, as well as their proximity to services and public transportation that could accommodate local needs for new shelter facilities.

With the exception of parking, development standards for emergency shelters are the same as for other uses in the CM zone. On-site parking for emergency shelters only need to be sufficient to accommodate all staff working in the facility. These development and parking requirements are consistent with State law and do not pose a constraint to establishment of emergency shelters.

Low Barrier Navigation Centers

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

Transitional and Supportive Housing

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

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Manufactured and Mobile Homes

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

Farmworker Housing

As indicated in the Community Needs Assessment, 139 La Puente residents have "Farming, Forestry, and Fishing" occupations, according to 2015-2019 ACS data. Comparatively, based on 2017 United States Department of Agriculture (USDA) data, there were 3,266 farmworkers in Los Angeles County. Although the presence of farmworkers in the La Puente community is extremely limited, the City acknowledges the need for expanded housing opportunities for this group. The California Employee Housing Act requires the housing for six or fewer employees, including farmworkers, be treated as a typically residential use. This is not currently addressed in the City's code; therefore, an action has been added to Program 11 to ensure compliance with State law.

Single-Room Occupancy Facilities

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

Density Bonus

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

Building Codes and Enforcement

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

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

To ensure that the Municipal Code is followed, three Code Enforcement Officers assist individuals in keeping their properties in compliance. The Code Enforcement Officers have the authority to expeditiously abate problems that may endanger the health, safety, and welfare of the community, which helps preserve the housing stock by requiring owners to maintain their properties in sound condition. The abatement process typically requires the clean-up or repair of properties that are found to be in violation of City code. City staff promptly responds to property maintenance complaints and is available to work with property owners in preventing and correcting Code violations. In addition, the City offers financial assistance programs to assist homeowners in helping maintain the safety and quality of their residences. The local enforcement of these codes does not add significantly to the cost of housing.

On-Site and Off-Site Improvements

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

In La Puente, required site improvements vary depending on the existing condition of each project. Typically, site improvements include the undergrounding of all utility lines, landscaping, replacement of any broken or substandard curbs to a standard 3-inch width, gutters to a standard 1-foot width, and sidewalks to a standard 5-foot width, as well as the provision of adequate outdoor lighting.

Fees and Exactions

Planning, Development, and Infrastructure Fees

Various fees are collected by the City to cover costs of processing development permits and providing infrastructure (**Table 266)**. Application fees can pose a constraint on the production of housing units and adversely affect housing affordability. Consistent with State law, planning and development fees in La Puente are limited to the cost of providing the required services and do not represent an unreasonable constraint on the production or preservation of housing, including affordable housing.

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Table 26. Planning and Development Fees

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

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

Source: City of La Puente, 2021

In addition to planning application fees, many municipal jurisdictions charge development impact fees, and developers in turn incorporate those fees into housing costs, which can reduce the affordability of housing. These fees can include park fees, police and fire fees, and sewer and waterline fees imposed in accordance with new development. La Puente has not established development impact fees. The Planning Division host all development applications and fee schedules on the City website at https://lapuente.org/government/departments/development-services/planning-division/ in compliance with State law including Assembly Bill 1483.

Under *California Government Code* §66000, public agencies are allowed to charge capacity charges at the time a new customer connects for the first time. La Puente imposes a sewer charge. The genesis for the sewer charges was the 2004 Sewer Master Plan, which outlined the condition of the sewers and the need for capital improvements throughout the City. The Master Plan identified a number of deficiencies within the existing sewer system such as line collapses, inadequate capacity in some areas, minimum flow velocity, and aging pipes. In 2006, the City began collecting a sewer rate charge from all property owners to help fund sewer upgrades. The purpose of the sewer rate charge is to recover the reasonable cost of facilities attributable to development. Funds from this capacity charge are used for replacing and renewing exiting facilities and for upgrading and constructing facilities required to expand the system to build-out. The sewer fees were followed in 2007 by the issuance of sewer revenue bonds to fund the construction of the Sewer Upgrade Project completed in 2017.

Processing and Permit Procedures

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

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In 2015 the City adopted a comprehensive revision to the Zoning Code, which simplified the development review process. **Table 27** below summarizes the permit requirements, procedures, and typical timeframes for residential developments.

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

The Site Plan and Design Review process is used for all types of projects including commercial and residential expansion and new construction. According to the city code, the level of review (Director vs. Planning Commission) for a residential project is based on the type of project and number of units. Multi-family expansion up to a maximum of 25 percent of the existing floor area will require only a Director level review. Expansions greater than 25 percent require Planning Commission review. New construction, multi-family projects of no more than 2 units require only Director level review and those with 3 or more units require Planning Commission. These applicability standards provide increased flexibility. However, the primary benefit of the Site Plan and Design Review process is the elimination of the Design Review Committee (DRC) review and recommendation process. Removing the DRC process prior to action by the Planning Commission has resulted in significantly reducing application processing time. Pursuant to city code, the Site Plan and Design Review process for residential projects only requires a public hearing for all projects that are two stories or taller. However, the level of review is the same regardless of a 2-story development.

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

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

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i. Consistency with the General Plan and any applicable specific plan; and
j. Consistency with any adopted design guidelines/policies.

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

The proposed development:

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

These site plan and design review requirements are typical of other cities in California. However, the findings, process, and review authority will be augmented/amended with the establishment of objective design standards and their applicability to multi-family and mixed-use residential developments in accordance with Senate Bill 35 as part of the implementation of Program 11.

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

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

Table 27. Development Review Procedures

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

Source: City of La Puente, 2021

In summary, the City does not currently have any local ordinances in place that substantially impact the cost or supply of housing units. This includes regulatory inclusionary housing or short-term rental ordinances which are not present within the City code. As evident by the proliferation of residential development throughout La Puente, including the recently completed deed-restricted 74-unit Arboleda Senior Apartments, the City's existing ordinances guiding land development do not pose a constrain housing construction.

Environmental Constraints

Significant environmental and infrastructure constraints often hamper development of sufficient housing for all economic segments. The paragraphs below address potential environmental and infrastructure constraints to residential development in La Puente. Both issues are discussed in more detail in the Circulation and Infrastructure, Community Resources, and Community Safety Elements of the General Plan.

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). Costs resulting from the environmental review process are bundled into the cost of housing and are passed on to the consumer. These costs include fees charged by local government and private consultants needed to complete the environmental analyses and from delays caused by the mandated public review periods. However, the presence of these regulations helps to preserve the environment and ensure environmental safety for La Puente residents.

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

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

In addition, residential parcels located near or adjacent to the Southern Pacific Railroad right-of-way may not be suitable for development because of noise-related issues. While none of the above hazards or environmental-related circumstances are expected to prevent the City from obtaining its housing

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goals, they must be seriously considered when attempting to site new residential development in environmentally sensitive or otherwise hazardous areas.

In addition to considering environmental conditions, before a development permit is granted, it must be established that public service and facilities systems are adequate to accommodate any increased demand generated by a proposed project. As a contract city, La Puente relies upon other government agencies, private utility companies, and contractors to maintain and upgrade many of the community's major infrastructure systems. Water service for residential properties is provided by Suburban Water Systems, La Puente Valley Water Company and San Gabriel Valley Water Company, while wastewater service is provided by the Los Angeles County Sanitation District. Water supply is expected to be adequate to serve the anticipated level of residential development identified in regional plans for the 2021-2029 planning period. The 2004 Sewer Master Plan included a comprehensive sewer and water infrastructure study to identify needed upgrades in the present systems and provide for a long-range capital improvement program to maintain the system. These improvements include the repair of sewer lines and the establishment of a preventative maintenance program. Because most of the City is built out, the Master Plan does not project significant increases in wastewater flows. In 2006 the City began collecting sewer charges from all property owners to help fund sewer upgrades and in 2007 the City issued sewer revenue bonds to fund the Sewer Upgrade Project which was completed in 2017. The sewer construction project is designed to both increase capacity and repair cracks and breaks in the City's aging system, which includes some 63.2 miles of pipeline, most of which was installed in the 1950s and 1960s. Because the City continues to monitor and address sewer infrastructure insufficiencies, service and facility infrastructure is not considered to be an obstacle to the provision of additional housing in La Puente to accommodate the City's RHNA allocation for the 2021-2029 planning period.

State Tax Policies and Regulations

Proposition 13

Proposition 13, a 1978 voter initiative that limits increases in property taxes except when there is a transfer of ownership, has arguably increased the cost of housing statewide. The initiative led many local governments to pass on more of the costs of housing development to new homeowners. According to City records, approximately 78 percent of homes in La Puente between 1981 and 2020 did not transfer ownership. This results in fewer local tax dollars collected and made available for facilitating housing development and other various Capital Improvement Projects.

Federal and State Environmental Protection Regulations

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analysis and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, the presence of these regulations helps preserve the environment and ensure environmental quality for La Puente residents.

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Dissolution of Redevelopment

In previous years, La Puente has relied upon and utilized revenue derived from tax increment generated by the City's Redevelopment Agency. The Redevelopment Agency was established to assist in the remediation of blighted conditions associated with undeveloped and unproductive vacant land, remove substandard conditions in the area, coordinate the development of various land use types (including the provision of affordable housing) and develop public services and facilities that best serve the area.

However, dissolution of redevelopment agencies statewide was enacted in June 2011 as Assembly Bill 1X 26 (AB 26). Under the provisions of AB 26, the bill dissolved redevelopment agencies, prevented agencies from engaging in new activities, established a process for winding down current agency activities and set forth a mechanism for the distribution of funds from current agencies to other local taxing entities. In accordance with this legislation, over 400 California redevelopment agencies (including La Puente's redevelopment agency) were dissolved in February 2012. As a result, the City immediately lost a significant funding resource (i.e., annual tax increment revenue) that could have been used for continued re-investment in the community.

4. Housing Resources

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

Availability of Sites for Housing

Regional Housing Needs Assessment (RHNA)

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

Residential Sites Inventory

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

Realistic Capacity

California Government Code §65583.2(c) requires, as part of the analysis of available sites, cities to calculate the projected residential development capacity of the sites identified in the housing element that can be realistically achieved. For the purpose of this Housing Element, calculations of realistic

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capacity assume that properties will achieve a density less than the maximum allowed density. This reduction accounts for applicable land use controls and site requirements, adjustments based past recent development trends in the associated residential zones, and typical densities of affordable housing projects as applicable. Capacity adjustments for infrastructure availability and environmental impacts have not been factored as infrastructure availability or environmental constraints are not anticipated for sites identified in the inventory. **Table 288** summarizes how the factors identified in the State statute and how, when applied, may result in an adjusted capacity to less than the maximum density allowed. Density realization should not be construed as a result of the City's development standards. Many times, developers choose not to exhaust available resources to maximize their development, or the failure to maximize the development is due to inefficient site plan and architectural design. Achievable density on a property is often influenced by how much a developer is willing to spend on a development, which is beyond the discretion of the local agency.

Table 28. Capacity Adjustment Factors

Capacity Factor	Adjustment	Reasoning
Land Use Controls and Site Improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement
Realistic capacity of the site	97% (RE Zone) 88% (R-1 Zone) 79% (R-2 Zone) 75% (R-3 Zone) 71% (R-4 Zone) 80% (DBDSP and Mixed-Use Zoning Program Opportunity Areas)	Adjustment based on past development trends in La Puente and surrounding cities for residential redevelopment in the residential and mixed-use zones; and programs to incentivize development
Typical densities	95%	Affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Infrastructure available, no constraints
Environmental constraints	No adjustment	No known site constraints

Table 29 provides actual densities of approved or constructed housing projects in the various zoning districts that allow residential and mixed-use development which is used as a basis to calculate realistic capacity

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Table 29. Actual Residential Density – City of La Puente

RE Zone (4.4 units/acre)	R-1 Zone (7 units/acre)
174 Pleasantonhome Dr – 4.1 units/acre 264 Pleasantonhome Dr. - 4.1 unit/acre 154 Banbridge Ave. – 4.2 units/acre	335 Willow Ave. – 5.3 units/acre 658 Del Valle Ave. - 7.0 units/acre
R-2 Zone (14 units/acre)	**R-3 Zone (18 units/acre)**
15921 Sierra Vista Ct. – 10.5 units/acre 16149 Abbey St. – 11.4 units/acre	1067 Larimore Ave. – 13.9 units/acre 1111 Larimore Ave. – 13.8 units/acre 14317 Beckner St. – 16.6 units/acre
R-4 Zone (30 units/acre)	**DBDSP (unlimited density)**
15616 Amar Rd. - 21.2 units/acre	15861 Main St. – 61 units/acre 8449 Garvey Ave.[1] - 41 units/acre 7419 Garvey Ave.[1] - 103 units/acre 3862 Rosemead Blvd.[1] – 37 units/acre SE Corner of Ramona Blvd./Tyler Ave.[2] – 60 units/acre SW Valley Blvd./La Madera Ave.[2] - 30 units/acre NW Garvey Ave. /La Madera Ave.[2] - 71 units/acre

Notes:
1. *Example from City of Rosemead*
2. *Example from City of El Monte*

Although non-residential uses are allowed within the Downtown Business District Specific Plan and proposed Mixed-Use Zoning Opportunity Areas, the likelihood that sites within these areas develop exclusively non-residential is highly unlikely for multiple reasons. First, much of the existing commercial development in La Puente occurs on existing lots and within aging structures refurbished to meet current occupancy codes. According to City records, construction of non-residential uses has steadily declined over the past eight years with few if any new commercial projects developed in the City. In contrast, much of new development in the City have been residential projects including 74 units at 1040 Unruh Avenue, 45 units at 747 Del Valle Avenue, 22 units at 147 1st Street, 5 units 15921 Sierra Vista Court, and 4 units at 16015 Central Avenue. These trends demonstrate the low likelihood mixed-use sites would be development exclusively non-residential.

Secondly, the City is committed to amending the Downtown Business District Specific Plan as well as establishing Mixed-Use Zoning Opportunity Areas (Programs 4 and 6, respectively) in efforts to facilitate additional housing capacity throughout La Puente. As such, newly created regulatory policies to implement both programs will include minimum density requirements ensuring that housing is developed on mixed-use sites to be integrated with neighborhood-serving commercial uses. With affirmative regulations in place, it is highly unlikely sites identified as mixed-use will be developed exclusively non-residential.

Vacant Residential Sites

The availability of residentially zoned vacant parcels suitable for development is scarce throughout the City. However, utilizing Los Angeles County GIS data, aerial photography, and field observations, the City has identified several vacant sites in La Puente to help satisfy the RHNA allocation. The vacant sites identified already carry adequate land use and zoning designations to allow residential development, thus map amendments to accommodate increased residential

capacity is not required. The inventory of vacant land in La Puente summarized in **Table 30** totals just under 4 acres. These vacant sites have the potential to yield 30 units.

Table 30. Vacant Residential Sites

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

Source: City of La Puente, 2021

Residential Recycling

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

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

For this analysis, the City identifies sites in the residential zones (R1, R2, R3, and R4) within three focus areas (Focus Areas A, B, and C). While the Downtown Business District (DBD) zone is located within Focus Area C, it is analyzed separately in this Housing Element. Potential units in Focus Areas A, B, and C are determined based on 75 percent to 99 percent of the of maximum allowable density per zone, rounded down, and netted out existing units on sites. Potential units on R1 properties, regardless of number of units that can be achieved on site, are presumed to be feasible for above moderate-income housing, expect on specific R1 properties identified for potential inclusion into a new overlay for congregational sites that may accommodate affordable housing. For R2 sites, only parcels that can accommodate more than 10 net new units are presumed to be feasible for moderate income housing. For R3 and R4 parcels, sites that can accommodate fewer than five net new units are presumed to be only feasible for above moderate-income housing and sites that can recycle to achieve five or more net new units are presumed to be feasible for moderate income housing. A brief summary of the residential recycling capacity is provided below:

- Focus Area A: 10 parcels, totaling 6.3 acres, with the potential to accommodate 21 net new above moderate-income units
- Focus Area B: 37 parcels, totaling 13.5 acres, with the potential to accommodate 90 net new above moderate-income units
- Focus Area C: 17 parcels, totaling 13.2 acres, with the potential to accommodate 45 net new units (10 lower income units and 35 above moderate-income units)

Downtown Business District

Given the scarcity of developable land in the City and the continuing demand for new housing, nearly all of the recent residential construction in the City has involved infill development on

underutilized properties. The analysis of residential capacity on underutilized parcels focuses on residentially zoned land and mixed-use sites in the Downtown Business District (DBD), where development at densities of 50 units per acre is expected.

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

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

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

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

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

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

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

City of Rosemead

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

City of El Monte

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

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

Sub Areas 1-5 permit mixed-use development with unlimited density. In 2006, the City approved a 3-story, 48-unit mixed-use development on a 0.97-acre property in Downtown which yielded 49.4 units per acre. A survey of recently approved mixed-use projects in nearby Cities of El Monte and Rosemead found average actual densities to be 94 percent and 91 percent of the average maximum densities permitted by code. As no mixed-used residential projects have been constructed in La Puente, for this Housing Element it is conservatively assumed that future mixed-use projects will be developed at 80 percent of an expected DBDSP density of 50 units per acre.

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

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

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

Accessory Dwelling Units

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

To estimate the number of ADUs that can be counted toward the City's RHNA inventory, the City used the HCD-sanctioned methodology of analyzing ADU development trends from the last three years (2018–2020) as the benchmark for future ADU production. According to the City's ADU Log, 20 ADUs were permitted in 2018, followed by 26 in 2019, and 17 in 2020. Based on the average ADU production from 2018 to 2020, the City projects 21 ADUs to be permitted each year through the 2021-

2029 planning period. This equates to 168 ADUs over the 8-year planning period. These ADUs are currently divided among each income category in accordance with the ADU Affordability Memo developed by SCAG, which provides affordability rates pre-certified by HCD.

Growth of ADUs as an affordable housing option in La Puente is expected to continue throughout the planning period. To encourage the development of ADUs, the City is committed to amending the Zoning Code to incorporate local regulations consistent with State law, as well as establish policies to further streamline the approval and construction process and create educational material on ADU processing and funding resources (Program 12). Furthermore, despite City staffing levels being extremely low, the City is committed to regular monitoring of ADU development on an annual basis to ensure ADU assumptions are meeting RHNA targets. If ADU construction is not meeting the projected goals, the City will amend the Housing Element within six months to adjust development assumptions in compliance with State law "no net loss" provisions.

Religious Congregational Sites for Affordable Housing

During the outreach process of the Housing Element, several religious congregation leaders expressed interest in developing housing on their properties and indicated that the provision of affordable housing on these sites would be aligned with their core mission. There are a number of religious congregation sites with large surface parking lots (0.6 acres or more in size) located throughout La Puente that have the potential to carry residential units. Possible religious congregation sites with large surface parking lots are identified in **Table 31**. Understanding the importance of providing diverse housing opportunities citywide, La Puente is committed to establishing a new Religious Congregational Sites Overlay that would allow for affordable housing to be developed at 30 units per acre on religious institutional sites as a permitted use, as well as creating minimum development standards and incentives that facilitate residential development (Program 11). Based on conversion of parking areas to housing on the sites identified, there is potential for approximately 86 units to be constructed.

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

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Table 31. Religious Congregational Sites

Religious Institution	Zoning	Total Site Area (acres)	Parking Lot Area (acres)	Base Density (du/ac)	Realistic Potential[1,2]
First Fundamental Bible Church	R1	1.97	0.90	30	21
Kingdom Hall of Jehovah's Witnesses	R4	1.41	0.87	30	13
La Puente Church of Nazarene	R2	1.31	0.69	30	10
St. Joseph Catholic Church	R1	1.51	0.81	30	19
St. Louis of France Catholic Church	R1	3.86	1.11	30	23
Total		10.08	4.38		86

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

Source: City of La Puente, 2021

Mixed-Use Zoning Program

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

For the purposes of housing element compliance, the City has identified existing C-2 zoned sites commercial sites that may be suitable to carry residential development (see Appendix B – Inventory Housing of Sites). These areas were not only selected for their existing size and infrastructure availability, but also for their diverse geography which supports the City's goals of distributing workforce housing opportunities equally throughout La Puente, as well as prior interest expressed to City from developers. As potential mixed-use locations are representative of different areas of City, it is envisioned those residential uses would be integrated in a context-sensitive manner recognizing the development character of the surrounding community. For example, given the expansive land area of the Sunkist and Bodega shopping centers (15 acres and 13 acres respectively), densities are estimated at 80 percent of an anticipated maximum density of 40 dwelling units/acre in the overlay **(Table 32)**. The varied land uses would be incorporated alongside each other with non-residential uses typically fronting primary roadways and residential uses located at the rear of the site in closer proximity to existing residential development ensuring neighborhood compatibility. In

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addition, other areas identified as Areas C through J consist of a series of smaller lots with various commercial uses including anchor tenant shopping plazas, in-line commercial strip centers, car dealerships, and professional offices. Many of these sites feature alley access to parking areas behind the commercial structures. Given the compact manner of development, where pedestrian orientation is highly desired and buildings situated closer to the boulevard frontage are to feature enhanced design, it is anticipated that mixed-used projects would successfully integrate nonresidential uses at the ground level with residential units located above to optimize site utility for common areas and parking at the rear of the buildings. Densities are estimated at 80 percent of an anticipated maximum density of 34 dwelling units/acre for these sites **(Table 32)**, ensuring compatibility with existing one- and two-story developments that predominantly fill the City.

Table 32. Mixed-Use Zoning Program Opportunity Areas

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

Notes:
1. Realistic Potential housing units calculated at 80 percent of maximum density
Source: City of La Puente, 2021

Non-vacant Sites

The sites inventory consists of non-vacant sites that are most likely to be redeveloped at the various income levels over the 6th Cycle. For the purposes of identifying sites, this analysis considered existing underutilized properties that allow for residential development based on the permitted densities within residential R-1, R-2, R-3, and R-4 zones, and commercially zoned parcels that will require rezoning or other zoning tools to allow residential uses. Sites identified to accommodate mixed-use development, as described above in the Downtown Business District and Mixed-Use Zoning Program, typically consists of non-residential properties with low-value or marginal uses, including existing development at the Sunkist and Bodega Ranch Market shopping centers.

In all, 149 non-vacant sites (consolidated sites and individual parcels) have been identified, covering approximately 91.6 acres and having capacity for an estimated 2,063 units. Of these, 357 units are considered affordable to extremely low-, very low-, and low-income households, while the remaining 1,706 units are considered suitable for moderate-income and above moderate-income housing. A precise breakdown of the number and affordability of potential units on consolidated sites and individual parcels, including non-vacant sites may be found in Appendix C.

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Pursuant to California Government Code §65583.2, if the housing element relies upon non-vacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate that existing uses are not an impediment to additional residential development. As shown in the Site Inventory, non-vacant sites will be utilized to accommodate nearly all the projected housing development, as La Puente is a predominantly built-out community. This includes housing for lower-income households. However, the non-vacant sites selected for inclusion in the inventory have been chosen because they represent the best opportunities to add significant numbers of units to the City's housing stock, possess the highest potential for becoming available for residential development over the eight-year planning period.

In selecting sites for meeting the RHNA, the following criteria are used:

1. Property contains structures/site improvements 40 years old or more.
2. Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards.
3. Property contains existing non-residential uses that may likely be converting to mixed-use residential developments due to the continued decline of existing retail-only uses.
4. Existing use of site is non-conforming to current zoning requirements.
5. Property contains structures/site that is considered underutilized (i.e., buildings that have existing FAR lower than 0.4 which is the average of similar uses being redeveloped in the same area).
6. Property owner or developer interest to redevelop.
7. Property can be consolidated with adjacent properties and may feature common or government ownership allowing for land assemblage to occur easily.
8. Property is vacant, devoid of structures/site improvements, or an established use.

Sites that meet any of the criteria #1 through 8 are included in the sites inventory (Appendix D) due to redevelopment/recycling trends exhibited in the City, as shown in Table 33.

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Table 33. Redevelopment/Recycling Trends on Non-vacant Site – City of La Puente

Location	Previous Use	FAR	Year Built	Building Sq. Ft.	Criteria	Existing/ Proposed Use
1040 Unruh Ave.	2 single-family dwellings	0.12	1951	5,662	• Property contains structures/site improvements 40 years old or more. • Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards. • Property contains structures/site that is considered underutilized • Property owner or developer interest to redevelop. • Property can be consolidated with adjacent properties and may feature common or government ownership allowing for land assemblage to occur easily.	74 affordable units for seniors aged 62 and older
147 1st St.	Discontinued movie theater	0.18	1947	7,854	• Property contains structures/site improvements 40 years old or more. • Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards. • Property contains structures/site that is considered underutilized • Property owner or developer interest to redevelop. • Property contains a discontinued use.	22 multifamily units
15921 Sierra Vista Ct.	1 single-family dwelling	0.15	1960	3,221	• Property contains structures/site improvements 40 years old or more. • Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards. • Property contains structures/site that is considered underutilized. • Property owner or developer interest to redevelop.	5 single-family units
747 Del Valle Ave.	Institutional use	0.03	1957	5,987	• Property contains structures/site improvements 40 years old or more. • Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards. • Property contains structures/site that is considered underutilized. • Property owner or developer interest to redevelop. • Property can be consolidated with adjacent properties and may feature common or government ownership allowing for land • assemblage to occur easily.	45 single-family units

Moreover, over the last eight years, the City experienced an increase in housing production primarily located on non-vacant sites throughout the La Puente. In addition to the recently completed Arboleda Senior Apartments, the City has seen the development of several residential projects on previously non-vacant sites including 45 units at 747 Del Valle Avenue, 22 units at 147 1st Street, 5 units 15921 Sierra Vista Court, and 4 units at 16015 Central Avenue. According to City records, residential development has substantially outpaced commercial development in La Puente, with few if any new commercial projects developed in the City since 2013.

The varied geographic disposition of the potential RHNA sites also factored strongly in their selections. While located in various parts of the City, the non-vacant sites are all within areas served by existing infrastructure, arterial roadway network, employment centers, retail services, and community amenities (schools and parks).

Given the selection criteria described above, development trends, and new and existing policies and programs to encourage, facilitate, and incentivize housing development on non-vacant sites, the City does not consider existing uses on non-vacant sites to be significant impediments to additional residential development during the eight-year period covered by the 2021-2029 Housing Element.

Small Sites and Lot Consolidation

Many of the non-vacant sites, especially those located within the Downtown Business District and along Hacienda Boulevard, consist of multiple smaller parcels and their development within the planning period will depend on whether they can be consolidated. Because of the lack of a sufficient number of large residentially zoned parcels under single ownership elsewhere in La Puente, these sites represent the best development opportunities to accommodate the City's RHNA fair-share allocation within the planning period, especially to satisfy the extremely low-, very low-, and low-income category requirements.

Historically, much of housing development in La Puente as taken place on single lots; however, multiple housing projects over the years have been built on consolidated lots. The most recently completed residential project consisted of 4 individual parcels less than 0.5 acres each was consolidated to accommodate the development of the Arboleda Senior Apartments in 2021. However, during the prior planning period, lot consolidation of property to spur development has been successful in other neighboring San Gabriel Valley cities such as Rosemead and El Monte as shown in Table 34. La Puente maintains lower property values when compared to other nearby San Gabriel Valley cities which makes it more attractive to homebuilders, especially those that construct affordable housing projects where lower land value increase the prospect of developing housing need to accommodate lower income families and seniors.

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Table 34. Lot Consolidation Trends - City of Rosemead and El Monte

Jurisdiction	Location	Parcel Sizes of Consolidated Lots	Previous use	Number of Residential Units (current/proposed)	Common Ownership Present
Rosemead	7867-8001 Garvey Ave., 7924 Virginia St., 7938 Virginia St., 3033 Denton Ave.	13.48 AC 0.2 AC 0.21 AC 0.19 AC 0.66 AC 0.2 AC 0.22 AC 0.21 AC 0.21 AC 0.21 AC (15.58 AC TOTAL)	Vacant land, auto auction, and parking lot	219	Yes
Rosemead	8002-8026 Garvey Ave., 2742-2746 Kelburn Ave., 2743 Falling Leaf Ave.	0.1 AC 0.15 AC 0.15 AC 0.14 AC 0.14 AC 0.05 AC 0.11 AC 0.1 AC 0.1 AC 0.21 AC 0.08 AC (1.33 AC TOTAL)	Vacant parking lot and residential	109	Yes
Rosemead	7801-7825 Garvey Ave., 3012 Del Mar Ave., 3017 Brighton Ave.	0.17 AC 0.17 AC 0.34 AC 0.11 AC 0.11 AC 0.13 AC (1.03 AC TOTAL)	Vacant land, bar/restaurant, office, car dealership, and residential	92	Yes
El Monte	10819 Valley Blvd., 3637-3645 El Monte Ave.	0.19 AC 0.17 AC 0.18 AC (0.54 AC TOTAL)	Vacant	85	Yes
El Monte	Ramona Blvd./Tyler Ave.	0.15 AC 0.32 AC 0.23 AC (0.70 AC TOTAL)	Retail, vacant	50 (100% affordable)	Yes

Over the next eight years, the City is prepared to take further significant steps to ensure lot consolidation takes place as part of its larger efforts to monitor the adequate sites inventory and facilitate the buildout of the identified sites (Program 3a). The City's efforts to facilitate lot consolidation will include the following actions:

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- **Opportunity sites marketing and outreach:** The City will make a list of prime opportunity sites through the City's website. The list will include information on parcel size, zoning, and existing uses, as well as highlighting opportunities for lot consolidation.
- **Outreach to real estate community:** The City will establish an outreach program to local real estate brokers to increase awareness of lot consolidation opportunities.
- **Technical assistance:** The City will provide technical assistance to expedite the site acquisition, plan review and entitlement process, in addition to facilitating negotiations between the property owner and interested buyers.
- **Expedited processing:** As part of the opportunity sites program, the City will establish expedited permitting procedures for lot consolidation.
- **Reduced or Alternative Parking:** Required parking may be reduced subject to finding that adequate parking will be available to serve the subject project. In addition, tandem, shared, and off-site/remote parking options may be allowed, subject to finding that adequate parking will be available to serve the project.

Comparison of Sites Inventory and RHNA

Identified properties have the combined capacity to accommodate at approximately 2,311 additional housing units on vacant and underutilized residential and mixed-use land (**Table 35**). These sites and the associated existing or to be amended land use regulations can facilitate the production of 316 extremely low-income units, 313 very low-income units, 487 low-income units, 1,624 lower-income units, 310 moderate-income units and 885 above-moderate-income units during the planning period, which exceeds the City's RHNA allocation for the 2021-2029 planning period. Public services and facilities are available to adequately serve all of the potential housing sites. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Any missing public improvement (e.g., curbs, gutters, sidewalks) along the property frontages would also be constructed at that time.

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Table 35. Comparison of Sites Inventory and RHNA

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Vacant Land	0	0	0	3	16	19
Residential Recycling						
Focus Area A	0	0	0	0	21	21
Focus Area B	0	0	0	0	90	90
Focus Area C	2	3	5	0	35	45
Subtotal – Residential Recycling	2	3	5	0	146	156
Downtown Business District Specific Plan						
Sub Area 1	6	6	13	5	0	30
Sub Area 2	10	11	21	0	0	42
Sub Area 3	23	23	45	0	0	91
Sub Area 4	26	26	53	47	0	152
Sub Area 6	0	0	0	12	0	12
Sub Area 9	0	0	0	13	0	13
Sub Area 10	0	0	0	14	0	14
Subtotal – Downtown	65	66	132	91	0	354
Accessory Dwelling Units	25	14	75	4	50	168
Religious Congregational Sites Overlay	22	22	42	0	0	86
Mixed-Use Zoning Program						
Area A	59	60	60	60	187	426
Area B	53	54	53	53	168	381
Area C	31	32	63	42	137	305
Area D	4	5	3	3	13	28
Area E	2	2	1	1	6	12
Area F	6	7	8	8	21	50
Area G	3	2	3	3	8	19
Area H	21	21	20	20	61	143
Area I	4	5	5	5	15	34
Area J	19	20	17	17	57	130
Subtotal – Mixed-Use Zoning Program	202	208	233	212	673	1,528
Potential Total Unit Capacity	**316**	**313**	**487**	**310**	**885**	**2,311**
6th Cycle RHNA Allocation	272	272	275	275	835	1,929
Surplus	*+44*	*+41*	*+212*	*+35*	*+50*	*+382*

Public Services and Infrastructure Availability

All sites identified in the inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the RHNA allocation of 1,929 units. As detailed in the Constraints Analysis section of this Housing Element, no significant public service or infrastructure constraints have been identified. Upgrades have been completed to the sewer system with completion of the Sewer Upgrade Project in 2017. As the sewer and water providers, the City along with the La Puente Valley County Water District, Suburban Water Systems, and the San Gabriel Valley Water Company grant priority for the provision of sewer and water services to proposed developments that include housing units affordable to lower-income households in compliance with State law (Government Code §65589.7), as well as Program 8 of the Housing Element. Dry utilities, including power (natural gas and electricity), telephone and/or

cellular service, cable or satellite television systems, and internet or Wi-Fi service are available to all areas within the City. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are as follows:

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

FINANCIAL RESOURCES

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

Redevelopment Set-Aside

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

CalHome Program

The California Department of Housing and Community Development CalHome Program provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. The City offers a zero-interest loans of up to $37,790 to low-income homeowners for single-family home rehabilitation in the City. In Fiscal Year 2019-2020, the City was awarded grant funding in the amount of $520,000 for delivery of the zero-interest deferred loans. In addition, the City also has reuse funds from loan payoffs which total approximately $420,00 to be used within the program. Eligible expenses include repair of structural problems or hazards (e.g., foundations, roofing, plumbing, electrical, lead-based paint), correction of code violations and energy efficiency upgrades.

Community Development Block Grant (CDBG) Funds

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

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to benefit low-income persons. The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include: acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation and construction (under certain limitations) of housing; homeownership assistance; and clearance activities. For the 2019-2020 Program Year, the City received $322,189 in CDBG funds. The majority of these funds are utilized for the City's housing rehabilitation and other community development projects that benefit lower-income residents in La Puente.

Section 8 Rental Assistance

The Los Angeles County Development Authority (LACDA), formerly known as the Community Development Commission/Housing Authority of the County of Los Angeles until May 2019, administers the federal Section 8 program provides rental assistance to very-low-income households in need of affordable housing in the region. The Section 8 program assists very-low-income households by paying the difference between 30 percent of the gross household income and the cost of rent. Most Section 8 assistance today is structured as vouchers; this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost.

Administrative Resources

City of La Puente Development Services Department

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

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

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

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

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

La Puente Community Development Commission

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

Nonprofit Developers

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

Opportunities for Energy Conservation

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

Energy Conservation through Land Use Planning

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

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

Funding for Energy Efficiency Upgrades

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

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

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

Energy Efficiency Chapter of the Climate Action Plan (EECAP)

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

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

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

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5. Housing Plan

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

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

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

Housing Goals, Policies, and Programs

Housing Conservation and Improvement

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

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Goal 1	**Preserve and improve the conditions of the City's established housing stock.**
Policy 1.1:	Continue to offer rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of housing with substandard conditions.
Policy 1.2:	Continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.
Policy 1.3:	Prevent the encroachment of incompatible commercial and industrial uses into residential neighborhoods.
Policy 1.4:	Facilitate the removal of housing units that pose serious health and safety hazards to residents and adjacent structures.
Policy 1.5:	Eliminate housing conditions that contribute to overcrowding.
Policy 1.6:	By-Right Processing for Reuse Sites (Program 3c). In accordance with Gov. Code § 65583.2(i), the City shall provide ministerial review for qualifying housing projects on identified reuse sites to ensure no net loss of the RHNA inventory.
Policy 1.7:	No Net Loss and Tenant Protections (Program 3b). The City shall require that housing development projects involving the demolition or conversion of existing residential units comply with State replacement housing requirements, including one-for-one replacement of units, replacement at equivalent affordability levels for Protected Units, provision of relocation assistance, and a right of first refusal for displaced lower-income households, consistent with Government Code § 66300(d) and related provisions.

Program 1: Residential Rehabilitation Program

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

- Provide information and technical assistance to local property owners regarding housing maintenance and resources for funding maintenance work.
- Use the Residential Rehabilitation Program to:
  - Provide barrier-free housing for handicapped or persons with disabilities
  - Provide financial assistance for the construction of bedroom additions to eliminate overcrowding conditions. Encourage residents to address overcrowded conditions through room additions through expanded marketing

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of this program to target households living in crowded conditions.

- Provide information on the residential rehabilitation program at public counters, and provide additional information that is more prominently displayed on the City's website. Encourage use of the program to residents who visit the planning department for permits or technical assistance on other types of renovations or remodels. Post program information at the community and senior centers, and include an annual posting on the City's newsletter.
- Allow for energy conservation measures as eligible projects under the Residential Rehabilitation Program

Objective: Rehabilitation of 200 units throughout the community during the 2021-2029 planning period

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Responsible Agency: Development Services Department.
Funding: CDBG, CalHome funds, Departmental budget.
Schedule: Ongoing throughout the planning period.

Program 2: Code Enforcement

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

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

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

Housing Availability and Production

Given La Puente's built-out character, developers and homebuilders may find it difficult to pursue new housing development in La Puente. Large swaths of vacant land are no longer available to support large residential subdivisions or multi-family complexes. As a result, La Puente must focus its resources on the existing limited land availability for additional housing opportunities in the coming years to accommodate both local and regional growth. This includes finding creative housing plans for the limited vacant lands remaining in the City, and finding innovative solutions for adding additional housing units on underutilized residential land.

Goal 2	**Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.**
Policy 2.1:	Utilize the Community Development Element, the Zoning Code, and other land use controls to provide housing sites that can facilitate and encourage the development of a variety of housing consistent with the City's identified local needs and its regional housing responsibilities.
Policy 2.2:	Establish incentives and regulatory concessions to promote the development of housing for very-low-, low- and moderate-income persons, and especially those with particular needs.
Policy 2.3:	Encourage the infilling of vacant residential land and the recycling of underutilized residential land, particularly in Downtown.

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

La Puente was assigned a housing need of 1,929 units for the 2021-2029 planning period through the Regional Housing Needs Assessment (RHNA) process. The inventory of potential sites for

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housing development has been updated to demonstrate that vacant and underutilized parcels have adequate capacity to accommodate the City's net remaining RHNA allocation.

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

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

- Amend the Zoning Code to establish a Religious Congregational Sites Overlay program to allow by-right development of affordable housing to be integrated on site with existing religious facilities. Housing will be developed in accordance with standards stipulated in California Government Code Section 65583.2, subdivisions (h) and (i) related to acreage, allowable density, and minimum number of units.
- Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties.
- Update the vacant and underutilized residential sites inventory every two years to maintain accurate information for developers.
- Provide technical planning assistance for applicants who include low- or moderate-income units in their developments.
- Continue to provide information on available development incentives, technical/financial assistance availability, and highlight the City's assets such as proximity to major regional corridors and ongoing infrastructure upgrades.

Objective: Implement regulations for the development of sites needed to accommodate the City's RHNA allocation distributed among income categories shown in **Table 36**
Responsible Agency: Development Services Department
Funding: Department Budget
Schedule: Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197

Program 3b: Replacement Housing Requirement

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

Objective: Amend Zoning Code to address the replacement requirement.
Responsible Agency: Development Services Department.

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Funding: Department Budget.
Schedule: Amend Zoning Code by February 2025.

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

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

Objective: Amend Zoning Code to provide for by-right approval of projects meeting the 20 percent affordable requirements on Housing Element reuse sites
Responsible Agency: Development Services Department
Funding: Department Budget.
Schedule: Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197

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

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

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

The DBD does not include density minimums or maximums for multi-family and mixed-use residential developments. In omitting density ranges in the DBD, the City's intent was for market forces to dictate the density, with the assumption that higher-density developments would contribute to the City's housing stock and provide much-needed economic development benefits.

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

- Process an amendment to the Downtown Business District Specific Plan development standards to increase the height limit to 4 stories and 50 feet in mixed-use planning areas.

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- Continue to provide marketing materials for mixed-use developers that delineate site opportunities for mixed-use, technical assistance for interested developers, financial resources (local, private, and government), and development incentives.
- Continue to encourage the construction of residences, both mixed use and freestanding, in the downtown area, as allowed by the Downtown Business District Specific Plan.

Objective:	Implement regulations for the development of sites needed to accommodate the City's RHNA allocation distributed among income categories shown in **Table 36**
Responsible Agencies:	Development Services Department
Funding:	Department Budget
Schedule:	Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197

Program 5: Facilitate Redevelopment of Underutilized Properties

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

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

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Objective:	1,929 new units during 2021-2029 distributed among income categories shown in **Table 36**.
Responsible Agencies:	Development Services Department, City Attorney's Office, City Manager's Office.
Funding:	Various Federal and State funding programs, and possible use of private funds advanced by developers.
Schedule:	Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197

Program 6: Establish a Mixed-Use Zoning Program

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

- Amend Zoning Code to allow residential development at densities between 30 to 40 du/ac, minimum of 16 units per site, and other applicable development standards on non-residential properties. City will include applicability requirements based on project size and provisions to allow owner-occupied and multi-family uses by right for developments in which 20 percent or more of the units are affordable to lower income households.
- Provide marketing materials for mixed-use developers that delineate site opportunities for mixed-use, technical assistance for interested developers, financial resources (local, private, and government), and development incentives.

Objective:	Implement regulations for the development of sites needed to accommodate the City's 1,929-unit RHNA allocation distributed among income categories shown in **Table 36**
Responsible Agencies:	Development Services Department
Funding:	Department budget, State funds
Schedule:	Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197

Housing Affordability

Affordable housing helps create a diverse community where people can share similar neighborhood experiences. Throughout Los Angeles County, residents face increasing challenges in finding affordable housing due to high housing demand at all levels. High demand and short supply have driven property values to levels that have shut many families and individuals out of not just the ownership market but affordable rental housing as well. Lower-income families in particular find it difficult to secure decent, safe housing.

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Goal 3	**Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.**
Policy 3.1:	Pursue programs and funding sources designed to maintain and improve the affordability of existing housing units and for the construction of new housing to very-low-, low-, and moderate-income households.
Policy 3.2:	Create collaborative partnerships with nonprofit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower-income households. Support the efforts of nonprofit organizations and private developers to obtain State and/or Federal funds for the construction/preservation of affordable housing for low-income households.
Policy 3.3:	Discourage the conversion of existing affordable units to market-rate units where such conversion will diminish the supply of very-low-, low-, and moderate-income housing.
Policy 3.4	Religious Site Integration (Program 3a). The City shall facilitate partnerships for affordable housing on religious lands by utilizing objective development standards and removing discretionary review.

Program 7: Section 8 Rental Assistance

The Housing Choice Voucher Program helps extremely-low-/very-low-income families, elderly, and persons with disabilities afford safe, decent, and sanitary housing in the private market. The program is funded by the U.S. Department of Housing and Urban Development (HUD). The tenant and property owner enter into a lease agreement in which the tenant pays no more than 30 percent of his or her adjusted income directly to the property owner as rent. In a separate agreement, County housing agencies pays the remaining portion of the contract rent directly to the property owner. Participants are able to select any housing that meets the requirements of the program, and is not limited to units in subsidized housing projects.

- Support County housing agencies including HACoLA and LACDA efforts to maintain, and possibly increase, Section 8 rental assistance to fund housing assistance for extremely low- and very low-income households throughout the community while specifically targeting Census Tracts 406901, 407102, 407601, 407701, and 407702 by directing eligible households to County-provide resources through referrals and the City's website.
- Continue to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.
- Through these steps, the City's goal will be to increase participation in the voucher program by at least 25 percent.

Responsible Agencies: Development Services Department; Federal, State, and County agencies
Funding: HUD Section 8 Housing Voucher Program
Schedule: Ongoing throughout the planning period

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

The City will provide development assistance as a means to reduce overall development cost,

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thereby facilitating construction of lower-income housing.

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

Objective: Facilitate development of affordable units throughout the community
Responsible Agencies: Development Services and Public Works Departments
Funding: Department budgets, federal and State funds
Schedule: Ongoing throughout the planning period

Program 9: Preservation of Affordable Housing

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

- If a property is scheduled for conversion, City will contact property owners within at least one year of the affordability expiration dates on projects.
- If a property is scheduled for conversion, City will contact qualified, non-profit entities, from the State's qualified entities list, within three years of the affordability expiration date to inform them of the opportunity to acquire affordable units. Also inform them of financial assistance available through State and Federal programs.
- Support the non-profit property owners' application for Section 8 contract renewal with HUD.
- Develop educational material for tenants on fair housing laws, including the most recent source of income protection (SB 329).
- As part of annual monitoring activities, City will provide noticing requirements within three years, twelve months, and six months of the affordability expiration dates.

Objective: Preservation of 82 at-risk affordable housing units

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Responsible Agency:	Development Services Department; federal, State, and county agencies
Funding:	State and federal funds
Schedule:	Develop educational material by December 2023 Ongoing monitoring of publicly assisted units throughout the planning period

Program 10: First-Time Homebuyer Assistance

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

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

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

Removing Governmental Constraints

Government constraints are policies, regulations, processing procedures, and/or fees a jurisdiction may impose for the maintenance, development, and improvement of housing. Restrictions on property, however, can be too overbearing or too costly and may restrict affordable housing development. The City of La Puente, pursuant to State law, is obligated to address, and where legally possible, remove government constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, removing restrictions that prohibit certain types of housing, and lowering development costs.

Goal 4

Alleviate any potential governmental constraints to housing production and affordability.

Policy 4.1: Review and adjust as appropriate residential development standards, regulations, ordinances, departmental process procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on development of housing, particularly for lower- and moderate-income households and for persons with particular needs.

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Policy 4.2:	Streamline the City's development review process to minimize the indirect cost of time spent in this process, and where appropriate, reduce direct cost in fees of developing new affordable housing opportunities.
Policy 4.3	Promote the development of Accessory Dwelling Units to provide needed housing and support Fair Housing goals.
Policy 4.4	Address the housing needs of special populations and extremely-low-income households through low barrier navigation centers and single room occupancy units.

Program 11: Zoning Code Amendments

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

- Review the Zoning Code to ensure that existing regulations encourage single room occupancy (SRO) housing and amend where appropriate.
- Review off-street parking requirements in all residential zoning districts and if they are found to be an unreasonable constraint, amend the zoning code as appropriate.
- Establish provisions for Low Barrier Navigation Centers (LBNC) as by right uses in mixed uses and nonresidential zones permitting multifamily, consistent with Assembly Bill 101.
- Amend the Zoning Code to ensure density bonus provisions in the La Puente Municipal Code, Chapters 10.10.090 and 10.10.100, are consistent with State Density Bonus Law.
- Amend residential development standards to further facilitate infill residential development in all appropriate zoning districts.
- Adopt SB 35 streamlining provisions to allow streamlined ministerial approval for qualified residential developments with at least 10 percent affordability in compliance with State law.
- Amend the Zoning Code to allow housing for six or fewer employees, including farmworkers, to be treated as a typical residential use in compliance with the California Employee Housing Act.
- Incorporate recent State laws including SB 9 – Small Lot Subdivisions in Single-family Zones, and SB 10 – Density Increase within Transit-rich areas or Urban Infill sites.

Objective:	Amend Zoning Code for compliance with adopted State laws
Responsible Agency:	Development Services Department
Funding:	Department budget, State funds
Schedule:	Complete by February 2025

Program 12: Accessory Dwelling Units

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) provide an important source of affordable housing in the City. By continuing to promote the development of ADUs, a community may ease a rental housing deficit, maximize limited land resources and existing infrastructure, and assist low- and moderate-income homeowners with supplemental

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income. Accessory dwelling units can increase the property tax base and contribute to the local affordable housing stock.

- Amend the Zoning Code to adopt ADU regulations for consistency with recently adopted State law requirements.
- Encourage ADUs as a resource for increasing housing resources and alleviating overcrowding by creating incentives and tools to facilitate ADU construction.
- Develop educational/marketing material to explain the application process, describe development incentives, and inform residents of additional funding resources to promote accessory dwelling unit development. The City will also advertise ADU development opportunities to homeowners on the City's web site, at the community center and senior center.
- Monitor accessory ADU trend annually to ensure production is in line with the estimate presented in the Housing Element. If ADU construction is not meeting the projected goals, the City will amend the Housing Element within six months to adjust development assumptions in compliance with State law "no net loss" provisions.

Objective:	21 accessory dwelling unit per year (168 total)
Responsible Agency:	Development Services Department
Funding:	Department budget, State funds
Schedule:	Compete Zoning Code amendments and develop educational material by February 2025 Ongoing monitoring of accessory dwelling unit development throughout the planning period.

Affirmatively Furthering Fair Housing Opportunities

When it comes to buying, selling, or leasing a home or renting an apartment, several State and Federal laws were enacted to ensure the equal opportunity in housing for all people. The Civil Rights Act of 1966 prohibits all racial discrimination in the sale or rental of property. Moreover, the Fair Housing Act declares a national policy of fair housing throughout the United States, making illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin. This includes the right to expect equal professional service, the opportunity to consider a broad range of housing choices, no discriminatory limitations on communities or locations of housing, no discrimination in the financing, appraising, or insuring of housing, reasonable accommodations in rules, practices, and procedures for persons with disabilities, and to be free from harassment or intimidation for exercising your fair housing rights.

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Goal 5	**Promote fair housing opportunities for all residents to reside in the housing of their choice.**
Policy 5.1:	Promote fair housing practices throughout the community.
Policy 5.2:	Prohibit practices that restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.
Policy 5.3:	Publicize fair housing programs and services offered to the community by the City and other agencies.

Program 13: Housing Opportunities for Persons with Particular Needs

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

- Support new housing developments accessible to senior and disabled persons throughout the community while specifically targeting Census Tract 407701 and promote programs and funding opportunities that increase the ability for the elderly and disabled to remain in their homes.
- Continue to implement the City's Reasonable Accommodation Ordinance (Municipal Code Chapter 10.90), which establishes procedures for persons with disabilities to request modifications to City rules, policies, practices, and procedures where such accommodation may be necessary to ensure equal housing opportunities. Provide information to assist applicants on the City's website and at City offices.
- Continue to promote activities and programs that meet the particular needs of the homeless population through cooperation with other agencies and organizations and through coordination and partnership with surrounding cities.

Objective:	Facilitate the development of one new affordable housing development in the City for those with special needs
Responsible Agency:	Development Services Department
Funding:	Department budget; State, federal and regional sources as available
Schedule:	Ongoing throughout the planning period

Program 14: Fair Housing

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

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Fair Housing Issue(s)	Contributing Factors	Priority	Meaningful Actions
• Disproportionate Housing Need	• Lack of affordable housing in a range of sizes. • Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general • Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population • Enhance programs to help at-risk homeless population	High	• Continue to provide financial and technical assistance for single-family residential additions to eliminate overcrowding conditions, specifically targeting census tracts 407101, 407102, 4072, and 407701. Through these steps, the City's goal will be to reduce overcrowded conditions by 20 percent in targeted areas by increasing housing supply. • By October 2022 or within three years of the statutory housing element deadline, whichever is applicable, City will amend Zoning Code to establish mixed-use overlays allowing densities at 20-40 du/ac in the western, central, eastern, and downtown sections of the City; as well as adopt ADU regulations consistent with State law requirements for citywide application. Through these steps, the City's goal will be increase housing capacity in line with RHNA projections. • By end of 2024, establish provisions for Low Barrier Navigation Centers (LBNC) consistent with State law. • Continue to enforce City codes to eliminate and prevent unsightly or hazardous conditions in residential areas throughout the community while specifically targeting census tracts adjacent to the City of Industry Also see: ➢ Program 2 – Code Enforcement ➢ Program 3a - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss ➢ Program 3b - Replacement Housing Requirement ➢ Program 3c - By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Housing Element Sites ➢ Program 4 - Facilitate Residential and Mixed-Use Development in the Downtown Business District Specific Plan ➢ Program 5 - Facilitate Redevelopment of Underutilized Properties ➢ Program 6 - Establish a Mixed-Use Zoning Program ➢ Program 11 - Zoning Code Amendments ➢ Program 12 - Accessory Dwelling Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs
• Disparities in Access to Opportunity	• Lack of sufficient accessible housing in a range of unit sizes • Barriers to mobility • Increase independence for the elderly or families with disabilities	Medium	• Use residential rehabilitation programs for residential improvement loans and grants, as well as to provide barrier-free housing for handicapped or persons with disabilities throughout the community while specifically targeting census tract 407701. Through these steps, the City's goal will be to facilitate rehabilitation of 200 units during the 2021-2029 planning period. • Continue to monitor and facilitate the preservation of all 82 at-risk affordable housing units • Continue to facilitate reasonable accommodation request to ensure equal housing opportunities throughout the community while specifically targeting census tract

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Fair Housing Issue(s)	Contributing Factors	Priority	Meaningful Actions
			407701. Through this step, the City's goal will be to approve 100% of reasonable accommodation request received. • Continue to support new housing developments accessible to the elderly and disabled persons throughout the community while specifically targeting census tract 407701. Also see: ➢ Program 1 - Residential Rehabilitation Program ➢ Program 9 - Preservation of Affordable Housing ➢ Program 11 - Zoning Code Amendments ➢ Program 12 - Accessory Dwelling Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs
• Displacement • Integration and Segregation • Outreach	• Lack of information on affordable housing, fair housing, and ADA laws	Medium	• Continue to provide outreach material on fair housing laws on the City's website and in public facilities, and direct housing discrimination to the appropriate enforcement agencies. Through these steps, the City's goal will be to increase community awareness of housing laws by at least 25 percent. • Support County housing agencies efforts to maintain, and possibly increase, housing vouchers to fund rental assistance for lower income households throughout the community while specifically targeting census tracts 406901, 407102, 407601, 407701, and 407702. Through these steps, the City's goal will be to increase participate in the voucher program by at least 25 percent. • Continue to promote activities and programs with cooperation with other agencies and organizations to meet the needs of the homeless population throughout the community. Through these actions, the City's goal will be to reduce the homeless population by at least 20 percent from the most recent County point-in-time survey. Also see: ➢ Program 7 – Section 8 Rental Assistance ➢ Program 8 - Affordable Housing Development with Priority for Extremely-Low-Income Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs

Responsible Agency: Development Services Department
Funding: State, federal and regional sources as available, General Fund
Schedule: Provided individually for distinct actions as noted in table

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SUMMARY OF QUANTIFIED OBJECTIVES

Table 36 summarizes the City's quantified objectives for the 2021-2029 planning period by income group.

- Construction of 1,929 new units for the 2021-2029 planning period, including 544 units for extremely low-/very low-income households, 275 units for low-income households, 275 units for moderate-income households, and 835 units for above moderate-income households.
- Rehabilitation of 200 units during the planning period for extremely low-, very low-, low, and moderate-income households.
- Preservation of 82 affordable units at risk of conversion to market-rate units.

Table 36. Summary of 2021-2029 Quantified Objectives

	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	544		275	275	835	1,929
Rehabilitation	25	25	50	100	--	200
Preservation of At-Risk Units	82				--	82

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Appendix A
Review of Past Accomplishments

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

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

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

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

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

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

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

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

Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
Housing Conservation and Improvement				
Program 1: Residential Rehabilitation Program	Provide information and technical assistance to local property owners regarding housing maintenance and resources for funding maintenance work. Use the Residential Rehabilitation Program to: • Provide barrier-free housing for handicapped or persons with disabilities • Provide financial assistance for the construction of bedroom additions to eliminate overcrowding conditions. Encourage residents to address overcrowded conditions through room additions through expanded marketing of this program to target households living in crowded conditions. • Provide information on the residential rehabilitation program at public counters, and provide additional information that is more prominently displayed on the City's website. Encourage use of the program to residents who visit the planning department for permits or technical assistance on other types of renovations or remodels. Post program information at the community and senior centers, and include an annual posting on the	Rehabilitation of 25 units per year, or 200 units during the 2013-2021 planning period.	The City's Housing Rehabilitation Program offers grants and deferred loans to improve the exterior and interior of homes occupied by low-income residents. Assistance is offered as a deferred loan for owner-occupied homes up to a maximum of $37,790 at a 0% interest rate. Under the Grant Program a $12,000 grant is offered for owner-occupied homes with or without a deferred loan. During the planning period, the City has processed 229 applications and has successfully completed the rehabilitation of 74 units, with a total of $1,274,850 granted or loaned to eligible program participants.	Rehabilitation of homes occupied by extremely-low- and low-income residents continues to be an important way to preserve the existing housing stock and to satisfy basic housing needs; for the preservation of decent, safe, and sanitary housing; to correct hazardous structural conditions; to make improvements considered necessary to eliminate blight and improve handicapped access; and, to correct building and health code violations. It should be noted the effectiveness of this program was significantly impacted by the COVID-19 pandemic and will be monitored and evaluated for continuation in the 2021-2029 cycle Housing Element.

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Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	City's newsletter. • Allow for energy conservation measures as eligible projects under the Residential Rehabilitation Program			
Program 2: Code Enforcement	Enforce City codes to eliminate and prevent unsightly or hazardous conditions in residential areas. Provide information and technical assistance to local property owners regarding housing maintenance.	Encourage property maintenance	The City continued to work cooperatively with property owners to achieve Code compliance.	This program is successful and should be continued in the 2021-2029 cycle Housing Element.
Housing Availability and Production				
Program 3: Adequate Sites	• Process an amendment to the Community Development Element to revise the allowable density in the High Density Residential land use category from 26 to 30 du/ac and increase the minimum density in the R-4 zone from 18 to 20 du/ac. • Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties. • Update the vacant and underutilized residential sites inventory every two years to maintain accurate information for developers. • Provide technical planning assistance for applicants who include low- or moderate-income units in their developments. • Create a marketing brochure that provides information on available	Development of residential units consistent with the City's RHNA allocation.	The City completed a comprehensive update of the Zoning Code on January 27, 2015 effectively meeting the RHNA allocations excluding the remaining 47 units. A General Plan Amendment was also adopted to increase the allowable density in the HDR land use designation to 30 du/ac to be consistent with the new Zoning Code, and the minimum density in the R-4 zone was increased to 20 du/ac. Between 2013 and 2020, the City monitored vacant and underutilized sites. A total of 130 housing units have been constructed between 2013 and 2021, including the Arboleda Senior Apartments (74 units).	This program should be revised to reflect prior accomplishments.

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Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	development incentives, technical/financial assistance availability, and highlight the City's assets such as proximity to major regional corridors and ongoing infrastructure upgrades (see also Programs 4 and 5).		The City approved plans for a market rate townhome development at 1st Street and Workman Avenue for the development of a 22-unit condominium development. Project construction began 2020. Due to staffing constraints as a result of the COVID-19 pandemic, the City has not updated the Downtown Business District Specific Plan, nor prepared marketing material.	
Program 4: Review of Downtown Business District Specific Plan	• Continue to encourage the construction of residential units, both mixed use and freestanding, in the downtown area, as allowed by the Downtown Business District Specific Plan. • Generate marketing materials for mixed-use developers that delineate site opportunities for mixed-use, technical assistance for interested developers, financial resources (local, private, and government), and development incentives. • Review the Downtown Business District Specific Plan development standards to determine whether any revisions are necessary to encourage development.	Encourage housing development in the Downtown Business District	The Downtown Business District Specific Plan has not yet been amended due to staffing constraints; however, the City has been providing technical assistance to a townhome project on 1st Street and Workman, as well as a new development at Main Street and 2nd Street which will result in the construction of 40 residential units. Due to staffing constraints, marketing material have not yet been prepared due to staffing constraints.	This program should be continued in the 2021-2029 cycle Housing Element.

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Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
Program 5: Facilitate Redevelopment of Underutilized Properties	• Facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical and/or financial assistance to developers and property owners. Technical assistance includes land development counseling by City planners, marketing brochure that provides information on available development incentives, coordination with agencies required to be involved in the development process such as the Los Angeles County Fire, Hazardous Waste, and Health Departments, and access to a list of sites available for residential development (such as properties that are vacant and underutilized) for local real estate agents. Since there is no maximum density in the Downtown Business District, no density bonus incentive for lot consolidation is necessary. • Waive or reduce fees for affordable projects, including sewer impact fees, to the extent feasible. • Provide a marketing brochure with information on available development incentives, technical/financial assistance availability, and highlight the City's assets such as proximity to major regional corridors and ongoing infrastructure upgrades (see also	Redevelopment of underutilized sites	The City has been providing assistance to the townhome project on 1st and Workman. In addition, in January 2017 the City Council approved a Development Agreement for the construction of 45 market rate single-family detached condominium units on a 3.89-acre underutilized site at 747 Del Valle. Project was completed in 2019. Due to staffing constraints, marketing material have not yet been prepared due to staffing constraints	This program should be continued in the 2021-2029 cycle Housing Element.

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Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	Programs 3 and 4). • Continue to encourage the consolidation of small parcels as a means to maximize development potential. This provision is intended to make full use of the City's limited land resources and promote larger residential developments that can facilitate a wide range of housing types and affordability levels. Incentives will include technical assistance and expedited processing for projects that consolidate two or more parcels. • Encourage the use of density bonuses for affordable and senior housing projects as provided under law.			
Housing Affordability				
Program 6: Section 8 Rental Assistance	• Support Federal, State, and County efforts to maintain, and possibly increase, Section 8 rental assistance to fund housing assistance for extremely-low- and very-low-income households by directing eligible households to LACDA through referrals and the City website. • Provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program.	Support continued use of the Section 8 program by City residents	The City continued to support Federal, State, and County in the Section 8 program.	This program should be continued in the 2021-2029 cycle Housing Element.

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Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
Program 7: Assist Affordable Housing Development with Priority for Extremely-Low-Income Units	• To the extent funding is available, defer or waive permit and development fees, and allocate funds to defray the cost of land and/or required off-site improvements for developments providing lower-income housing. Sewer impact fees (connection fee) may be waived or reduced for projects that include lower-income housing, with priority for developments with extremely-low-income units. • As Federal and State funding permits, continue issuing loans and grants as part of the Residential Rehabilitation Program (see Program 1) as a means to reducing overcrowding, maintaining a high quality housing stock, and assisting lower-income households and property owners in maintaining affordable housing units.	Reduce development costs to facilitate construction of affordable housing.	In February 2020, the City authorized (Res. No. 20-5542) the LACDA to issue bonds or notes not to exceed $20 million and make or acquire mortgage loans to finance the purchase and rehabilitation of an existing 95-unit senior affordable housing project at 13712 E. Sunkist Dr. In addition, the Arboleda Senior Apartments (74 units) were built during the planning period.	This program should be continued in the 2021-2029 cycle Housing Element.
Program 8: Preservation of Affordable Housing	There are three assisted housing developments in La Puente providing 291 affordable units. Two of these projects – La Villa Puente Apartments and Nantes Manor – are owned by for-profit entities. It is unknown at this time whether the owners will continue to renew the Section 8 contracts for these properties. Since the elimination of the Redevelopment Agency, the City has no staff or funding resources to devote to monitoring or facilitating the preservation of these at-risk units. If any	Preservation of 291 affordable housing units	In June 2016 the City Council conducted a TEFRA hearing and approved resolutions for the issuance of tax exempt bond financing by the California Statewide Communities Development Authority for the benefit of La Puente Park Preservation LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of a 132-unit multifamily rental	This program should be continued in the 2021-2029 cycle Housing Element.

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Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	properties indicate plans to convert to market rate, the City will contact the Los Angeles County Housing Authority to explore preservation options.		housing project known as La Puente Park Apartments. In August 2017, the City assisted a developer in submitting application to TCAC and CDLAC for the rehabilitation of the 121 unit La Villa Puente Apartments. The rehabilitation was completed in 2019.	
Program 9: First-Time Homebuyer Assistance	• Inform and direct private developers and first-time homebuyers to CalHFA's mortgage programs as a means to facilitate the construction of new, affordable housing for low- and moderate-income households. • Post information on the availability of this program on the City's website, provide information at prominent public counters. As appropriate the City will provide information at housing and lending related events sponsored by local congresspersons and other local entities such as the Fair Housing Foundation.	Facilitate affordable home ownership	In October 2020, LACDA was awarded grant funding from HCD's Permanent Local Housing Allocation (PLHA) program. As a LACDA 'participating city', La Puente anticipates receiving a total of $1,328,000 over five years to use for a first-time homebuyer down payment assistance program in the City. This includes a Year Two allocation of approximately $331,867.	This program should be continued in the 2021-2029 cycle Housing Element.
Program 10: Homeless Assistance	• Provide funding for extremely-low-income, homeless and at-risk persons originating from the City of La Puente as funding is available and approved by the City Council. • Facilitate provision of emergency shelters and transitional/supportive housing.	Continue to support ESGVCH in the provision of homeless and transitional housing assistance.	Funding in the total amount of $5,000 has been provided to the ESGVCH for Fiscal Years 2015-16 and 2016-17. Funding has also been included in the approved Fiscal Year 2017-18	This program should be continued in the 2021-2029 cycle Housing Element.

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Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
			budget in the amount of $5,000. Additionally, in collaboration with the San Gabriel Valley Council of Governments (COG), the City Council approved the 'La Puente Plan to Combat Homelessness' in June 2018. In June 2020, the city received $165,000 in grant funding to assist the City with helping those in the City that are experiencing homelessness or may soon be homeless. City and COG implementation of the Plan include homeless assistance activities such as homeless navigation services, housing vouchers, prevention and diversion, law enforcement, encampment clean-ups, and other related actions.	
Removing Governmental Constraints				
Program 11: Minimize Regulatory Constraints to Housing	• Ensure that the definition of a "family" in the Zoning Code is consistent with fair housing law. • Ensure that regulations for emergency shelters and transitional/supportive housing continue to encourage and facilitate these uses consistent with State law. • Review the Zoning Code to ensure that regulations encourage single-	Zoning Code amendment in 2015/16	Zoning Code amendments were adopted regarding the definition of "family," transitional and supportive housing, and manufactured housing.	This program should be revised to reflect prior accomplishments.

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Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	room-occupancy (SRO) housing in appropriate locations. • Ensure that manufactured housing on a permanent foundation is permitted subject to the same requirements as apply to conventional single-family homes. • Review off-street parking requirements for one-bedroom units in FY 2015/16 and if they are found to be an unreasonable constraint, a zoning amendment will be processed to modify standards			
Program 12: Encourage Second Units (aka Accessory Dwelling Units)	• To encourage second units as a resource for increasing housing resources and alleviating over-crowding, the City will assist homeowners with second-unit applications, explain the application process, and describe incentives to promote their development. The City will also advertise second-unit development opportunities to homeowners on the City's web site, at the community and senior centers.	Encourage development of at least one second unit per year	Seventy-four (74) second units were permitted with 44 constructed and finalized between 2013-2021.	This program should be continued in the 2021-2029 cycle Housing Element.
Equal Housing Opportunity				
Program 18: Fair Housing and Reasonable Accommodation	• Continue to provide outreach material on State and Federal fair housing laws and direct complaints of housing discrimination to appropriate enforcement agencies (i.e., State Department of Fair Employment and Housing, Fair Housing Council of the San Gabriel	Facilitate fair housing practices	The City continued to make fair housing information available to residents and implement the Reasonable Accommodation Ordinance. No reasonable accommodation requests have been requested	This program should be continued in the 2021-2029 cycle Housing Element.

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Program	Actions	Objectives	Accomplishments	Effectiveness and Appropriateness
	Valley, and Federal Department of Housing and Urban Development). • Continue to implement the City's Reasonable Accommodation Ordinance (Municipal Code Chapter 10.90), which establishes procedures for persons with disabilities to request modifications to City rules, policies, practices, and procedures where such accommodation may be necessary to ensure equal housing opportunities. Provide information to assist applicants on the City website and at City offices.		as yet during the current planning period.	

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Appendix B
Public Participation

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

Public Comment Summary

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

Housing Element Webpage

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

Stakeholder Interviews

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

Online Housing Needs Survey

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

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

City Council Study Session

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

Community Workshop

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

Public Review Draft

On November 10, 2021, the Public Review Draft was published online and hardcopies made available at City facilities including City Hall for a public comment period of 30 days. However, the Public Review Draft remained available online with the City accepting comments up to February 19, 2022. The Public Review Draft was distributed to local and regional stakeholders and organizations listed in Table B-2.

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Table B-1. Public Comment Summary

Community Input - Key Themes	Where Addressed in the 2021-2029 Housing Element
Evaluate parking, open space, lot size, and density standards to provide flexibility in housing development	• Constraints Analysis – Government Constraints • Housing Plan – Program 11
Encourage partnerships with service and non-traditional organizations	• Needs Assessment – Particular Needs Groups • Constraints Analysis – Government Constraints • Housing Plan – Program 11, 13, 14
Streamline housing development process through communication and policy refinements	• Constraints Analysis – Government Constraints • Housing Plan – Program 11, 12
Locate new housing opportunities in Downtown, along major corridors like Hacienda Blvd., Azusa Way, Amar Road, and underutilized shopping centers	• Housing Resources – Availability of Site for Housing • Housing Plan – Programs 4, 5, 6
Resources for homeless persons should be identified	• Needs Assessment – Particular Needs Groups • Housing Resources – Availability of Site for Housing • Housing Plan – Program 11
Continue to promote construction of ADUs, with policies to address overcrowding and parking issues	• Constraints Analysis – Government Constraints • Housing Resources – Availability of Site for Housing • Housing Plan – Program 12
Address housing discrimination by income, race, and immigration status	• Needs Assessment – Affirmatively Furthering Fair Housing • Housing Resources – Availability of Site for Housing • Housing Plan – Programs 3c, 7, 8
Housing affordability (cost burden/overpayment) for both rental and ownership is a significant issue	• Needs Assessment – Housing Profile • Housing Resources – Availability of Site for Housing • Housing Plan – Programs 3c, 7, 8, 9
Ease development regulations to allow Transitional or Supportive Housing, and Emergency Shelters for homeless persons	• Constraints Analysis – Government Constraints • Housing Plan – Programs 11, 13, 14
Make education/information on financial resources for renters and first-time homebuyers easy to access	• Housing Resources – Financial Resources • Housing Plan – Programs 7, 10
Maximize development on vacant residential and commercial lots	• Housing Resources – Availability of Site for Housing • Housing Plan – Programs 3a, 3b, 5
Revitalize Downtown with mixed-use projects with increased building height	• Constraints Analysis – Government Constraints • Housing Plan – Programs 4, 5
Focus rehabilitation efforts of existing housing stock; increase access to grants and loans for home improvement	• Needs Assessment – Housing Profile • Housing Resources – Financial Resources • Housing Plan – Programs 1, 2, 8, 9
Further efforts to promote fair housing services	• Needs Assessment – Affirmatively Furthering Fair Housing • Housing Resources – Availability of Site for Housing • Housing Plan – Programs 13, 14

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Figure B-1. Housing Element Website

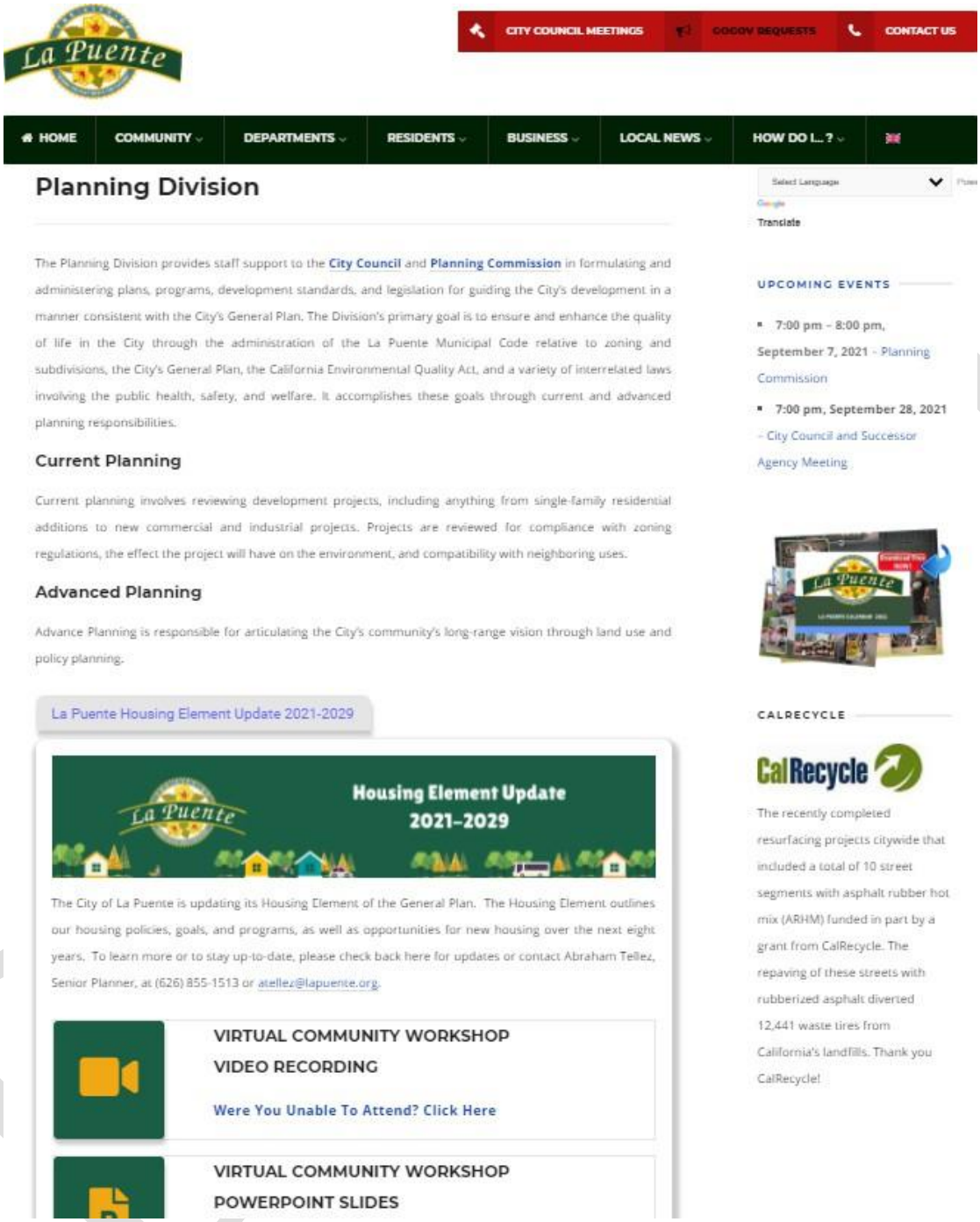
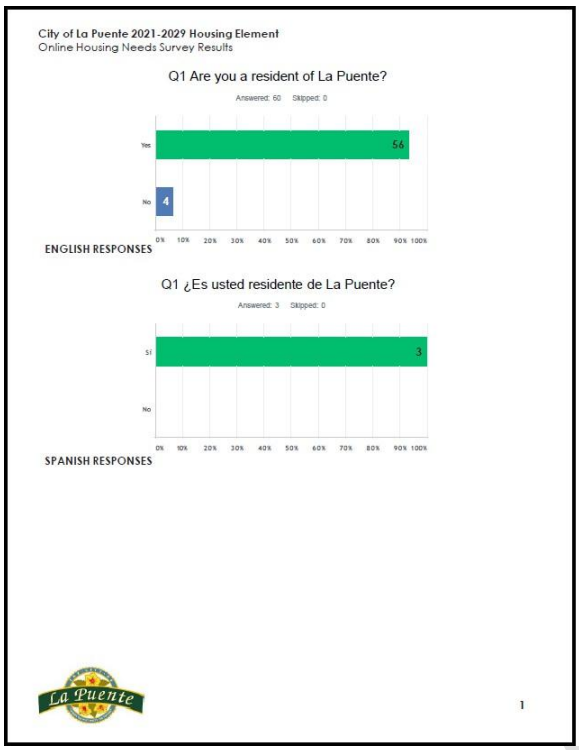
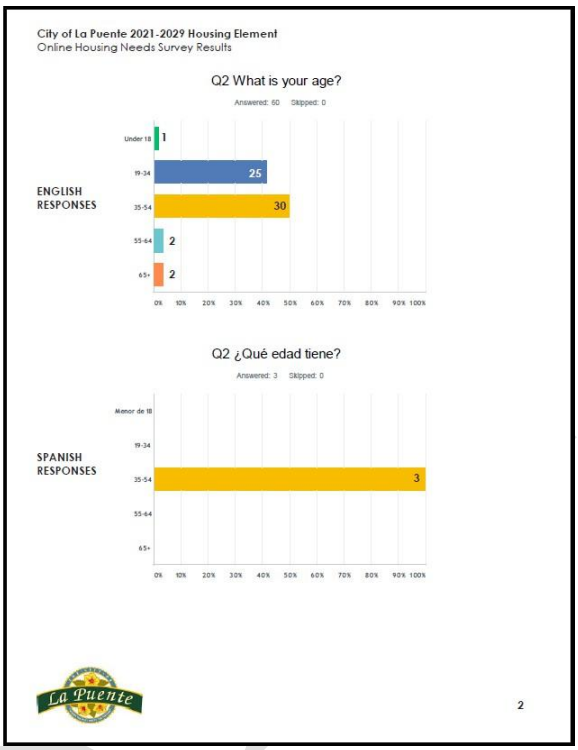
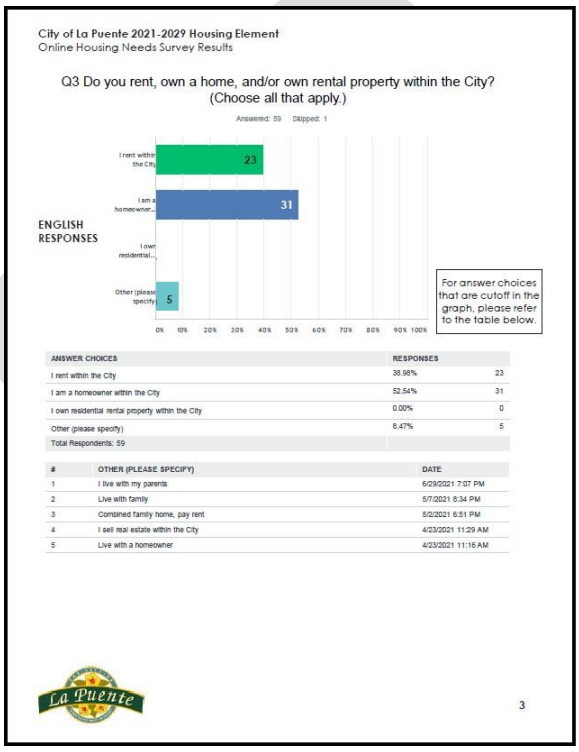
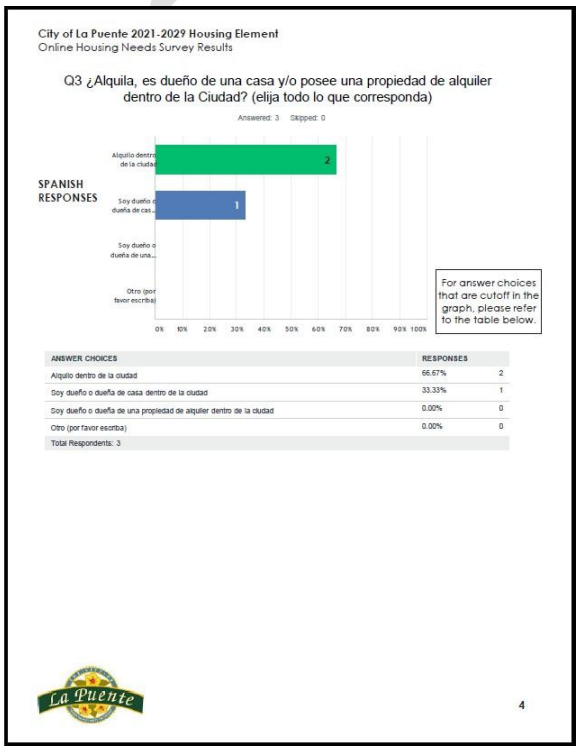


Figure B-2. Online Housing Needs Survey Responses





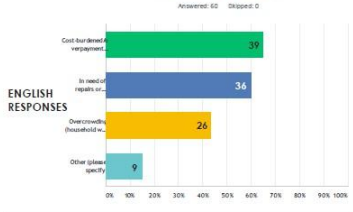




City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q4 What are the main housing challenges in the City of La Puente?
(Choose all that apply.)

Answered: 60 Skipped: 0



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

ANSWER CHOICES	RESPONSES	
Cost-burdened/overpayment (housing costs that exceed 30% of household income)	65.00%	39
In need of repairs or outdated electrical/heating/plumbing systems	60.00%	36
Overcrowding (household with more than 2 persons per bedroom plus 1 extra person)	43.33%	26
Other (please specify)	15.00%	9
Total Respondents: 60		

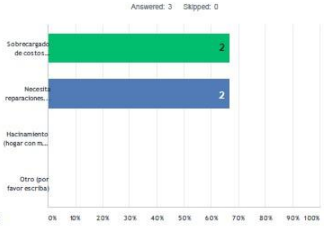
#	OTHER (PLEASE SPECIFY)	DATE
1	Crime	5/22/2021 4:43 PM
2	Parking, graffiti, general crime	5/8/2021 1:38 AM
3	Empty/abandoned lots call for dumping trash	5/7/2021 8:55 PM
4	Low income rffaff	5/7/2021 1:04 PM
5	Too Many Illegals in one house. Theres never any parking.	4/30/2021 6:51 PM
6	no parking	4/30/2021 3:26 PM
7	HVAC needed in older homes or a better way to install AC in whdows but keep them accessible in case of emergency. I'd like to add this to the second option since it includes heating. We live in California where the heat is usually more unbearable than the cold.	4/23/2021 9:12 PM
8	Lack of affordable housing and more density, less single-family housing	4/23/2021 11:26 AM
9	Neighbors converting their homes into for profit boarding houses, every room in the house is rented out, including garage. Streets are congested, people come park their cars in front of our home and play their music very loud. (Note, list of boarding houses below in our community) ~16173 Bainbridge Ave, La Puente, CA 91744 (Play loud music constantly) ~16166 Bainbridge Ave., La Puente, CA 91744 ~16142 Bainbridge Ave, La Puente, CA 91744	4/22/2021 10:57 AM

5

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

Q4 ¿Cuáles son los principales desafíos de vivienda en la ciudad de La Puente? (elija todo lo que corresponda)

Answered: 3 Skipped: 0



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

ANSWER CHOICES	RESPONSES	
Sobrecargado de costos (costos de vivienda que exceden el 30% de los ingresos del hogar)	66.67%	2
Necesita reparaciones o tiene sistemas eléctricos / de calefacción / plomería obsoletos	66.67%	2
Hacinamiento (hogar con más de 2 personas por habitación más 1 persona extra)	0.00%	0
Otro (por favor escriba)	0.00%	0
Total Respondents: 3		

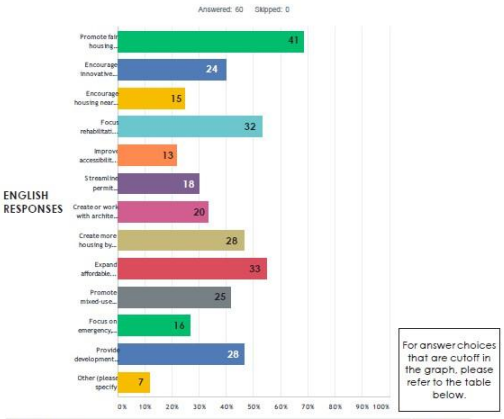
#	OTRO (POR FAVOR ESCRIBA)	DATE
	There are no responses.	

6

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

Q5 What types of housing-related programs and/or activities believe the City should concentrate on over the next eight (8) (Please select the top three priorities.)

Answered: 60 Skipped: 0



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

ANSWER CHOICES	RESPONSES	
Promote fair housing services to address fraud, displacement, or discrimination	68.33%	41
Encourage innovative design with emphasis on community and amenities	40.00%	24
Encourage housing near bus stops or other transportation options	25.00%	15
Focus rehabilitation efforts of existing housing	53.33%	32
Improve accessibility in units and range of accessibility features for persons with disabilities	21.67%	13
Streamline permit processes	30.00%	18

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

Create or work with architects to refine City-approved ADU (accessory/second units) prototypes	33.33%	20
Create more housing by allowing greater density in existing and new housing developments (for existing developments, Accessory Dwelling Units or ADUs may increase current density)	46.67%	28
Expand affordable housing inventory	55.00%	33
Promote mixed-use development with both commercial and residential components	41.67%	25
Focus on emergency, transitional, or supportive housing (affordable and special housing needs linked to supportive services), particulary for persons experiencing homelessness or with disabilities	26.67%	16
Provide development incentives that include low-income or affordable units	46.67%	28
Other (please specify)	11.67%	7
Total Respondents: 60		

#	OTHER (PLEASE SPECIFY)	DATE
1	None	5/6/2021 10:23 PM
2	Better businesses... Starbucks and little caesars were great additions to that part of the city	5/6/2021 1:38 AM
3	Provide housing for young families who don't have the income to afford $500,000 homes	5/7/2021 8:34 PM
4	Do not build the Rorimer, La Seda units	4/30/2021 3:26 PM
5	Regarding the point that says to create more housing by allowing greater density in existing & new housing. Please take into account that more families with school-aged kids because the enrollment in our district is failing drastically.	4/23/2021 9:12 PM
6	No new housing needed city is overcrowded.	4/23/2021 8:59 PM
7	Eco-villages and community land trusts	4/23/2021 11:16 AM

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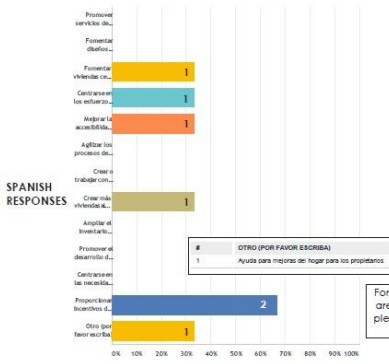
City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q5 ¿En qué tipos de programas y/o actividades relacionadas con la vivienda cree que la Ciudad debería concentrarse durante los próximos ocho (8) años? (Seleccione las tres prioridades principales.)

Answered: 3 Skipped: 0



ANSWER CHOICES	RESPONSES	
Promover servicios de vivienda justa para abordar el fraude, el desplazamiento o la discriminación	0.00%	0
Fomentar diseños innovadores con énfasis en la comunidad y las comodidades	0.00%	0
Fomentar viviendas cerca de paradas de autobús u otras opciones de transporte	33.33%	1
Centrarse en los esfuerzos de rehabilitación de viviendas existentes	33.33%	1
Mejorar la accesibilidad en las unidades y la variedad de funciones de accesibilidad	33.33%	1
Agilizar los procesos de permisos	0.00%	0
Crear o trabajar con arquitectos para perfeccionar los prototipos de ADU (viviendas accesorias / viviendas secundarias) aprobados por la ciudad	0.00%	0
Crear más viviendas al permitir una mayor densidad en desarrollos de vivienda nuevos y existentes (para desarrollos existentes, las Unidades de Vivienda Accesoria o ADU pueden aumentar la densidad de contarla)	33.33%	1
Ampliar el inventario viviendas económicas	0.00%	0
Promover el desarrollo de uso mixto con componentes comerciales y residenciales	0.00%	0

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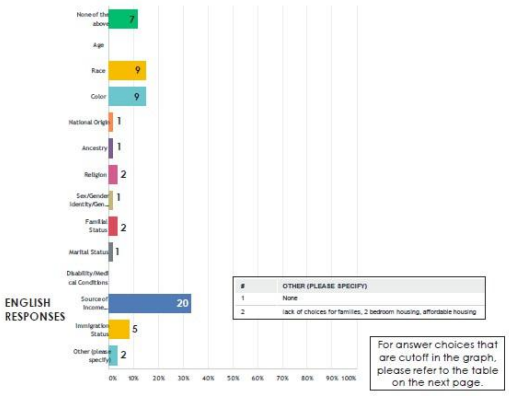
City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Centrarse en las necesidades de vivienda de transición, de apoyo, de emergencia y / o de viviendas de necesidades especiales	0.00%	0
Proporcionar incentivos de desarrollo que incluyan unidades económicas o de bajos ingresos	66.67%	2
Otro (por favor escriba)	33.33%	1

Q6 State and federal Fair Housing laws prohibit discrimination in the sale, rental, and financing of housing against the protected classes. Of those, which do you think is the most prevalent factor in housing discrimination in the City? (Please select one.)

Answered: 60 Skipped: 0



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

ANSWER CHOICES	RESPONSES	
None of the above	11.67%	7
Age	0.00%	0
Race	15.00%	9
Color	15.00%	9
National Origin	1.67%	1
Ancestry	1.67%	1
Religion	3.33%	2
Sex/Gender Identity/Gender Expression	1.67%	1
Familial Status	3.33%	2
Marital Status	1.67%	1
Disability/Medical Conditions	0.00%	0
Source of Income (including using public assistance for housing payments)	33.33%	20
Immigration Status	8.33%	5
Other (please specify)	3.33%	2
TOTAL		60

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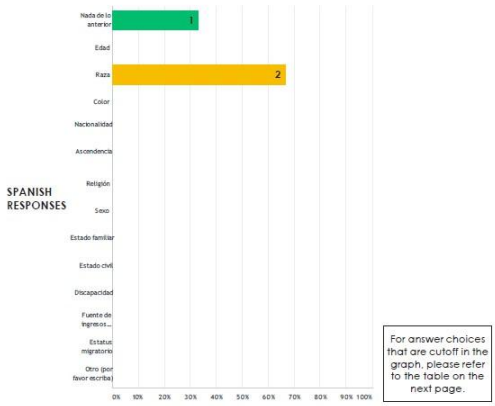
City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q6 Las leyes estatales y federales de vivienda justa prohíben la discriminación en la venta, alquiler y financiamiento de viviendas contra las clases protegidas. De ellos, ¿cuál cree que es el factor más prevalente en la discriminación de la vivienda en la ciudad? (Por favor seleccione uno)

Answered: 3 Skipped: 0



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

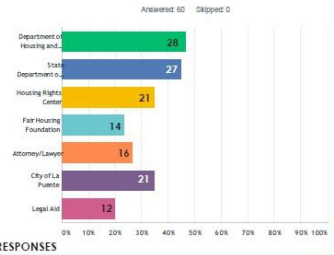
ANSWER CHOICES	RESPONSES	
Nada de lo anterior	33.33%	1
Edad	0.00%	0
Raza	66.67%	2
Color	0.00%	0
Nacionalidad	0.00%	0
Ascendencia	0.00%	0
Religión	0.00%	0
Sexo	0.00%	0
Estado familiar	0.00%	0
Estado civil	0.00%	0
Discapacidad	0.00%	0
Fuente de ingresos (incluido el uso de asistencia pública para el pago de vivienda)	0.00%	0
Estatus migratorio	0.00%	0
Otro (por favor escriba)	0.00%	0
TOTAL		3

13

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

Q7 Where would you or where would you refer someone to report if fair housing rights had been violated? (Choose all that apply.)

Answered: 60 Skipped: 0



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

ENGLISH RESPONSES

ANSWER CHOICES	RESPONSES	
Department of Housing and Urban Development (HUD)	46.67%	28
State Department of Fair Employment and Housing (DFEH)	45.00%	27
Housing Rights Center	35.00%	21
Fair Housing Foundation	23.33%	14
Attorney/Lawyer	26.67%	16
City of La Puente	35.00%	21
Legal Aid	20.00%	12
Total Respondents: 60		

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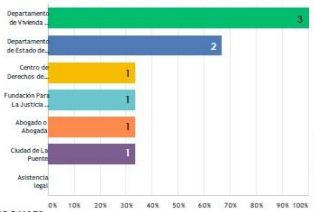
City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

Q7 ¿Dónde recomendaría a alguien para informar si se han violado los derechos de vivienda justa? (elija todo lo que corresponda)

Answered: 3 Skipped: 0



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

SPANISH RESPONSES

ANSWER CHOICES	RESPONSES	
Departamento de Vivienda y Desarrollo Urbano (HUD)	100.00%	3
Departamento de Estado de Vivienda y Empleo Justo (DFEH)	66.67%	2
Centro de Derechos de Vivienda	33.33%	1
Fundación Para La Justicia en Viviendas	33.33%	1
Abogado o Abogada	33.33%	1
Ciudad de La Puente	33.33%	1
Asistencia legal	0.00%	0
Total Respondents: 3		

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

Q8 Please write in below where new housing opportunities should be located in the City.

Answered: 44 Skipped: 16

ENGLISH RESPONSES

#	RESPONSES	DATE
1	the downtown district	6/29/2021 7:07 PM
2	Around schools and parks	6/6/2021 10:23 PM
3	Unsure of what is available. Do not want more density than we have now.	5/23/2021 10:25 AM
4	All those empty lots near the city hall	5/22/2021 4:43 PM
5	north	5/18/2021 7:03 PM
6	THE CITY OF LA PUENTE	5/18/2021 6:43 AM
7	Less populated areas and suburbs	5/18/2021 1:36 AM
8	Maine	5/15/2021 6:07 PM
9	North	5/15/2021 6:07 PM
10	Florida	5/15/2021 3:58 PM
11	Jacksonville	5/14/2021 5:55 PM
12	Brazil	5/14/2021 1:15 AM
13	Along the Glendora Ave corridor, between Hacienda Blvd and temple ave	5/13/2021 1:37 PM
14	Off or near of large streets - hacienda and Azusa but everywhere really should be considered	5/9/2021 8:26 AM
15	All over	5/8/2021 1:38 AM
16	Available or unused land. Preferably in a residential area if possible.	5/7/2021 1:24 PM
17	Don't know	5/7/2021 1:04 PM
18	Not sure	5/3/2021 10:26 PM
19	Near the exposition center	5/2/2021 10:06 PM
20	Downtown la puente	5/2/2021 6:51 PM
21	Downtown La Puente	5/1/2021 10:25 AM
22	shouldn't be, too many people here to begin with	4/30/2021 6:51 PM
23	Stop over crowding and focus on those that are in the community already	4/30/2021 3:26 PM
24	Main streets	4/28/2021 4:28 PM
25	Social Media	4/24/2021 9:51 PM
26	Near public transit and public amenities f	4/24/2021 8:09 PM
27	Near downtown La Puente	4/24/2021 10:49 AM
28	Anywhere	4/24/2021 8:52 AM
29	San Jose hills	4/24/2021 7:28 AM
30	I believe new housing is not needed. Especially low income housing. The city has become overcrowded with several families living in one home. Causing many issues, like streets with no parking because of so many cars belonging to one home, trash on the streets, homeless and drug addicts loitering. All of these things and more are depreciating the value of our homes and ruining the beauty of our community.	4/23/2021 8:59 PM
31	Improve existing conditions of community	4/23/2021 12:26 PM

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

32	Any Older Commercial Spaces that are in desarray and could use a remodel that could incorporate mix residential and commercial real estate, once location that comes to mind is the commercial space on Amar and Willow. Antother would be on Glendora and Hacienda where the Gonzalez is located. Once ideal space is the corner of Hacienda and Valley where the Old K mart was located.	4/23/2021 11:29 AM
33	mix-used shopping centers near the 10 fwy, accesibility to Amtrak and Silver Streak buses. centralized near shops	4/23/2021 11:26 AM
34	Raze old shopping centers that are mostly empty and old (ie where the old Payless was off Hacienda/Glendora) Vacant lots (ie across from LPHS)	4/23/2021 11:19 AM
35	Near businesses, or where businesses used to be. Ask school districts if there are areas they want to lease.	4/23/2021 11:16 AM
36	Across the street from La Puente court house. You guys let the trash in, so you keep the trash near your building.	4/23/2021 11:15 AM
37	The areas that are run down	4/23/2021 11:01 AM
38	Bassett Area	4/23/2021 10:24 AM
39	Old Town la puente	4/23/2021 10:23 AM
40	Old Town la puente	4/23/2021 10:05 AM
41	Off of Amar, I've seen some empty lots.	4/23/2021 9:57 AM
42	Downtown, bring in mix use projects, resturants, etc!!!!	4/22/2021 2:49 PM
43	.	4/22/2021 2:44 PM
44	I feel the city is to congest and there doesn't appear to be a location for a mass housing project. The city streets are starting to resemble Los Angeles, cars parked everywhere. The city in some ways appears to be regressing instead of improving its quality of life for residents.	4/22/2021 10:57 AM

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

Answered: 3 Skipped: 0

SPANISH RESPONSES

#	RESPONSES	DATE
1	En el City Hall, libretas, y en las escuelas.	5/28/2021 9:14 PM
2	Nose	5/24/2021 4:26 PM
3	No se	4/30/2021 2:50 PM

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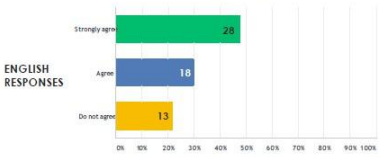
City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

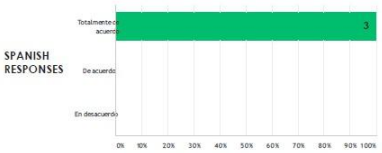
Q9 Select whether you strongly agree, agree, or do not agree with the following statement:It is difficult to find affordable rental housing in the City of La Puente.

Answered: 59 Skipped: 1



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

Answered: 3 Skipped: 0



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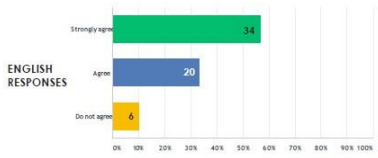
City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

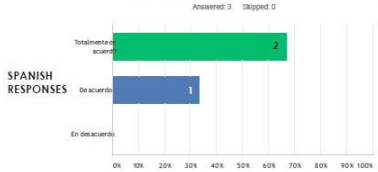
Q10 Select whether you strongly agree, agree, or do not agree with the following statement:It is difficult to find affordable housing for ownership in the City of La Puente.

Answered: 60 Skipped: 0



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

Answered: 3 Skipped: 0

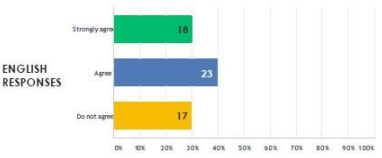


19

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

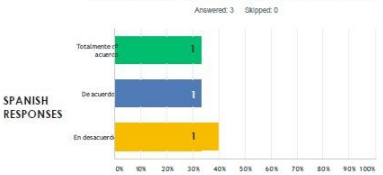
Q11 Select whether you strongly agree, agree, or do not agree with the following statement:It is difficult to find available rental housing in the City of La Puente.

Answered: 58 Skipped: 2



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

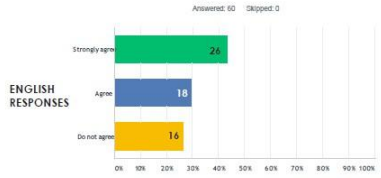
Answered: 3 Skipped: 0



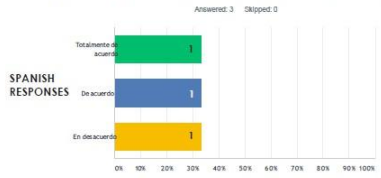
20

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

Q12 Select whether you strongly agree, agree, or do not agree with the following statement:It is difficult to find available homes for purchase in the City of La Puente.



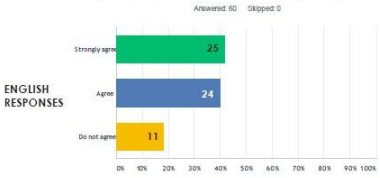
Q12 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones:Es difícil encontrar viviendas / unidades disponibles para comprar en la ciudad de La Puente.



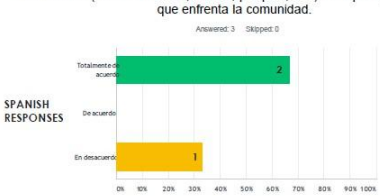
21

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

Q13 Select whether you strongly agree, agree, or do not agree with the following statement:The condition of neighborhoods (streetlights, sidewalks, parks, etc.) is the foremost challenge facing the community.



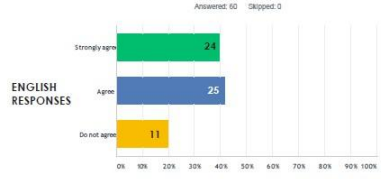
Q13 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones:La condición de los vecindarios (luces de la calle, aceras, parques, etc.) es el principal desafío que enfrenta la comunidad.



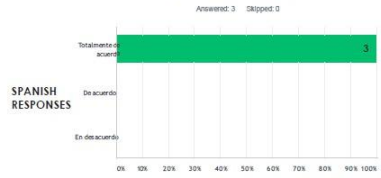
22

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

Q14 Select whether you strongly agree, agree, or do not agree with the following statement:The condition of existing housing and property maintenance is the foremost challenge facing the community.



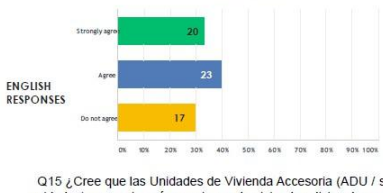
Q14 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones:La condición de la vivienda existente y el mantenimiento de la propiedad es el principal desafío que enfrenta la comunidad.



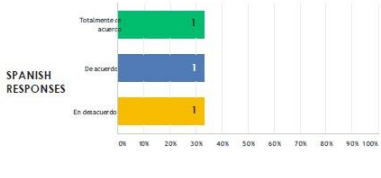
23

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

Q15 Do you think Accessory Dwelling Units (ADUs/second units) would provide additional housing options in the City of La Puente?



Q15 ¿Cree que las Unidades de Vivienda Accesoria (ADU / segundas unidades) proporcionarían opciones de vivienda adicionales en la Ciudad de La Puente?



24

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

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

ENGLISH RESPONSES

Answered: 50 Skipped: 10

#	RESPONSES	DATE
1	we can have more housing and more packed density. Not everyone wants to live a big house, me inlcuded.	6/29/2021 7:07 PM
2	More dense area with more people living in location, no parking, duty streets. It removed the suburban hometown feel from the neighborhoods.	6/6/2021 10:23 PM
3	I realize affordable housing is important and that some families depend on ADUs for income; however, it creates parking and traffic nightmares. My street, when everyone is home in all of the houses, looks like there is a Jury 3rd party. There are cars parked in the street and on peoples lawns, in addition to several cars in driveways. It makes the area look less desirable and over crowded.	5/23/2021 10:25 AM
4	While providing more housing to more people, it would also create more challenges related to population density such as parking, crime, noise, etc.	5/22/2021 4:43 PM
5	no	5/18/2021 7:03 PM
6	Improve the quality of life	5/18/2021 6:43 AM
7	The advantage is that it is very convenient to travel, the disadvantage is that it costs too much	5/18/2021 1:36 AM
8	Too many people are without homes	5/15/2021 6:07 PM
9	Available housing is not enough	5/15/2021 6:07 PM
10	Whether to meet the residents in the right amount	5/15/2021 3:58 PM
11	First of all, the price is cheap, so that more people can live in it	5/14/2021 5:55 PM
12	Property maintenance	5/14/2021 1:15 AM
13	ADU benefits: allows for accessible housing where otherwise there would not be. ADU challenges: density of population should be regulated	5/13/2021 1:37 PM
14	Benefits include providing safe housing for residents, and affordable housing for residents and allowing owners to be better able to afford housing. Garages are underutilized spaces in many homes. Challenges are lack of options for preapproved permitted plans and flexibility in setbacks, etc. To build new ADU housing.	5/9/2021 8:26 AM
15	No benefit, Street parking, Over crowding & fire hazards	5/8/2021 2:18 PM
16	Affordability	5/8/2021 1:38 AM
17	Benefits would be for multi family options that can be affordable and comfortable and challenges is then the city can become highly populated	5/7/2021 8:55 PM
18	Benefit of per-approved units that can be built quickly	5/7/2021 1:24 PM
19	Don't know	5/7/2021 1:04 PM
20	Challenge is the cost	5/3/2021 10:26 PM
21	It will still not be affordable for a 2 person family income unless they are paid higher than minimum wage	5/2/2021 6:51 PM
22	Benefits would include opportunity to have less crowding in a single home	5/1/2021 10:25 AM
23	No Parking, Over Crowding, Domestic Violence, East Side Dukes, Puente 13,	4/30/2021 3:26 PM
24	Help in the lack of available housing	4/30/2021 2:47 PM
25	No ADU's in front yards	4/28/2021 4:28 PM
26	Families have a better chance to have home	4/24/2021 9:51 PM
27	We need public housing. That is kept up and managed by the city	4/24/2021 8:09 PM
28	The challenges would be parking. The streets are already full with cars.	4/24/2021 5:57 PM
29	NA	4/24/2021 10:49 AM
30	Na	4/24/2021 8:52 AM
31	Over crowded homes	4/24/2021 7:26 AM
32	The benefit is that there can be more housing available and the challenge is where they can be built.	4/23/2021 9:12 PM
33	This will only create more overcrowding in already overpopulated communities. The focus should be on rehabilitation of existing housing, addressing loitering, graffiti, gang violence and not enabling these issues by creating housing that will attract them.	4/23/2021 6:59 PM
34	I don't understand why ADU's are in question if they have already been state approved... Challenges are accessibility to city permits and community knowledge on process for adding ADU in compliance.	4/23/2021 2:54 PM
35	No benefits for existing residents. Challenges- increase of vandalism and crime	4/23/2021 12:26 PM
36	Additional housing. But overcrowding. Parking	4/23/2021 12:17 PM
37	The overall length of the permit process and the exceeding costs of construction.	4/23/2021 11:29 AM
38	single family homes create very low density. La puente businesses cannot survive with such low density. ADUs can increase density in particular areas without much construction costs.	4/23/2021 11:26 AM
39	Overcrowding. Eyesore.	4/23/2021 11:19 AM
40	The challenges are yards become smaller, and the city already doesn't provide enough parks. Outdoor space is crucial to a healthy living environment. ADUs can help, but there are other innovative ideas such as cooperative housing, limited equity housing, co-housing, eco-villages, etc. Those house more people and are far more affordable for people.	4/23/2021 11:16 AM
41	Having more ghetto people move in.	4/23/2021 11:15 AM
42	More people are able to live within your home	4/23/2021 11:01 AM
43	Sharing knowledge of the possibility for duality	4/23/2021 10:24 AM
44	Na	4/23/2021 10:23 AM
45	N/a	4/23/2021 10:05 AM
46	More housing	4/23/2021 10:00 AM
47	Some of these homes have big yards. I'd imagine that allowing ADU would help in limiting the congestion inside of the main home.	4/23/2021 9:57 AM
48	Benefits, people take pride in the neighborhood, where ADU is situated. Challenges simple - permit process, should be over the counter!!!	4/22/2021 2:49 PM
49	?	4/22/2021 2:44 PM
50	In reference to ADU's, this concept is bad for our community. It is eroding the foundation of single-family communities and converting our neighborhoods to multi-unit dwellings. It is not going to improve the housing stock in our community, rents will still be un-affordable. The home owners that establish ADU's will be profiting from this and our communities will be more congested. In our neighborhood now we have been experiencing this transformation (Boarding Houses and ADU's). In many instances you come home and find strange/sketchy people drinking and smoking playing load music in front of our homes.	4/22/2021 10:57 AM

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

Answered: 3 Skipped: 0

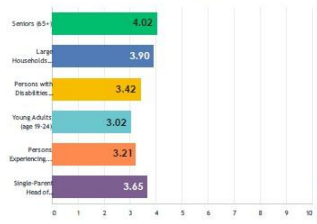
SPANISH RESPONSES

#	RESPONSES	DATE
1	El principal benficio es poder quedarse con su casa	5/28/2021 9:14 PM
2	Nose	5/24/2021 4:28 PM
3	Si permiten eso no habrá parking en las calles	4/30/2021 2:50 PM

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

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

Answered: 60 Skipped: 0



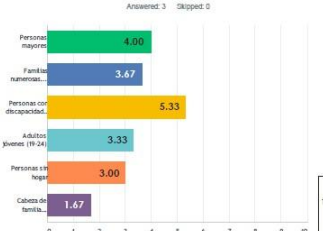
For answer choices that are cutoff in the graph, please refer to the table below.

	1	2	3	4	5	6	TOTAL	SCORE
Seniors (65+)	29.82% 17	12.28% 7	22.81% 13	8.77% 5	17.54% 10	8.77% 5	57	4.02
Large Households (five or more members)	20.34% 12	32.20% 19	8.47% 5	10.17% 6	13.56% 8	15.25% 9	59	3.90
Persons with Disabilities (developmental or physical disabilities)	8.77% 5	17.54% 10	22.81% 13	19.30% 11	21.05% 12	10.53% 6	57	3.42
Young Adults (age 19-24)	6.78% 4	18.64% 11	13.56% 8	16.95% 10	18.64% 11	25.42% 15	59	3.02
Persons Experiencing Homelessness	19.64% 11	7.14% 4	14.29% 8	16.07% 9	19.64% 11	23.21% 13	56	3.21
Single-Parent Head of Household	19.30% 11	10.53% 6	19.30% 11	29.82% 17	8.77% 5	12.28% 7	57	3.65

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

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

Answered: 3 Skipped: 0



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

SPANISH RESPONSES

	1	2	3	4	5	6	TOTAL	SCORE
Personas mayores	33.33% 1	0.00% 0	33.33% 1	0.00% 0	33.33% 1	0.00% 0	3	4.00
Familias numerosas (cinco o más miembros)	33.33% 1	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	3	3.67
Personas con discapacidades (discapacidades del desarrollo, mentales o físicas, y abuso de sustancias, etc.)	33.33% 1	66.67% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3	5.33
Adultos jóvenes (19-24)	0.00% 0	0.00% 0	33.33% 1	66.67% 2	0.00% 0	0.00% 0	3	3.33
Personas sin hogar	0.00% 0	33.33% 1	0.00% 0	0.00% 0	66.67% 2	0.00% 0	3	3.00
Cabeza de familia monoparental	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	66.67% 2	3	1.67

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

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

Answered: 30 Skipped: 30

ENGLISH RESPONSES

#	RESPONSES	DATE
1	black people	5/18/2021 7:03 PM
2	People with very low incomes	5/18/2021 1:36 AM
3	Too many people are without homes	5/15/2021 6:07 PM
4	Food and clothing can not solve the problem	5/15/2021 6:07 PM
5	NO	5/15/2021 3:58 PM
6	dsad	5/15/2021 4:20 AM
7	An outsider who cannot afford to rent a house	5/14/2021 5:55 PM
8	N/a	5/13/2021 1:37 PM
9	No	5/9/2021 8:26 AM
10	None	5/7/2021 1:04 PM
11	No	5/3/2021 10:26 PM
12	Homeless teens/aged out foster children	5/2/2021 6:51 PM
13	N/A	5/1/2021 10:25 AM
14	None	4/28/2021 4:28 PM
15	No	4/24/2021 9:51 PM
16	Low-income families	4/24/2021 10:49 AM
17	No	4/24/2021 8:52 AM
18	Na	4/24/2021 7:28 AM
19	I think that the single-parent option should be divided into 2 different categories because there's the single parents that both have custody and take care of the child/children and there's the single parent that has no support from the other parent whatsoever.	4/23/2021 9:12 PM
20	None	4/23/2021 8:59 PM
21	Nome	4/23/2021 12:26 PM
22	no	4/23/2021 11:29 AM
23	NA	4/23/2021 11:19 AM
24	N/A	4/23/2021 11:15 AM
25	Other	4/23/2021 10:24 AM
26	NA	4/23/2021 10:23 AM
27	LGBTQ community	4/23/2021 10:05 AM
28	First time homeowners	4/23/2021 9:57 AM
29	n/a	4/22/2021 2:49 PM
30	n/a	4/22/2021 10:57 AM

29

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

Q18 Si hay otro grupo con necesidades de vivienda que no está identificado en la pregunta 17, favor de escribir aquí la categoría demográfica adicional. (Escriba)

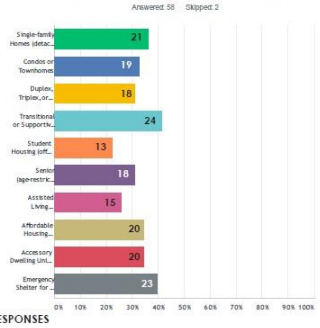
Answered: 3 Skipped: 0

SPANISH RESPONSES

#	RESPONSES	DATE
1	Personas sin seguro social.	5/28/2021 9:14 PM
2	Okey	5/24/2021 4:26 PM
3	No	4/30/2021 2:50 PM

Q19 Which housing types, if any, are not adequately provided within the City of La Puente? (Choose all that apply.)

Answered: 58 Skipped: 2



For answer choices that are cutoff in the graph, please refer to the table on the next page.

ENGLISH RESPONSES

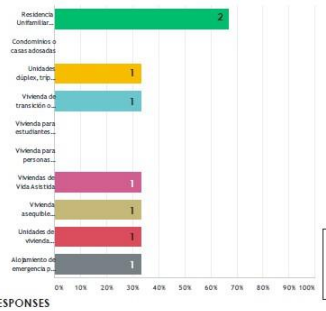
30

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

ANSWER CHOICES	RESPONSES	
Single-family Homes (detached house)	36.21%	21
Condos or Townhomes	32.76%	19
Duplex, Triplex, or Fourplex Units	31.03%	18
Transitional or Supportive Housing (affordable and special needs housing linked to supportive services), particularly for persons experiencing homelessness or with disabilities	41.38%	24
Student Housing (off university campus housing for students)	22.41%	13
Senior (age-restricted/65+)	31.03%	18
Assisted Living Facilities	25.86%	15
Affordable Housing (restricted by deed or special agreement)	34.48%	20
Accessory Dwelling Units (ADUs or Second Unit/Granny Flats)	34.48%	20
Emergency Shelter for the homeless	39.66%	23

Q19 ¿Qué tipos de viviendas, si los hay, no se proporcionan adecuadamente dentro de la ciudad de La Puente? (seleccione todas las que correspondan)

Answered: 3 Skipped: 0



For answer choices that are cutoff in the graph, please refer to the table on the next page.

SPANISH RESPONSES

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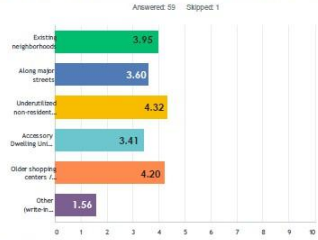
City of La Puente 2021-2029 Housing Element
Online Housing Needs Survey Results

ANSWER CHOICES	RESPONSES	
Residencia Unifamiliar (casa separada)	66.67%	2
Condominios o casas adosadas	0.00%	0
Unidades dúplex, tríplex o cuádruplex	33.33%	1
Vivienda de transición o de apoyo (viviendas económicas y para necesidades especiales vinculadas a servicios de apoyo), particularmente para personas sin hogar o con discapacidades	33.33%	1
Vivienda para estudiantes (vivienda para estudiantes fuera del campus universitario)	0.00%	0
Vivienda para personas mayores (edad restringida)	0.00%	0
Viviendas de Vida Asistida	33.33%	1
Vivienda asequible (restringida por escritura o acuerdo especial y / o tipo de financiación especial)	33.33%	1
Unidades de vivienda accesorias (ADU o Segunda unidad / "Granny Flat")	33.33%	1
Alojamiento de emergencia para personas sin hogar	33.33%	1
Total Respondents: 3		

Q20 Please prioritize the opportunity areas where you would most like to see additional housing in La Puente.1 = Greatest Priority; 6 = Least Priority

Answered: 59 Skipped: 1



For answer choices that are cutoff in the graph, please refer to the table on the next page.

ENGLISH RESPONSES

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

	1	2	3	4	5	6	TOTAL	SCORE
Existing neighborhoods	26.79% 15	16.07% 9	14.29% 8	17.86% 10	17.86% 10	7.14% 4	56	3.95
Along major streets	7.02% 4	29.82% 17	14.04% 8	17.54% 10	28.07% 16	3.51% 2	57	3.60
Underutilized non-residential areas	28.57% 16	17.86% 10	28.57% 16	12.50% 7	7.14% 4	5.36% 3	56	4.32
Accessory Dwelling Units (ADUs)	5.56% 3	16.67% 9	25.93% 14	24.07% 13	20.37% 11	7.41% 4	54	3.41
Older shopping centers / retail areas	29.63% 16	18.52% 10	16.67% 9	16.67% 9	14.81% 8	3.70% 2	54	4.20
Other (write-in question below)	2.44% 1	2.44% 1	2.44% 1	9.76% 4	7.32% 3	75.61% 31	41	1.56

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

Answered: 29 Skipped: 31

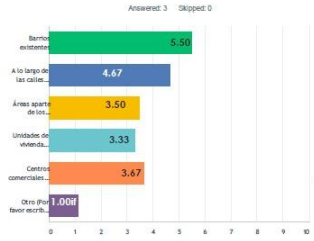
#	RESPONSES	DATE
1	no	5/15/2021 7:03 PM
2	Derelict parks and old factories	5/15/2021 1:36 AM
3	NO	5/15/2021 3:58 PM
4	dsads	5/15/2021 4:20 AM
5	Public facilities	5/14/2021 5:55 PM
6	N/a	5/13/2021 1:37 PM
7	None	5/9/2021 8:26 AM
8	Unused pr abandoned property the city owns	5/7/2021 1:24 PM
9	None	5/3/2021 10:26 PM
10	N/a	5/2/2021 6:51 PM
11	Empty lots	5/1/2021 10:25 AM
12	there's no where to build	4/30/2021 6:51 PM
13	focus on downtown la puente, lots of empty space and buildings.	4/30/2021 3:26 PM
14	None	4/28/2021 4:28 PM
15	Near schools to allow students for easy access to campuses	4/24/2021 10:49 AM
16	NA	4/24/2021 8:52 AM
17	Na	4/24/2021 7:28 AM
18	No housing is needed for any groups	4/23/2021 8:59 PM
19	None	4/23/2021 12:26 PM
20	none	4/23/2021 11:29 AM
21	NA	4/23/2021 11:19 AM
22	Re-structure an existing building such as an apartment complex or hotel or some other large building, and make amenities shared among people (such as an industrial kitchen, play room, garden, etc.). Maximize living space by cutting other spaces, maximize communal spaces, and price affordably.	4/23/2021 11:16 AM

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

23	N/A	4/23/2021 11:15 AM
24	Others	4/23/2021 10:24 AM
25	Na	4/23/2021 10:23 AM
26	N/A	4/23/2021 10:05 AM
27	NA	4/23/2021 9:57 AM
28	Annex property from City of Industry and build near Police Dept and post office!	4/22/2021 2:49 PM
29	In reference to areas where you would most like to see additional housing in La Puente. I would like to see additional housing build where the cannabis shop was just opened. We do not need a cannabis shop in the city. This site would have been best for housing.	4/22/2021 10:57 AM

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

Answered: 3 Skipped: 0



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

SPANISH RESPONSES

	1	2	3	4	5	6	TOTAL	SCORE
Barrios existentes	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2	5.50
A lo largo de las calles principales	33.33% 1	33.33% 1	0.00% 0	33.33% 1	0.00% 0	0.00% 0	3	4.67
Áreas aparte de los residenciales infrautilizadas	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	2	3.50
Unidades de vivienda accesorias (ADUs)	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	0.00% 0	3	3.33
Centros comerciales más antiguos/ áreas comerciales	33.33% 1	0.00% 0	0.00% 0	33.33% 1	33.33% 1	0.00% 0	3	3.67
Otro (Por favor escriba en la pregunta a continuación)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 2	2	1.00

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

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

Answered: 2 Skipped: 1

SPANISH RESPONSES

#	RESPONSES	DATE
1	Ok	5/24/2021 4:28 PM
2	No	4/30/2021 2:50 PM

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

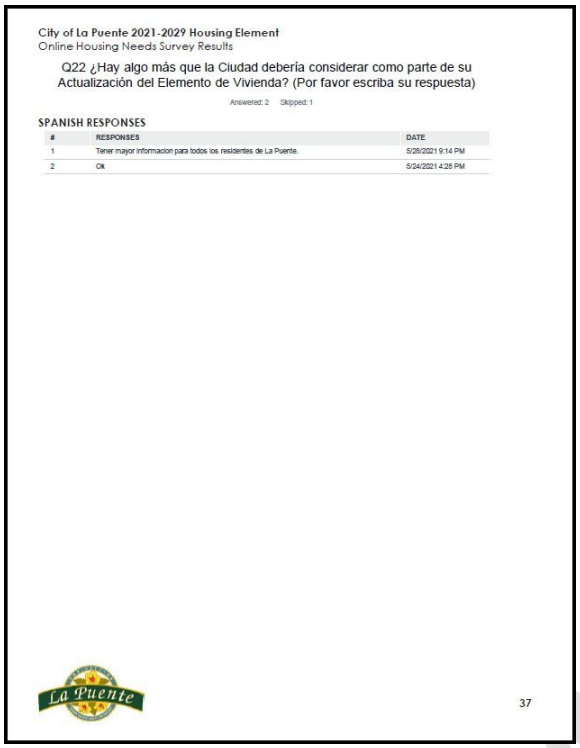
Answered: 47 Skipped: 13

ENGLISH RESPONSES

#	RESPONSES	DATE
1	We need to improve our infrastructure and make our roads more pedestrian friendly and easy to ride a bike. Not every trip needs to get done by car. Cities should be built for people not cars.	5/29/2021 7:07 PM
2	Please consider limiting AUDs and other population density incentives.	5/23/2021 10:25 AM
3	Please do not make lapuente another Alhambra which becomes so crowded and has lost all of its charm. The current residents are here because we enjoy the sleepiness and small town feel.	5/22/2021 4:43 PM
4	no	5/18/2021 7:03 PM
5	aged community	5/15/2021 6:43 AM
6	Establish business district, financial service area and living area	5/15/2021 1:36 AM
7	No, it's too expensive	5/15/2021 6:07 PM
8	It shouldn't be too expensive	5/15/2021 6:07 PM
9	I don't know	5/15/2021 3:58 PM
10	dsad	5/15/2021 4:20 AM
11	Convenient transportation and environment	5/14/2021 5:55 PM
12	price	5/14/2021 1:15 AM
13	N/a	5/13/2021 1:37 PM
14	No	5/9/2021 8:26 AM
15	Reduce crime. Fix parking issues/too many cars per household) promptly clean graffiti and junk out of properties. You can be more expensive if the community is good. If the community isn't good, who wants to invest?	5/9/2021 1:36 AM
16	Putting brick walls to separate existing houses that are off of main streets to create safer and prettier housing as well as our city.	5/7/2021 8:55 PM
17	Assist with water tolerant planting and self sustaining vegetable/fruit gardens in place of lawns. Small home beautification/updates.	5/7/2021 1:24 PM
18	None	5/3/2021 10:26 PM
19	Afford able housing should addressed especially for women already on welfare a household of 2 gets 640 monthly but the apartments rentals say there low income but we charge rent to up to 600 or more	5/2/2021 10:06 PM
20	Untair high rent on buildings not up to code or have multiple violations	5/2/2021 6:51 PM
21	N/A	5/1/2021 10:25 AM

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

22	get rid of all these illegals. they're taking up all parking spaces. theres like 4-5 families to each house	4/30/2021 6:51 PM
23	Do not build the La seda, Rorimer Project, disaster for local schools considering you closed la seda and made it santana	4/30/2021 3:26 PM
24	Limit availability to investors or house flippers. Priority to those that are looking to live in the home and current residents of LP.	4/30/2021 2:47 PM
25	none	4/28/2021 4:28 PM
26	Updated and modern public transit	4/24/2021 8:09 PM
27	The creation of housing grants for first time home buyers to assist with the purchase of their first home. A rent cap to prevent landlords from substantially increasing rent on tenants. A rent assistance program that would allow tenants to apply for city grants to pay off rent when they are experiencing financial hardship and possible eviction. An ordinance that would put a pause on rent payments if the tenant is facing financial hardship. An ordinance that would lower the cost of housing to meet the standard of living of the majority of working class residents in La Puente. Develop public housing units to provide housing for low-income residents and homelessness for free, or at low cost. A green house program to allow existing homes to apply for the installation of solar panels on homes to improve housing infrastructure by transitioning to renewable energy, and drive down energy costs.	4/24/2021 10:49 AM
28	Affordable housing	4/24/2021 8:52 AM
29	Na	4/24/2021 7:28 AM
30	I like the idea they have in West Covina at The Colony at the Lakes Apartments where the bottom floor are stores, restaurants, etc. and all the other floors are apartments.	4/23/2021 9:12 PM
31	Should consider what these types of housing projects will do to the value of existing homes and how they will impact crime.	4/23/2021 8:59 PM
32	Grants for Low-income families to make home repairs for add ADU.	4/23/2021 2:54 PM
33	Overhaul the existing City. O need to create new developments without overseeing the existing issues.	4/23/2021 12:26 PM
34	Support for first time home buyers and easy to access information	4/23/2021 12:17 PM
35	no	4/23/2021 11:29 AM
36	large scale demographic survey, where do people residing in La Puente work? commuting and mass transit options are not very good and understanding where people need to go can make things like bus routes/schedules more useful	4/23/2021 11:26 AM
37	NA	4/23/2021 11:19 AM
38	Eco-villages. Consider Community Land Trusts. Separate the cost of the land from the cost of the housing, and housing will immediately be affordable to all. Allow for ownership to be shared among everyone living and paying in the houses they inhabit. Speak up about including these innovative ways of housing and talk to people who do this work, or are willing to put in the work to make it happen. Do not consult developers without first including residents and other activists to be part of the conversation with developers.	4/23/2021 11:16 AM
39	N/a	4/23/2021 11:15 AM
40	Tackle the root of homelessness and utilize pandemic relief to resolve issue	4/23/2021 11:01 AM
41	Clean parks around	4/23/2021 10:24 AM
42	Na	4/23/2021 10:23 AM
43	Build where there's empty lots in the community	4/23/2021 10:05 AM
44	Offering assistance in upgrading existing owned homes. Or offering rebates on beautification of existing homes. Such as painting and cosmetic damages to exterior and interior of homes.	4/23/2021 9:57 AM
45	Annex to City of Industry	4/22/2021 2:49 PM
46	.	4/22/2021 2:44 PM
47	In order to realize this, where is the funding for these capital projects coming from? This is a critical part of the Housing Element that the city should include in their update.	4/22/2021 10:57 AM



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

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

Answered: 2 Skipped: 1

SPANISH RESPONSES

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

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Figure B-3. Community Workshop Flyer

Figure B-4. Community Workshop Presentation

POLLING QUESTION
WE WANT TO HEAR FROM YOU!
1. How did you hear about this workshop?
2. Have you participated in previous Housing Elements?

POLLING QUESTION
WE WANT TO HEAR FROM YOU!
3. Do you rent, owns home, and/or owns rental property within the City? (choose all that apply)

What is the Housing Element?
General Plan

Housing Element Update (HEU) Process

Housing Element Contents

HCD Compliance

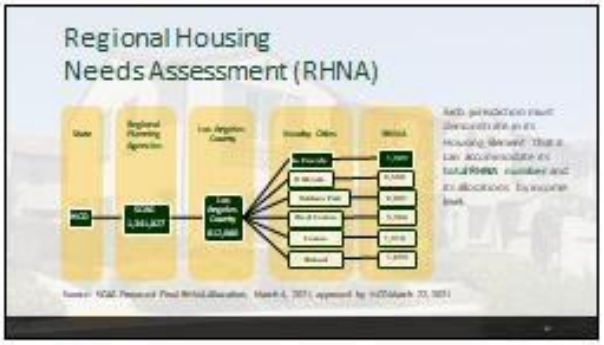
La Puente Today
La Puente Housing Type (Dwelling Units)

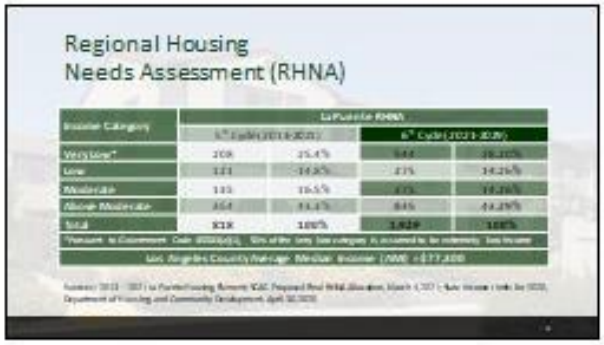
POLLING QUESTION
WE WANT TO HEAR FROM YOU!
4. Please identify the main housing challenges in the City of La Puente? (choose the top three challenges)

POLLING QUESTION
WE WANT TO HEAR FROM YOU!
5. Which types of housing does La Puente need most? (choose the top three housing types)

La Puente Today
Income Distribution

La Puente Today


Regional Housing Needs Assessment (RHNA)


Regional Housing
Needs Assessment (RHNA)

Housing Needs Survey
English Version
Spanish Version

Sites Inventory
Analysis

Sites Inventory Analysis

Sites Inventory Analysis

Sites Inventory Strategies

Potential Housing Opportunity Areas

Potential Housing Opportunity Areas

Site Opportunity Example

Site Opportunity Example

POLLING QUESTION
WE WANT TO HEAR FROM YOU!
6. Where you would most like to see additional housing in La Puente? (choose all that apply)

Next Steps

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Table B-2. Public Notice List

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

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

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

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

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

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

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

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

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

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

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

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

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

The Kennedy Commission
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

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Appendix C
Inventory of Housing Sites

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Figure B-1. Vacant Residential Sites

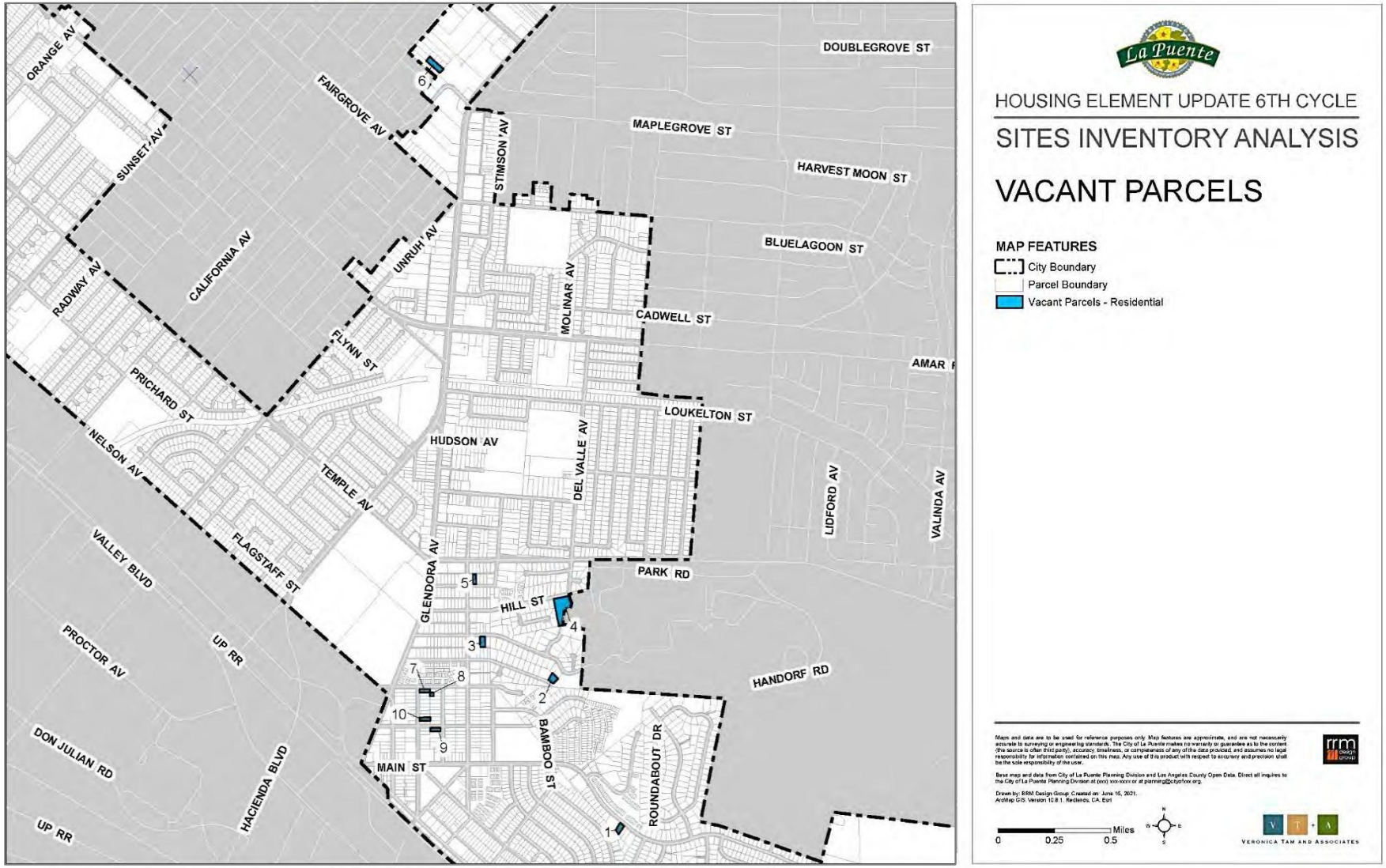

Figure B-2. Residential Recycled Sites – Focus Area A

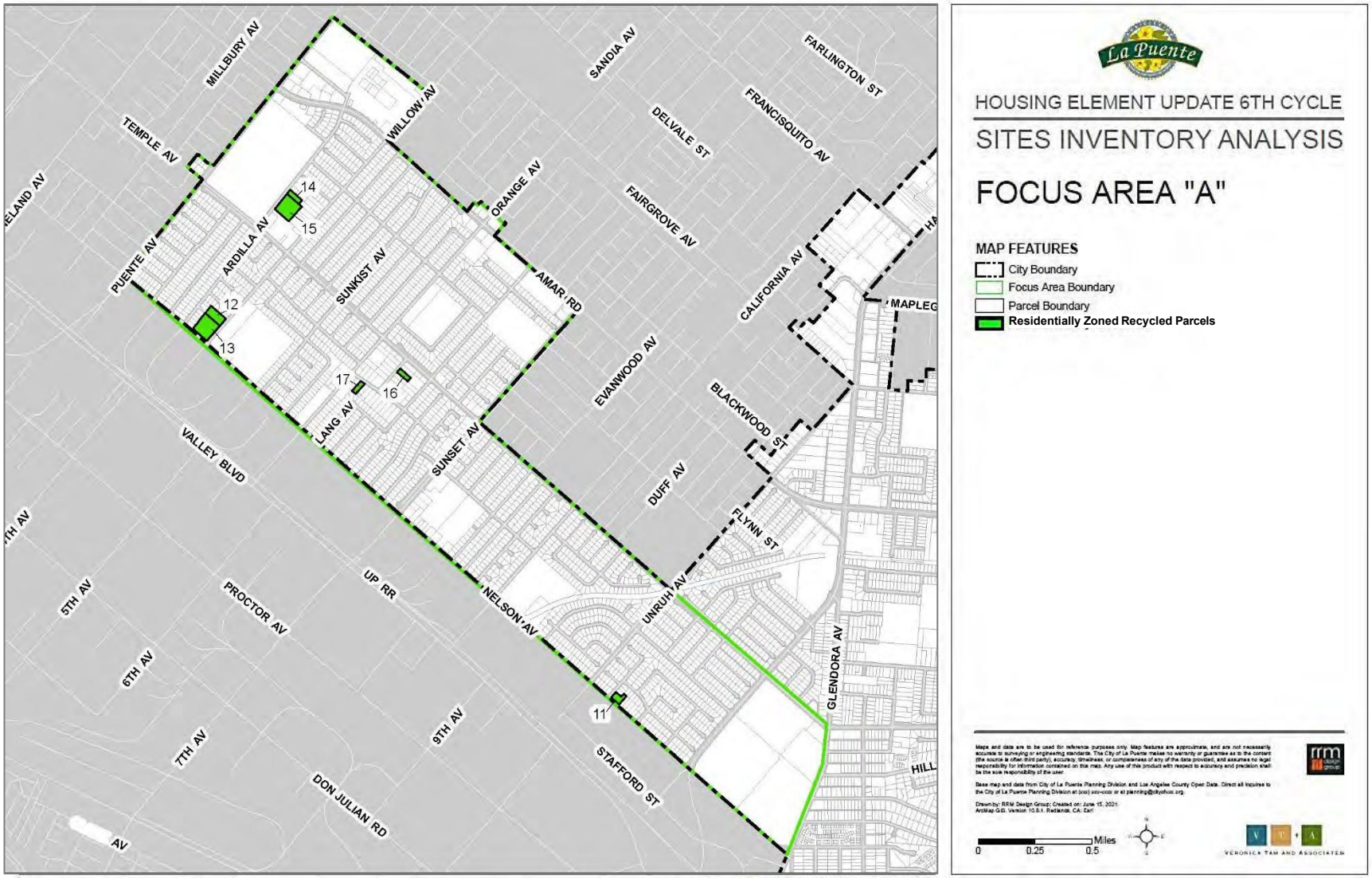

Figure B-3. Residential Recycled Sites – Focus Area B

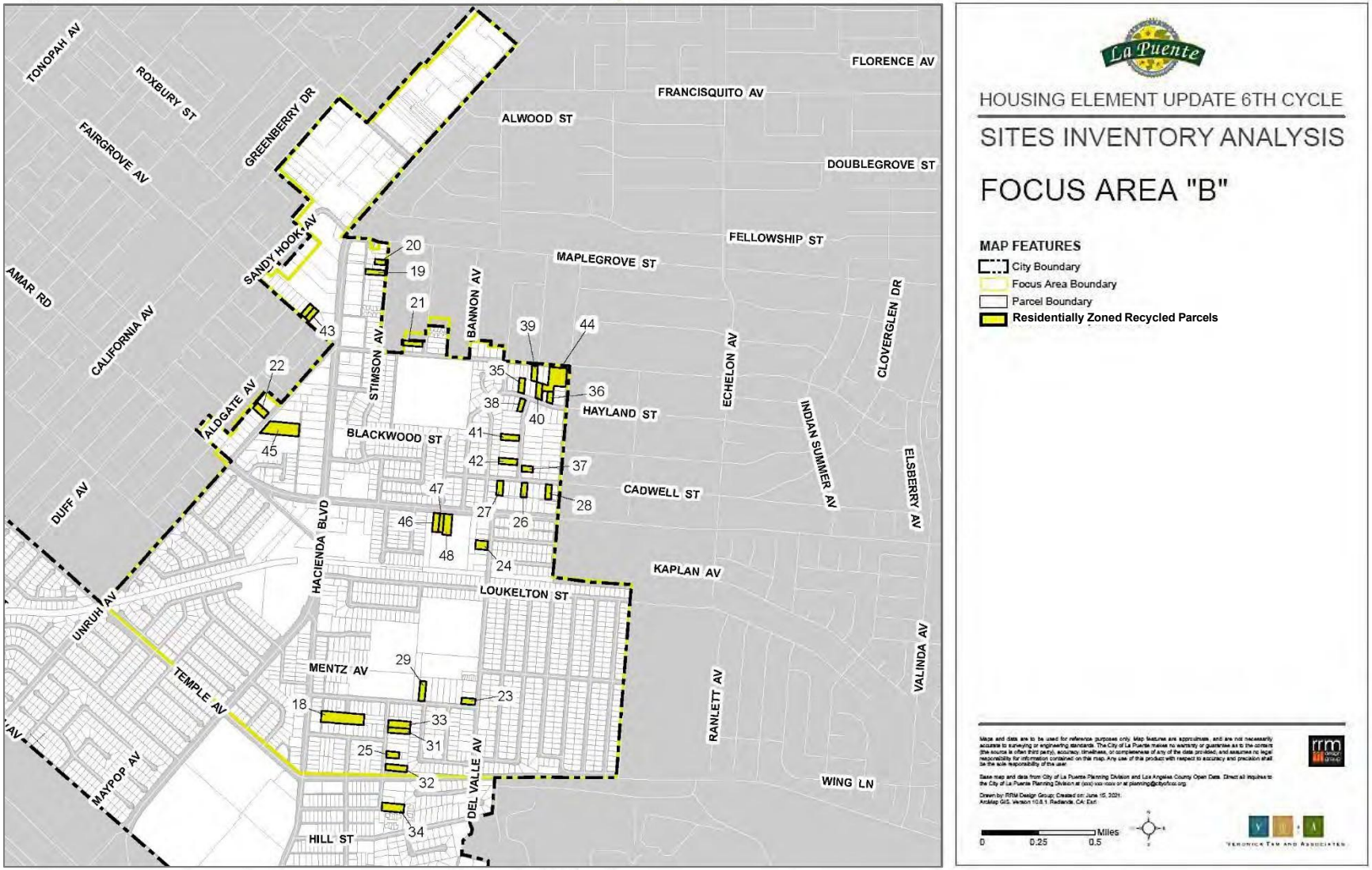

Figure B-4. Residential Recycled Sites – Focus Area C

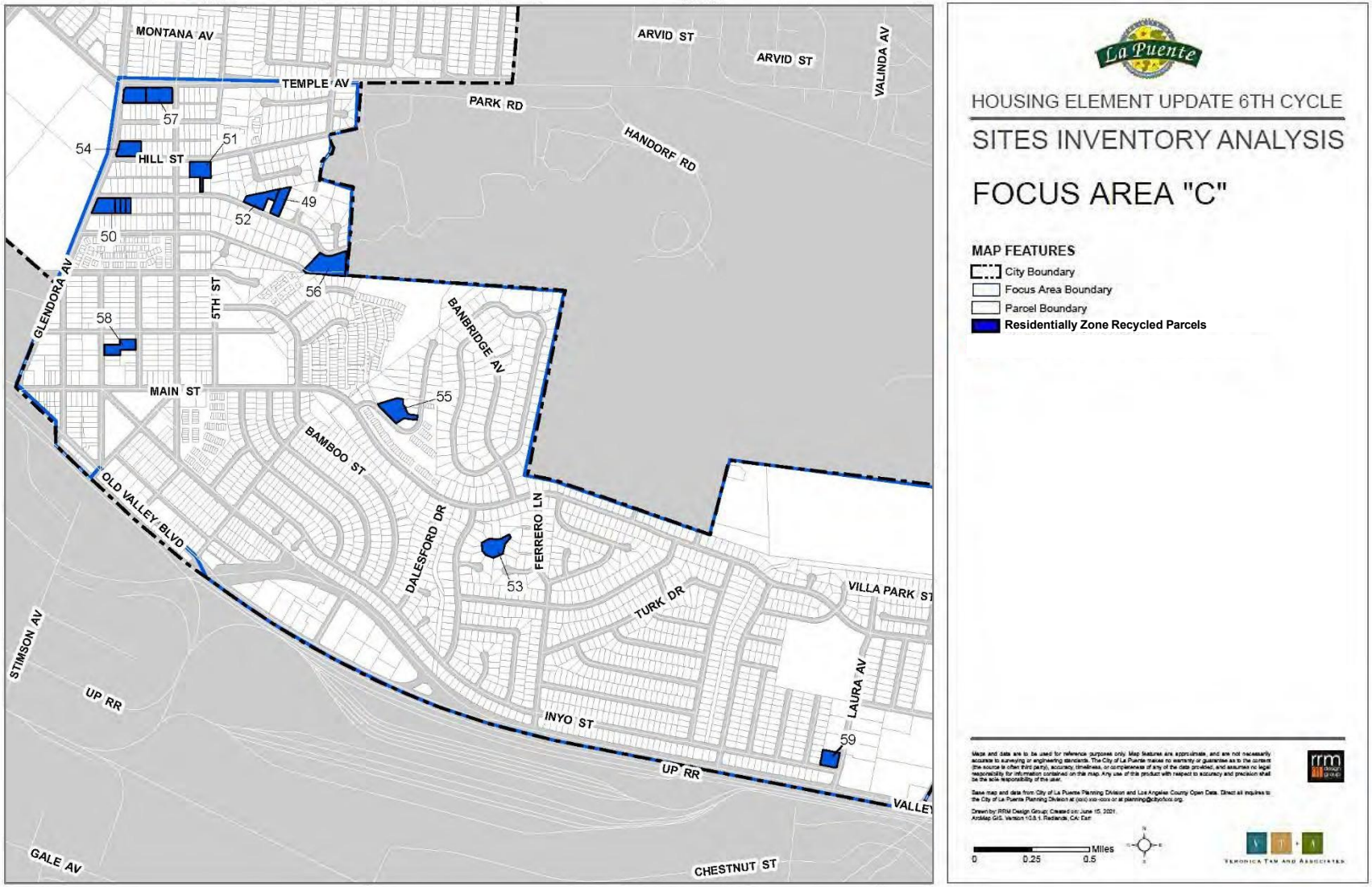

Figure B-5. Downtown Business District

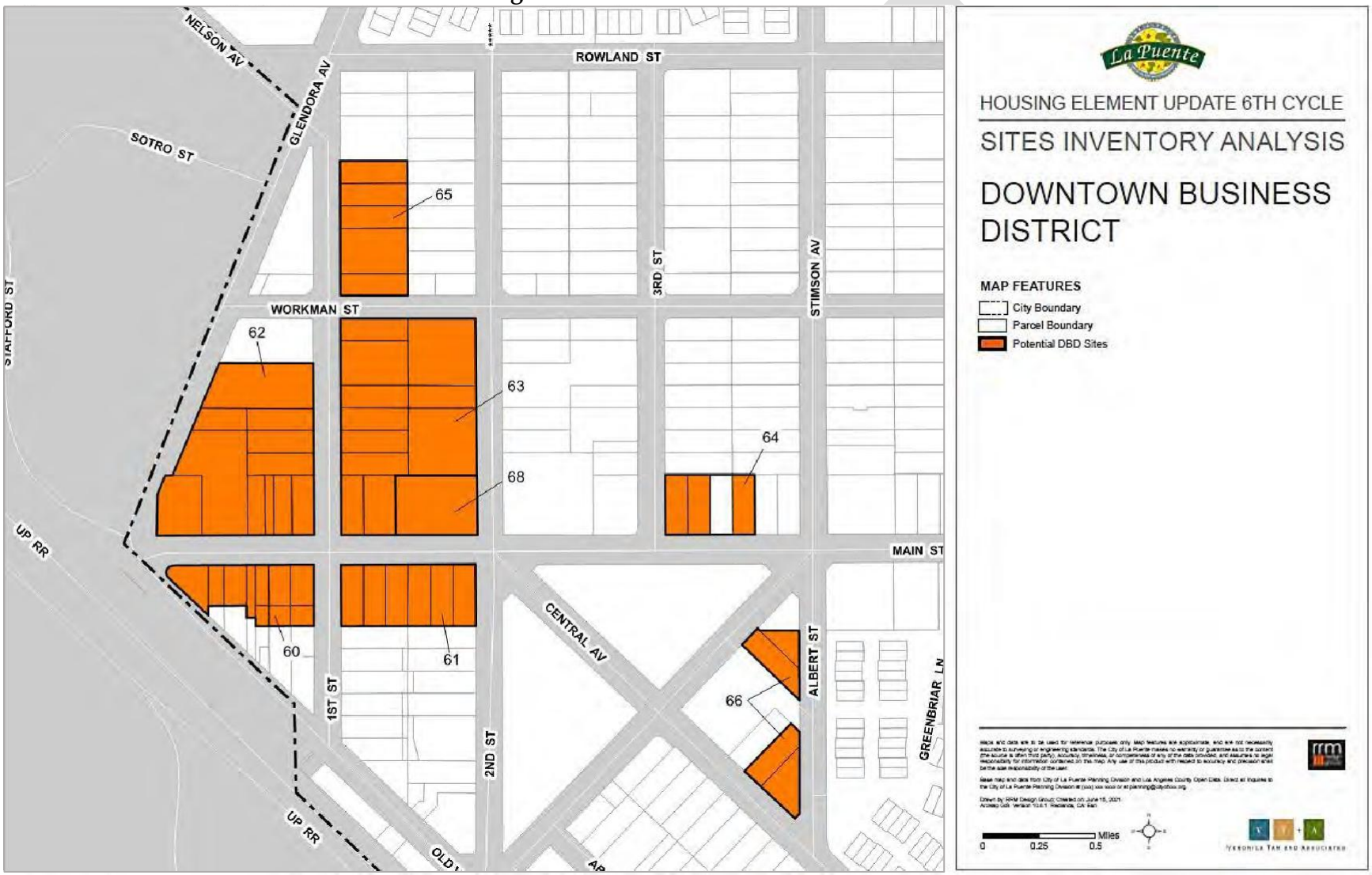

Figure B-6. Mixed Use Zoning Program Sites

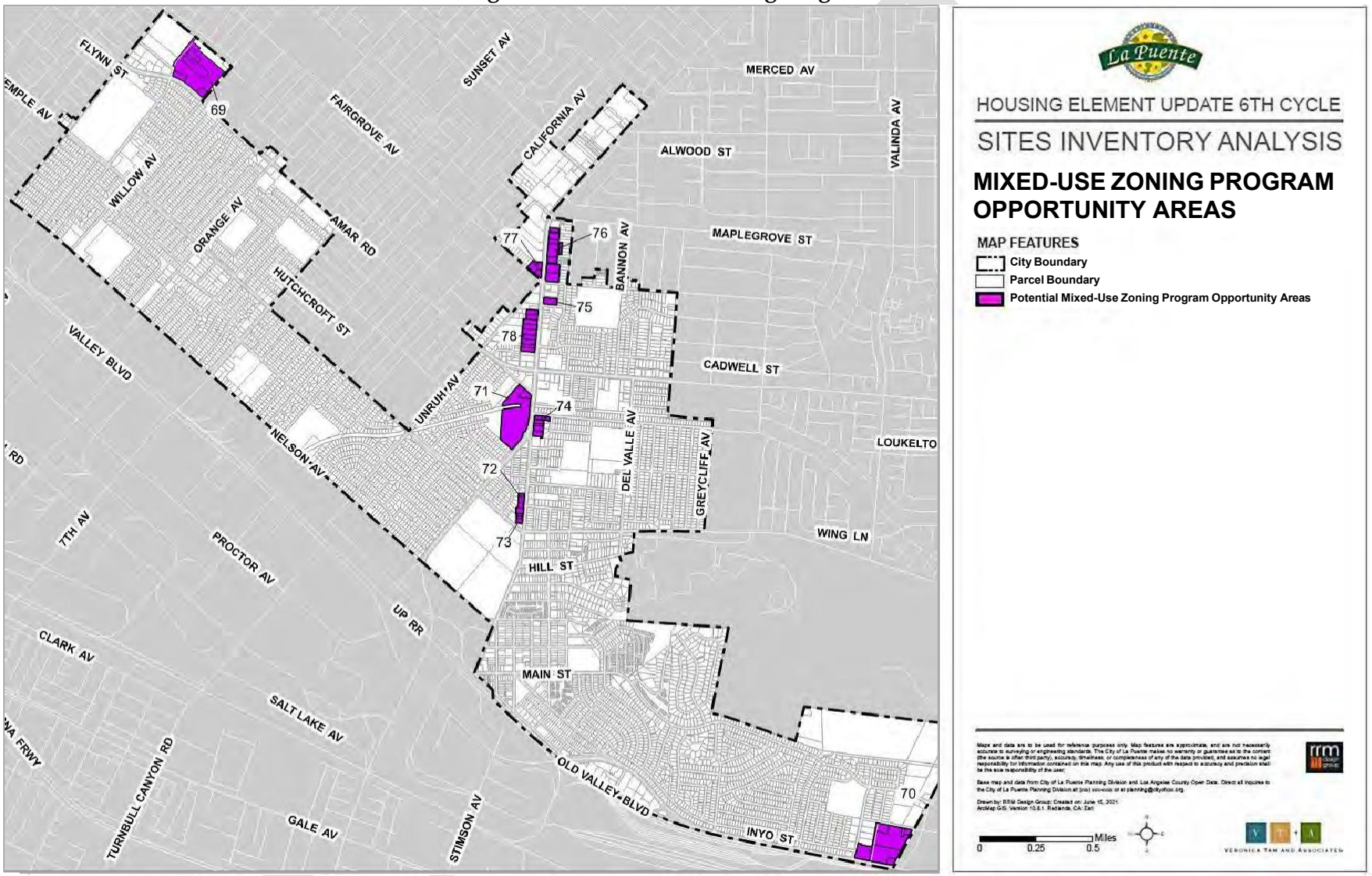

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Key Map Site #	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Year Built	Common or Government Ownership	Site Selection Criteria
LA PUENTE	1	MAIN ST/DALESFORD DR	91744	8247-016-058		LDR	R1	0	7	0.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1			5, 8
LA PUENTE	2	LAS VECINAS DR	91744	8247-004-015		LDR	R1	0	7	0.25	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1			5, 8
LA PUENTE	3	SAN JOSE AVE/N STIMSON AVE	91744	8247-005-018		LDR	R1	0	7	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1			5, 8
LA PUENTE	4	HILL ST/N DEL VALLE AVE	91744	8247-002-037		LDR	R1	0	7	1.77	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			10	10			5, 8
LA PUENTE	5	15803 VICTORIA AVE	91744	8253-017-014		LDR	R1	0	7	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0	0			5, 8
LA PUENTE	6	N CALIFORNIA AVE/DEVALE ST	91744	8471-018-021		LDR	R1	0	7	0.47	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2			5, 8
LA PUENTE	7	236 N 3RD ST	91744	8246-006-018		MDR	R2	0	14	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1			5, 8
LA PUENTE	8	N 2ND ST/ROWLAND ST	91744	8246-005-021		MDR	R2	0	14	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1			5, 8
LA PUENTE	9	N 3RD ST/WORKMAN ST	91744	8246-008-001		MDR	R2	0	14	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1			5, 8
LA PUENTE	10	126 N 2ND ST	91744	8246-008-013		MDR	R2	0	14	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1			5, 8
LA PUENTE	11	15243 NELSON AVE	91744	8214-016-020		LDR	R1	0	7	0.47	Private School	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1959		1, 2, 5
LA PUENTE	12	335 WILLOW AVE	91744	8201-026-012		LDR	R1	0	7	0.95	Residential (2 units)	Yes-Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	1951		1, 2, 5
LA PUENTE	13	13925 NELSON AVE	91744	8201-027-007		LDR	R1	30	30	0.9	Church, Parking Lot	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	21			21	1956		1, 2, 5
LA PUENTE	14	666 ARDILLA AVE	91744	8201-008-019		MDR	R2	0	14	0.4	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1958		1, 2, 5
LA PUENTE	15	13901 TEMPLE AVE	91744	8201-009-001		MDR	R1	30	30	1.11	Church, Parking Lot	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23			23	1963		1, 2, 5
LA PUENTE	16	540 LEAGUE AVE	91744	8203-018-006		MHDR	R3	14	18	0.35	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	1960		1, 2, 5
LA PUENTE	17	14318 BECKNER ST	91744	8203-030-012		MHDR	R3	14	18	0.34	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	1952		1, 2, 5
LA PUENTE	18	665 GLENDORA AVE	91744	8251-014-048	A	LDR	R1	0	7	1.52	Non-vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			7	7	1936		1, 2, 5
LA PUENTE	18	666 GLENDORA AVE	91744	8251-014-047	A	LDR	R1	0	7	0.37	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			1	1	1956		1, 2, 5
LA PUENTE	19	1329 STIMSON AVE	91744	8254-013-011		MDR	R2	0	14	0.33	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1956		1, 2, 5
LA PUENTE	20	1343 STIMSON AVE	91744	8254-013-040		MDR	R2	0	14	0.18	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			1	1	1955		1, 2, 5
LA PUENTE	21	1209 BALLISTA AVE	91744	8254-015-033		MDR	R2	0	14	0.32	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1952		1, 2, 5
LA PUENTE	22	1023 UNRUH AVE	91744	8472-034-015		MDR	R2	0	14	0.35	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1948		1, 2, 5
LA PUENTE	23	703 DEL VALLE AVE	91744	8251-002-012		MDR	R2	0	14	0.28	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1958		1, 2, 5
LA PUENTE	24	921 DEL VALLE AVE	91744	8251-004-018		MDR	R2	0	14	0.35	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1950		1, 2, 5
LA PUENTE	25	624 5TH ST	91744	8251-018-053		MDR	R2	0	14	0.24	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			1	1	1948		1, 2, 5
LA PUENTE	26	15732 CADWELL ST	91744	8252-012-006		MDR	R2	0	14	0.28	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1952		1, 2, 5
LA PUENTE	27	15704 CADWELL ST	91744	8252-012-010		MDR	R2	0	14	0.29	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1950		1, 2, 5
LA PUENTE	28	15762 CADWELL ST	91744	8252-012-002		MDR	R2	0	14	0.28	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1952		1, 2, 5
LA PUENTE	29	15839 SIERRA VISTA CT	91744	8251-002-015		MDR	R2	0	14	0.39	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1953		1, 2, 5
LA PUENTE	30	664 5TH ST	91744	8251-018-025		MDR	R2	0	14	0.15	Non-vacant	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			0		1960		1, 2, 5
LA PUENTE	31	656 5TH ST	91744	8251-018-008		MDR	R2	0	14	0.4	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1948		1, 2, 5
LA PUENTE	32	610 5TH ST	91744	8251-018-016		MDR	R2	0	14	0.44	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1948		1, 2, 5
LA PUENTE	33	662 5TH ST	91744	8251-018-026		MDR	R2	0	14	0.5	Residential (2 units)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1955		1, 2, 5
LA PUENTE	34	534 5TH ST	91744	8251-017-038		MDR	R2	0	14	0.59	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	1918		1, 2, 5
LA PUENTE	35	15721 HAYLAND ST	91744	8252-009-022		MHDR	R3	14	18	0.27	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1918		1, 2, 5
LA PUENTE	36	15755 HAYLAND ST	91744	8252-009-031		MHDR	R3	14	18	0.21	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1952		1, 2, 5
LA PUENTE	37	1048 LARIMORE AVE	91744	8252-010-030		MHDR	R3	14	18	0.22	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1955		1, 2, 5
LA PUENTE	38	15724 HAYLAND ST	91744	8252-011-004		MHDR	R3	14	18	0.22	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1952		1, 2, 5
LA PUENTE	39	15734 FAIRGROVE AVE	91744	8252-009-005		MHDR	R3	14	18	0.29	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1952		1, 2, 5
LA PUENTE	40	15745 HAYLAND ST	91744	8252-009-019		MHDR	R3	14	18	0.3	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1952		1, 2, 5
LA PUENTE	41	1103 LARIMORE AVE	91744	8252-011-009		MHDR	R3	14	18	0.36	Residential (2 units)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1957		1, 2, 5
LA PUENTE	42	1059 LARIMORE AVE	91744	8252-011-013		MHDR	R3	14	18	0.36	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	2006		1, 2, 5
LA PUENTE	43	15217 FAIRGROVE AVE	91744	8471-022-009	B	MHDR	R3	14	18	0.25	Parking Lot	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2			5, 7
LA PUENTE	43	FAIRGROVE AVE	91744	8471-022-016	B	MHDR	R3	14	18	0.25	Parking Lot	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2			5, 7
LA PUENTE	44	1179 AILERON AVE	91744	8252-009-038		MHDR	R3	30	30	0.68	Church, Residential (1 unit), Parking Lot	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10			10	1954		1, 2, 5
LA PUENTE	45	1010 N UNRUH AVE	91744	8472-037-030		HDR	R4	30	30	0.87	Church, Parking Lot	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13			13	1956		1, 2, 5
LA PUENTE	46	15608 AMAR RD	91744	8251-004-029		HDR	R4	20	30	0.26	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1950		1, 2, 5
LA PUENTE	47	15602 AMAR RD	91744	8251-004-030		HDR	R4	20	30	0.38	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	1955		1, 2, 5
LA PUENTE	48	15616 AMAR RD	91744	8251-004-028		HDR	R4	20	30	0.56	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	1952		1, 2, 5
LA PUENTE	49	16009 SAN JOSE AVE	91744	8247-002-034		LDR	R1	0	7	0.57	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1951		1, 2, 5
LA PUENTE	50	420 GLENDORA AVE	91744	8246-002-031	C	LDR	R1	0	7	0.64	Church	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1945		1, 2
LA PUENTE	50	15822 SAN JOSE AVE	91744	8246-002-012	C	LDR	R1	0	7	0.16	Parking Lot	YES - Potential	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0				5, 7
LA PUENTE	50	15824 SAN JOSE AVE	91744	8246-002-011	C	LDR	R1	0	7	0.16	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0		1945		1, 2, 5
LA PUENTE	50	15830 SAN JOSE AVE	91744	8246-002-010	C	LDR	R1	0	7	0.16	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			0		1915		1, 2, 5
LA PUENTE	51	15812 HILL ST	91744	8247-001-026		LDR	R1	0	7	0.76	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1941		1, 2, 5
LA PUENTE	52	15977 SAN JOSE AVE	91744	8247-002-035		LDR	R1	0	7	0.75	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1952		1, 2, 5
LA PUENTE	53	431 FERRERO LN	91744	8247-015-003		LDR	R1	0	7	0.8	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1926		1, 2, 5
LA PUENTE	54	15701 HILL ST	91744	8251-016-003		LDR	R1	0	7	0.72	Church	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			3	3	1957		1, 2, 5
LA PUENTE	55	201 HILLCREST DR	91744	8247-007-020		LDR	R1	0	7	1	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1977		1, 2, 5
LA PUENTE	56	16060 SAN JOSE AVE	91744	8247-004-016		LDR	R1	0	7	1.54	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			8	8	1960		1, 2, 5
LA PUENTE	57	N STIMSON/TEMPLE AVE	91744	8251-016-042		LDR	R1	30	30	0.81	Church, Parking Lot	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	19			19	1963		1, 2
LA PUENTE	58	N 2ND ST/WORKMAN ST	91744	8246-008-804		MDR	R2	0	14	0.69	Parking Lot	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			7	7			5
LA PUENTE	59	665 DORA GUZMAN AVE	91744	8263-003-037		HDR	R4	20	30	0.54	Auto Carwash	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	10			10	1970		1, 2, 5
LA PUENTE	60	15818 MAIN ST	91744	8246-013-019	D	MU	DBD	0	Unlimited (50 expected)	0.03	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	1927	Yes	1, 2, 7
LA PUENTE	60	15812 MAIN ST	91744	8246-013-021	D	MU	DBD	0	Unlimited (50 expected)	0.07	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	1953	Yes	1, 2, 7
LA PUENTE	60	15824 MAIN ST	91744	8246-013-018	D	MU	DBD	0	Unlimited (50 expected)	0.06	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	1913		1, 2
LA PUENTE	60	15805 OLD VALLEY BLVD	91744	8246-013-015	D	MU	DBD	0	Unlimited (50 expected)	0.14	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	1973	Yes	1, 2, 5, 7
LA PUENTE	60	15826 MAIN ST	91744	8246-013-016	D	MU	DBD	0	Unlimited (50 expected)	0.1	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	1922		5
LA PUENTE	60	15832 MAIN ST	91744	8246-013-020	D	MU	DBD	0	Unlimited (50 expected)	0.11	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4			4	1922	Yes	5, 7
LA PUENTE	60	15820 MAIN ST	91744	8246-013-023	D	MU	DBD	0	Unlimited (50 expected)	0.05	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2			2	1916	Yes	5, 7
LA PUENTE	60	S 1ST ST/MAIN ST	91744	8246-013-902	D	MU	DBD	0	Unlimited (50 expected)	0.031	Parking Lot	YES - Potential	YES - Other Publicly-Own	Available	Not Used in Prior Housing Element				1		Yes	3, 5, 7
LA PUENTE	60	S 1ST ST/MAIN ST	91744	8246-013-904	D	MU	DBD	0	Unlimited (50 expected)	0.055	Parking Lot	YES - Potential	YES - Other Publicly-Own	Available	Not Used in Prior Housing Element				2		Yes	3, 5, 7
LA PUENTE	60	S 1ST ST/MAIN ST	91744	8246-013-900	D	MU	DBD	0	Unlimited (50 expected)	0.05	Parking Lot	YES - Potential	YES - Other Publicly-Own	Available	Not Used in Prior Housing Element				2		Yes	3, 5, 7
LA PUENTE	61	15852 MAIN ST	91744	8246-014-003	E	MU	DBD	0	Unlimited (50 expected)	0.15	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	1929		5
LA PUENTE	61	15856 MAIN ST	91744	8246-014-004	E	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1922	Yes	1, 2, 5, 7
LA PUENTE	61	15842 MAIN ST	91744	8246-014-001	E	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial/Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1915		1, 2
LA PUENTE	61	15848 MAIN ST	91744	8246-014-002	E	MU	DBD	0	Unlimited (50 expected)	0.16	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1947	Yes	1, 2, 5, 7
LA PUENTE	61	15866 MAIN ST	91744	8246-014-006	E	MU	DBD	0	Unlimited (50 expected)	0.16	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1955		1, 2, 5
LA PUENTE	61	15862 MAIN ST	91744	8246-014-005	E	MU	DBD	0	Unlimited (50 expected)	0.16	Commerical/Retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1924		1, 2, 5
LA PUENTE	61	121 1ST ST	91744	8246-010-004	F	MU	DBD	0	Unlimited (50 expected)	0.17	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7			7	1954		1, 2, 5
LA PUENTE	61	15835 MAIN ST	91744	8246-010-006	F	MU	DBD	0	Unlimited (50 expected)	0.15	Office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6			6	1938		5
LA PUENTE	62	125 1ST ST	91744	8246-010-003	F	MU	DBD	0	Unlimited (50 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1923		1, 2, 5
LA PUENTE	62	126 GLENDORA AVE	91744	8246-010-015	F	MU	DBD	0	Unlimited (50 expected)	0.13	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5			5	1977		1, 2, 5
LA PUENTE	62	15801 MAIN ST	91744	8246-010-012	F	MU	DBD	0	Unlimited (50 expected)	0.3	Comercial/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	13			13	1953	Yes	1, 2, 5, 7
LA PUENTE	62	15825 MAIN ST	91744	8246-010-008	F	MU	DBD	0	Unlimited (50 expected)	0.06	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	2			2	1926	Yes	1, 2, 7
LA PUENTE	62	15827 MAIN ST	91744	8246-010-007	F	MU	DBD	0	Unlimited (50 expected)	0.12	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5			5	1915		1, 2
LA PUENTE	62	117 1ST ST	91744	8246-010-005	F	MU	DBD	0	Unlimited (50 expected)	0.17	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1906		1, 2, 5
LA PUENTE	62	124 GLENDORA AVE	91744	8246-010-016	F	MU	DBD	0	Unlimited (50 expected)	0.64	Commercial/Retail, Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	28			28	1932	Yes	1, 2, 5, 7
LA PUENTE	62	MAIN ST/1ST ST	91744	8246-010-009	F	MU	DBD	0	Unlimited (50 expected)	0.12	Storage yard	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	5			5	1967	Yes	1, 2, 5, 7
LA PUENTE	63	119 2ND ST	91744	8246-009-002	G	MU	DBD	0	Unlimited (50 expected)	0.52	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23			23	1949	Yes	1, 2, 5, 7
LA PUENTE	63	131 2ND ST	91744	8246-009-001	G	MU	DBD	0	Unlimited (50 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1926	Yes	1, 2, 5, 7
LA PUENTE	63	15851 MAIN ST	91744	8246-009-007	G	MU	DBD	0	Unlimited (50 expected)	0.22	Commerical/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	9			9	1922		1, 2
LA PUENTE	63	120 1ST ST	91744	8246-009-010	G	MU	DBD	0	Unlimited (50 expected)	0.17	Commerical/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1938	Yes	1, 2, 5, 7
LA PUENTE	63	132 1ST ST	91744	8246-009-800	G	MU	DBD	0	Unlimited (50 expected)	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7		Yes	1, 2, 7
LA PUENTE	63	WORKMAN ST/N 2ND ST	91744	8246-009-800	G	MU	DBD	0	Unlimited (50 expected)	0.52	Office	YES - Potential	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	23			23	1954		1, 2
LA PUENTE	63	WORKMAN ST/N 2ND ST	91744	8246-009-900	G	MU	DBD	0	Unlimited (50 expected)	0.17	Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				7			3, 5, 7
LA PUENTE	63	134 1ST ST	91744	8246-009-016	G	MU	DBD	0	Unlimited (50 expected)	0.34	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	15			15	1960	Yes	1, 2, 5, 7
LA PUENTE	63	144 1ST ST	91744	8246-009-015	G	MU	DBD	0	Unlimited (50 expected)	0.17	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1940		1, 5
LA PUENTE	63	126 1ST ST	91744	8246-009-011	G	MU	DBD	0	Unlimited (50 expected)	0.17	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	7			7	1923	Yes	1, 2, 5, 7
LA PUENTE	63	15841 MAIN ST	91744	8246-009-901	G	MU	DBD	0	Unlimited (50 expected)	0.15	Commercial/Retail	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	1935		1, 2
LA PUENTE	64	15939 MAIN ST	91744	8246-007-013	H	MDR	DBD	0	Unlimited (49 expected)	0.15	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1921		1, 2, 5
LA PUENTE	64	15943 MAIN ST	91744	8246-007-012	H	MDR	DBD	0	Unlimited (49 expected)	0.15	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1916		1, 2, 5
LA PUENTE	64	15955 MAIN ST	91744	8246-007-010	H	MDR	DBD	0	Unlimited (49 expected)	0.15	Medical Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	1989		1, 2, 5
LA PUENTE	65	228 1ST ST	91744	8246-004-018	I	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			2	2	1916		1, 2, 5

Jurisdiction Name	Key Map Site #	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Year Built	Common or Government Ownership	Site Selection Criteria
LA PUENTE	65	206 1ST ST	91744	8246-004-015	I	MDR	DBD	0	Unlimited (26 expected)	0.34	Office	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		5		5	1985		1, 2, 5
LA PUENTE	65	222 1ST ST	91744	8246-004-017	I	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	1917		1, 2, 5
LA PUENTE	65	200 1ST ST	91744	8246-004-014	I	MDR	DBD	0	Unlimited (26 expected)	0.16	Club, Lodging	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		1		1	1923		1, 2
LA PUENTE	65	218 1ST ST	91744	8246-004-016	I	MDR	DBD	0	Unlimited (26 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		2		2	1922		1, 2, 5
LA PUENTE	66	114 STIMSON AVE	91744	8246-016-015	J	MDR	DBD	0	Unlimited (75 expected)	0.17	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		8		8	1955		1, 2, 5
LA PUENTE	66	119 ALBERT ST	91744	8246-016-016	J	MDR	DBD	0	Unlimited (75 expected)	0.08	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		3		3	1922		1, 2, 5
LA PUENTE	67	16027 CENTRAL AVE	91744	8246-016-014	J	MDR	DBD	0	Unlimited (75 expected)	0.16	Residential (3 units)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		7		7	1939		1, 2, 5
LA PUENTE	67	16023 CENTRAL AVE	91744	8246-016-013	J	MDR	DBD	0	Unlimited (75 expected)	0.16	Residential (1 unit)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		7		7	1911		1, 2, 5
LA PUENTE	68	15861 MAIN ST	91744	8246-009-017		MU	DBD	0	Unlimited (50 expected)	0.55	Vacant	YES - Planned	NO - Privately-Owned	Pending Proje	Used in Prior Housing Element - Non-Vacant		34		34			5, 8

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Jurisdiction Name	Key Map Site #	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Year Built	Common or Government Ownership	Site Selection Criteria
LA PUENTE	69	13921 AMAR RD	91744	8464-033-099	87	44	44	136	Shortfall of Sites	10.79	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	311	Non-Vacant	Sunkist Shopping Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	69	13911 AMAR RD	91744	8464-033-095	6	3	3	11	Shortfall of Sites	0.8	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	23	Non-Vacant	Sunkist Shopping Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	69	13847 AMAR RD	91744	8464-033-100	5	3	3	7	Shortfall of Sites	0.65	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	18	Non-Vacant	Sunkist Shopping Center	2015	Yes	3, 5, 7
LA PUENTE	69	13965 AMAR RD	91744	8464-033-097	4	2	2	6	Shortfall of Sites	0.51	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	14	Non-Vacant	Sunkist Shopping Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	69	AMAR RD/SUNKIST DR	91744	8464-033-094	17	8	8	27	Shortfall of Sites	2.1	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	60	Non-Vacant	Sunkist Shopping Center	1956	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17243 VALLEY BLVD	91744	8263-001-030	16	8	8	25	Shortfall of Sites	1.99	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	57	Non-Vacant	Bodega Shopping Center	1960	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17305 VALLEY BLVD	91744	8263-001-049	30	15	15	46	Shortfall of Sites	3.68	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	106	Non-Vacant	Bodega Shopping Center	1957	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17371 VALLEY BLVD	91744	8263-001-050	4	2	2	6	Shortfall of Sites	0.5	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	14	Non-Vacant	Bodega Shopping Center	1979	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17309 VALLEY BLVD	91744	8263-001-046	44	22	22	68	Shortfall of Sites	5.41	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	156	Non-Vacant	Bodega Shopping Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	70	605 S AZUSA WAY	91744	8263-001-040	3	1	1	5	Shortfall of Sites	0.35	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	10	Non-Vacant	Bodega Shopping Center	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17369 VALLEY BLVD	91744	8263-001-043	2	1	1	3	Shortfall of Sites	0.25	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	7	Non-Vacant	Bodega Shopping Center	1965	Yes	1, 2, 3, 5, 7
LA PUENTE	70	17331 VALLEY BLVD	91744	8263-001-045	9	4	4	15	Shortfall of Sites	1.08	GC	C2	GC	C2/Mixed Use Zoning Program	30	40	31	Non-Vacant	Bodega Shopping Center	1960	Yes	1, 2, 3, 5, 7
LA PUENTE	71	755 N HACIENDA BLVD	91744	8213-018-015	81	40	40	129	Shortfall of Sites	11.81	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	289	Non-Vacant	Hacienda Plaza Shopping Center	1978	Yes	1, 2, 3, 5, 7
LA PUENTE	71	877 N HACIENDA BLVD	91744	8213-018-011	2	2	2	8	Shortfall of Sites	0.67	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	16	Non-Vacant	Hacienda Plaza Shopping Center	1965	Yes	1, 2, 3, 5, 7
LA PUENTE	72	GLENDORA AVE/MONTANA AVE	91744	8213-023-002	1	0	0	1	Shortfall of Sites	0.12	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	2	Non-Vacant	Parking		Yes	3, 5, 7
LA PUENTE	72	657 GLENDORA AVE	91744	8213-023-003	3	1	1	5	Shortfall of Sites	0.41	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	10	Non-Vacant	Commercial/Retail	1957	Yes	1, 2, 3, 5, 7
LA PUENTE	72	651 GLENDORA AVE	91744	8213-023-004	2	1	1	2	Shortfall of Sites	0.27	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	6	Non-Vacant	Parking		Yes	3, 5, 7
LA PUENTE	72	639 GLENDORA AVE	91744	8213-023-005	3	1	1	5	Shortfall of Sites	0.41	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	10	Non-Vacant	Auto Sales	2008	Yes	3, 4, 5, 7
LA PUENTE	73	631 GLENDORA AVE	91744	8213-023-006	1	0	0	2	Shortfall of Sites	0.16	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	3	Non-Vacant	Shopping Center	1948	Yes	1, 2, 3, 5, 7
LA PUENTE	73	625 GLENDORA AVE	91744	8213-023-007	1	0	0	2	Shortfall of Sites	0.15	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	3	Non-Vacant	Shopping Center	1948	Yes	1, 2, 3, 5, 7
LA PUENTE	73	619 GLENDORA AVE	91744	8213-023-008	2	1	1	2	Shortfall of Sites	0.28	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	6	Non-Vacant	Shopping Center	1952	Yes	1, 2, 3, 5, 7
LA PUENTE	74	830 N HACIENDA BLVD	91744	8251-009-007	2	1	1	3	Shortfall of Sites	0.35	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	8	Vacant	Vacant		Yes	3, 5, 7, 8
LA PUENTE	74	824 N HACIENDA BLVD	91744	8251-009-009	1	1	1	2	Shortfall of Sites	0.23	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	5	Non-Vacant	Commercial/Office	1972	Yes	1, 2, 3, 5, 7
LA PUENTE	74	818 N HACIENDA BLVD	91744	8251-009-011	3	2	2	5	Shortfall of Sites	0.52	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	12	Non-Vacant	Commercial/Retail	1978	Yes	1, 2, 3, 5, 7
LA PUENTE	74	800 N HACIENDA BLVD	91744	8251-009-013	3	2	2	5	Shortfall of Sites	0.52	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	12	Non-Vacant	Commercial/Retail	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	74	838 N HACIENDA BLVD	91744	8251-009-030	2	1	1	3	Shortfall of Sites	0.28	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	6	Non-Vacant	Commercial/Office	1959	Yes	1, 2, 3, 5, 7
LA PUENTE	74	N HACIENDA BLVD/LOUKELTON ST	91744	8251-009-031	1	0	0	1	Shortfall of Sites	0.14	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	2	Non-Vacant	Parking		Yes	3, 5, 7
LA PUENTE	74	N HACIENDA BLVD/LOUKELTON ST	91744	8251-009-032	1	1	1	2	Shortfall of Sites	0.17	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	5	Non-Vacant	Parking		Yes	3, 5, 7
LA PUENTE	75	1150 S HACIENDA BLVD	91744	8252-015-025	5	3	3	8	Shortfall of Sites	0.79	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	19	Non-Vacant	Parking			3, 5, 7
LA PUENTE	76	1340 S HACIENDA BLVD	91744	8252-015-025	3	1	1	4	Shortfall of Sites	0.37	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	9	Vacant	Hacienda Fair Center		Yes	3, 5, 7, 8
LA PUENTE	76	1316 S HACIENDA BLVD	91744	8252-015-025	3	1	1	4	Shortfall of Sites	0.38	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	9	Non-Vacant	Hacienda Fair Center	1957	Yes	1, 2, 3, 5, 7
LA PUENTE	76	1338 N HACIENDA BLVD	91744	8252-015-025	1	0	0	1	Shortfall of Sites	0.11	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	2	Non-Vacant	Hacienda Fair Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	76	1322 S HACIENDA BLVD	91744	8252-015-025	4	2	2	7	Shortfall of Sites	0.65	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	15	Non-Vacant	Hacienda Fair Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	76	1200 N HACIENDA BLVD	91744	8252-015-025	8	4	4	11	Shortfall of Sites	1.11	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	27	Non-Vacant	Hacienda Fair Center	1950	Yes	1, 2, 3, 5, 7
LA PUENTE	76	1240 N HACIENDA BLVD	91744	8252-015-025	4	2	2	6	Shortfall of Sites	0.59	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	14	Non-Vacant	Hacienda Fair Center	1981	Yes	3, 5, 7
LA PUENTE	76	1226 N HACIENDA BLVD	91744	8252-015-025	8	4	4	11	Shortfall of Sites	1.12	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	27	Non-Vacant	Hacienda Fair Center	1978	Yes	1, 2, 3, 5, 7
LA PUENTE	76	1302 N HACIENDA BLVD	91744	8252-015-025	11	6	6	17	Shortfall of Sites	1.66	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	40	Non-Vacant	Hacienda Fair Center	1958	Yes	1, 2, 3, 5, 7
LA PUENTE	77	1225 N HACIENDA BLVD	91744	8471-022-012	3	2	2	5	Shortfall of Sites	0.50	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	12	Non-Vacant	Commercial/Retail	1955	Yes	1, 2, 3, 5, 7
LA PUENTE	77	1201 N HACIENDA BLVD	91744	8471-022-013	3	2	2	6	Shortfall of Sites	0.56	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	13	Non-Vacant	Commercial/Retail	1960	Yes	1, 2, 3, 5, 7
LA PUENTE	77	1217 N HACIENDA BLVD	91744	8471-022-014	3	1	1	4	Shortfall of Sites	0.38	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	9	Non-Vacant	Commercial/Retail	1955	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1103 N HACIENDA BLVD	91744	8472-037-007	5	2	2	7	Shortfall of Sites	0.66	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	16	Non-Vacant	Commercial/Retail	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1081 N HACIENDA BLVD	91744	8472-037-008	5	2	2	7	Shortfall of Sites	0.66	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	16	Non-Vacant	Commercial/Retail	1972	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1039 N HACIENDA BLVD	91744	8472-038-005	4	2	2	5	Shortfall of Sites	0.56	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	13	Non-Vacant	La Puente Motel	1987	Yes	2, 3, 5, 7
LA PUENTE	78	1043 S HACIENDA BLVD	91744	8472-038-006	4	1	1	4	Shortfall of Sites	0.43	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	10	Non-Vacant	Commercial/Retail	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1049 S HACIENDA BLVD	91744	8472-038-007	4	2	2	8	Shortfall of Sites	0.66	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	16	Non-Vacant	Commercial/Retail	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1059 S HACIENDA BLVD	91744	8472-038-008	4	2	2	8	Shortfall of Sites	0.66	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	16	Non-Vacant	Commercial/Retail	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1079 S HACIENDA BLVD	91744	8472-038-009	5	2	2	8	Shortfall of Sites	0.72	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	17	Non-Vacant	Commercial/Retail	1963	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1111 S HACIENDA BLVD	91744	8472-037-028	4	2	2	5	Shortfall of Sites	0.54	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	13	Non-Vacant	Auto Service	1969	Yes	1, 2, 3, 5, 7
LA PUENTE	78	1125 S HACIENDA BLVD	91744	8472-037-029	4	2	2	5	Shortfall of Sites	0.54	GC	C2	GC	C2/Mixed Use Zoning Program	30	34	13	Non-Vacant	Hacienda Inn & Suites	1984	Yes	2, 3, 5, 7

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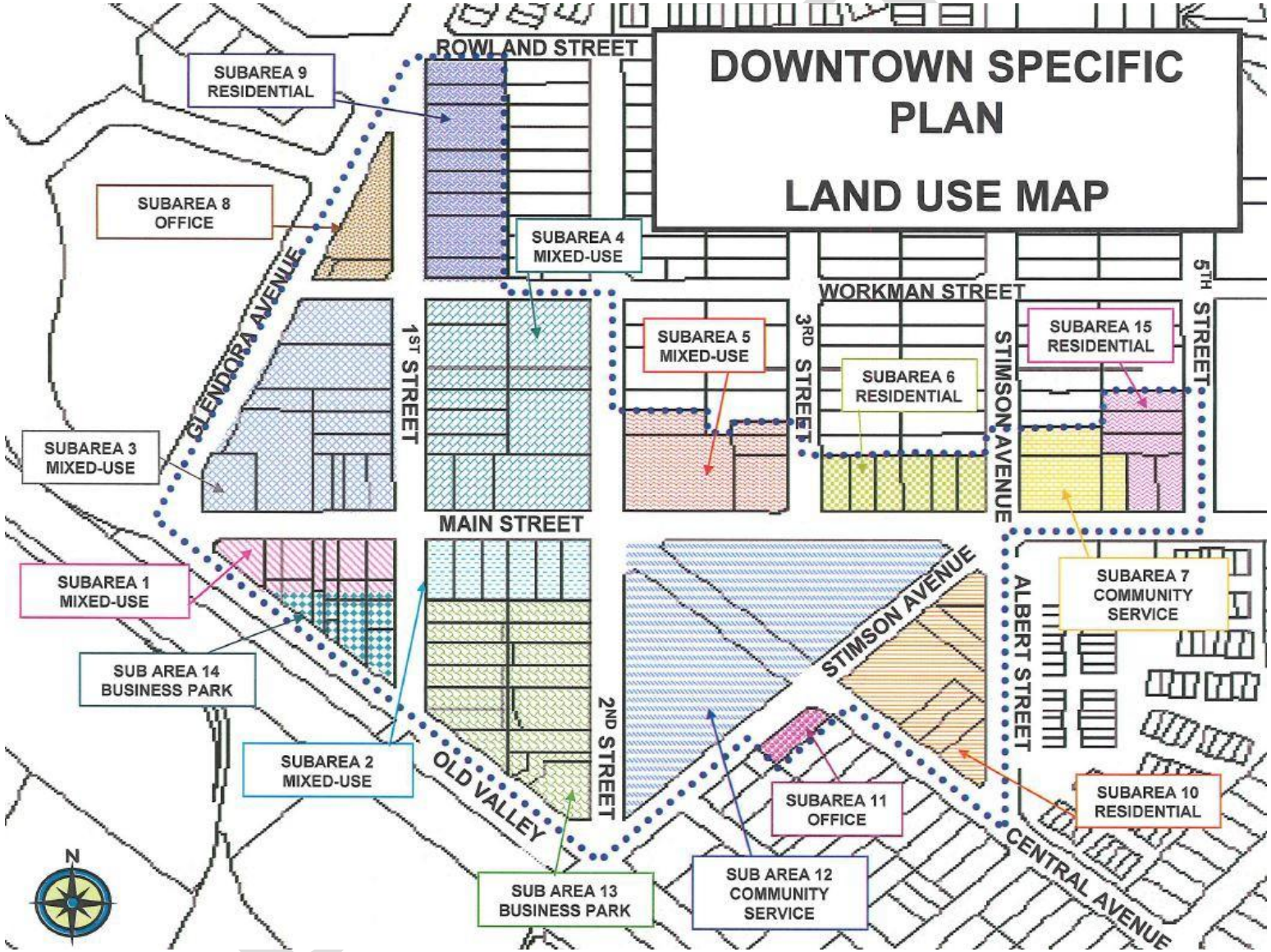
Figure B-7. Zoning Map

Figure B-2. Downtown Specific Plan Map



Appendix D
Affirmatively Furthering Fair Housing

Introduction and Overview of AB 686

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

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

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

Assessment of Fair Housing

Fair Housing Enforcement and Outreach

The County AI describes the departments and organizations that handle fair housing enforcement and outreach in La Puente. These include the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH), and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. The HRC services includes intake of discrimination allegations, mediation, systemic rental tests, fair housing counseling and reasonable accommodation/modification requests. The Housing Authority of the County of Los

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Angeles (HACoLA) provides fair housing resources for residents via its website https://housing.lacounty.gov.

The City of La Puente partners with Fair Housing Council of the San Gabriel Valley and HRC to implement its Fair Housing Program, and the availability of these services are promoted on the City's website. The HRC provides free fair housing services including:

- landlord/tenant counseling to answer questions about rights and responsibilities;
- investigation concerning allegations of housing discrimination and help for victims of discrimination;
- outreach and education about Fair Housing laws and issues; and
- publication of a monthly rental listing of affordable housing opportunities.

HRC has physical offices (in Los Angeles, Pasadena, and Van Nuys) that are currently closed due to the COVID-19 pandemic; however, they hold weekly online workshops, maintains a Housing Rights Hotline, and offers phone or online counseling. Annually, HRC conducts outreach and education throughout the Los Angeles Urban County. Typical activities include public service announcements, media, advertisements; community presentations; literature distribution; and management trainings.

For federally funded Urban County programs, La Puente has committed to complying with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§3601 et seq., by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status (having children under age 18), via its existing housing policies and future programs listed in the 2021-2029 Housing Element. The Los Angeles County Development Authority (LACDA) policy prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex. Furthermore, the HRC, under contract with LACDA, monitors fair housing compliance for both State and Federal fair housing laws. The City continues to refer fair housing complaints to the Housing Rights Center (HRC).

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

The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors in public facilities, and program links are provided on the City's website (https://lapuente.org/housing-division/). The HCD AFFH Data Viewer shows that for Census Tract 407701, 56 Housing Choice Vouchers have been awarded which is 8.3 percent of the renter occupied housing units in this tract.

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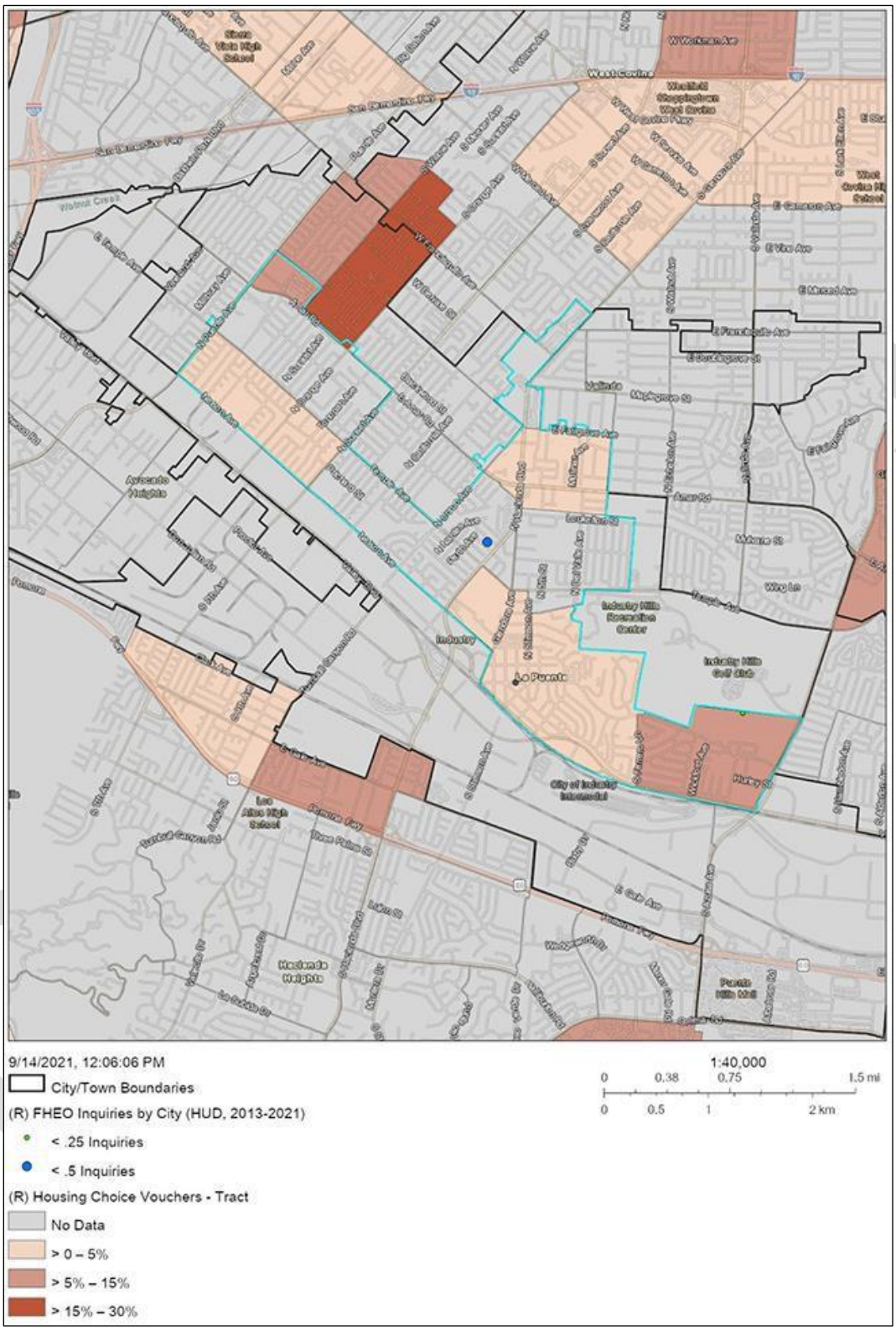
Figure D-1. Housing Choice Vouchers



Integration and Segregation Patterns and Trends

Race and Ethnicity

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

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

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

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

Table D-2. Racial/Ethnic Dissimilarity Index

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

Sources: HUD AFFH Database, 2020

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

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

Table D-3. Minority Concentrated Areas of Population

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

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

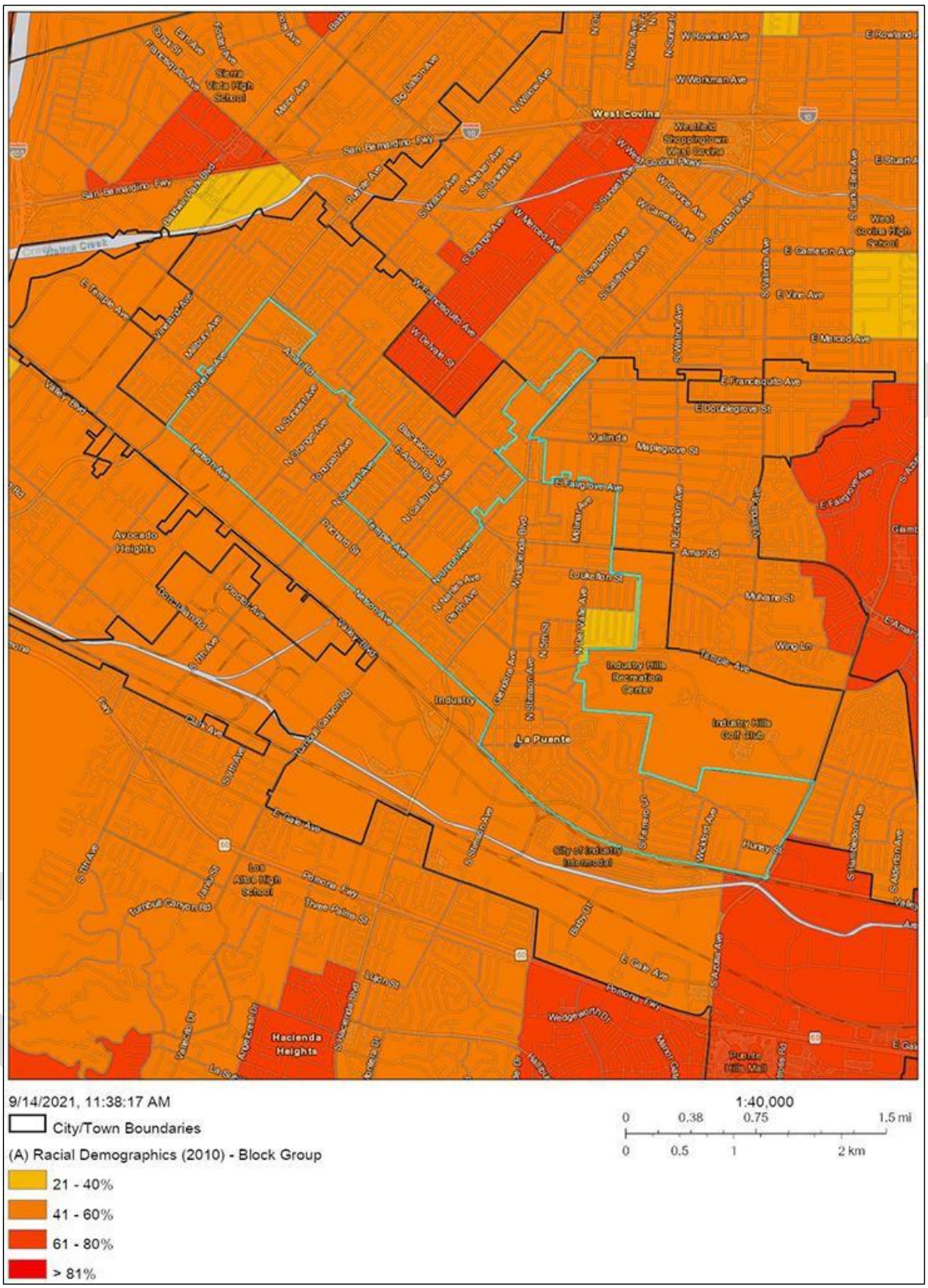


Figure D-3. Racial/Ethnic Minority Concentrations (2018)

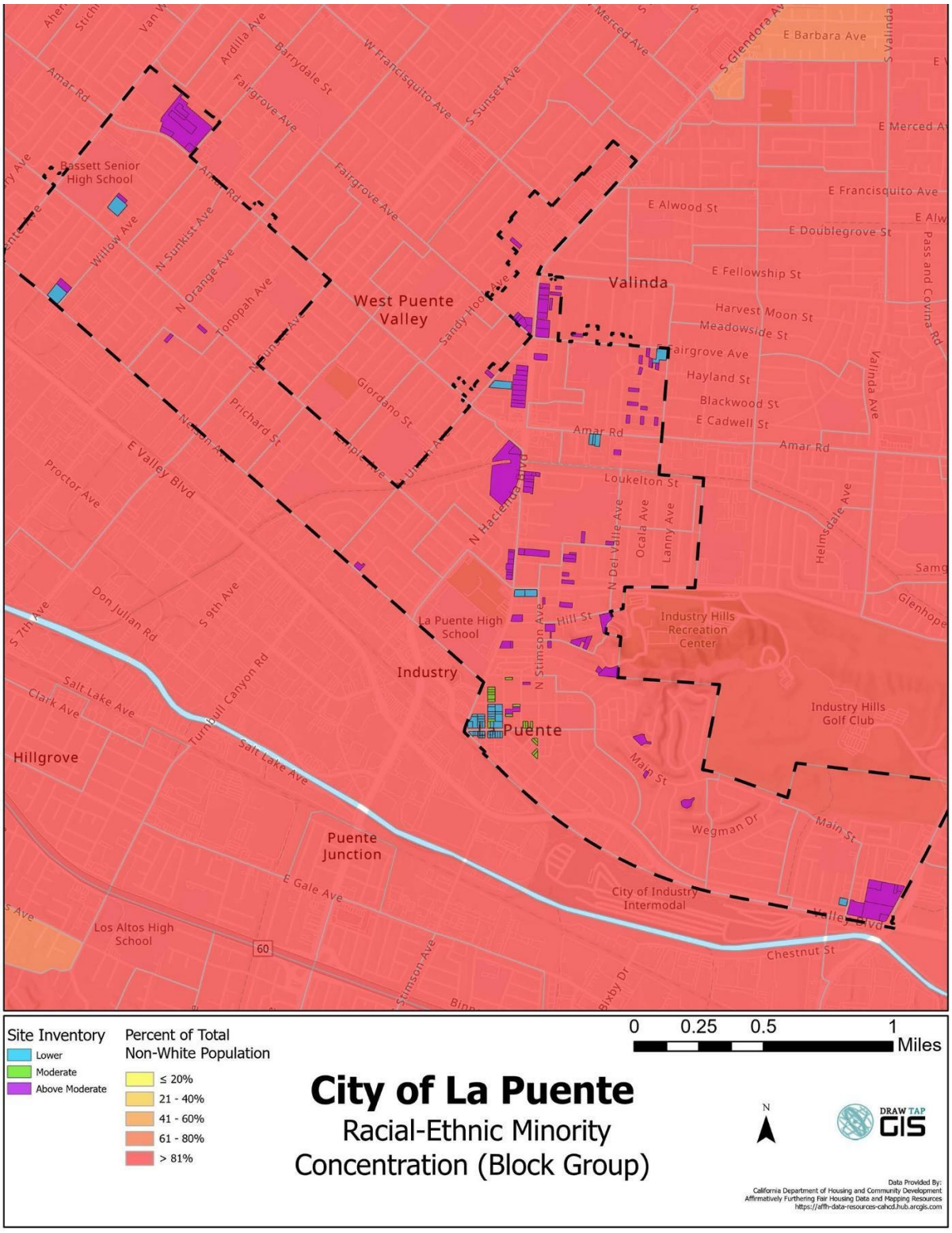
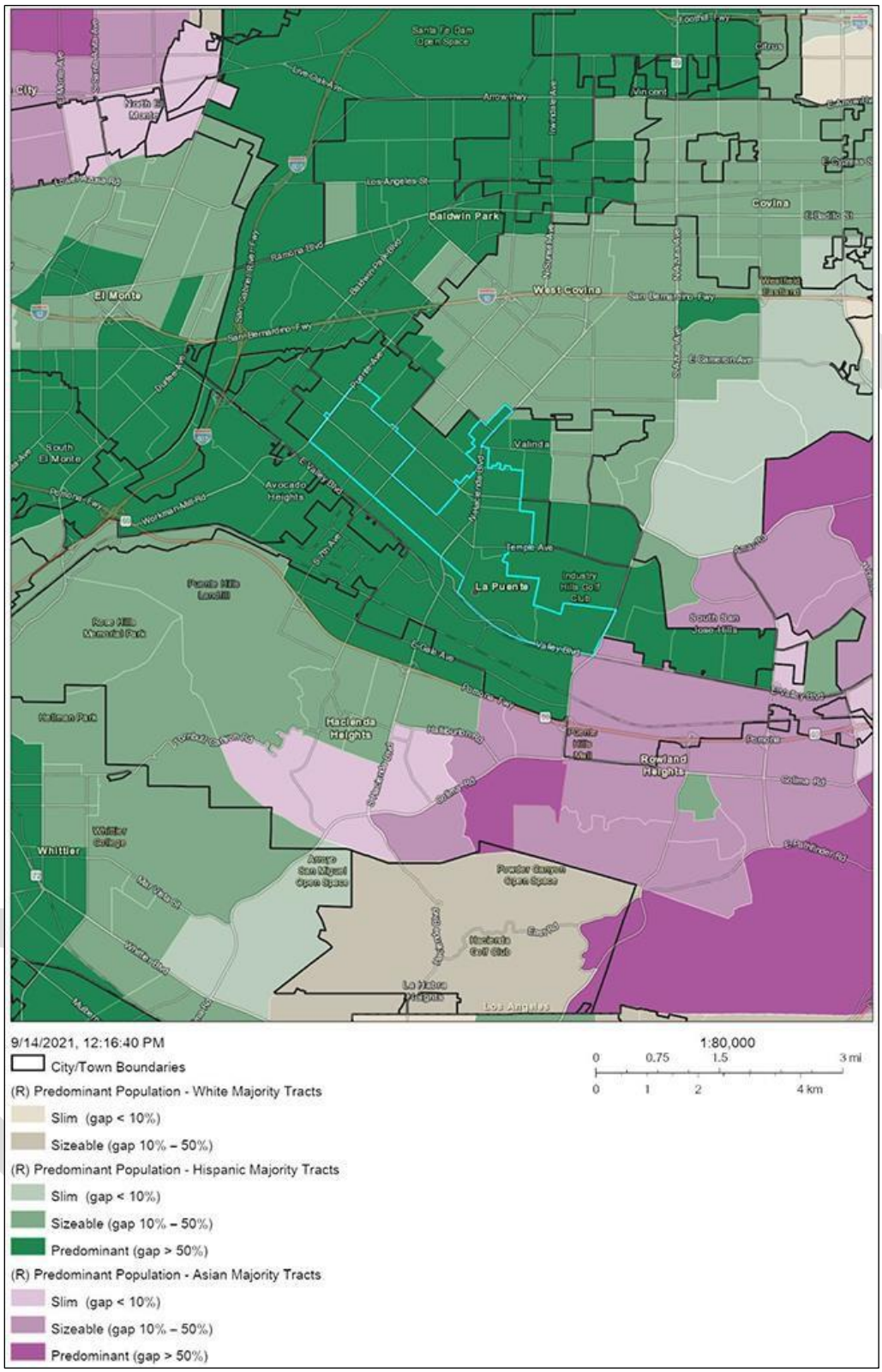


Figure D-4. Subregional Racial Ethnic Majority Tracts (2010)



Persons with Disabilities

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

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

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

Table D-4. Disability Concentrated Areas of Population

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

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

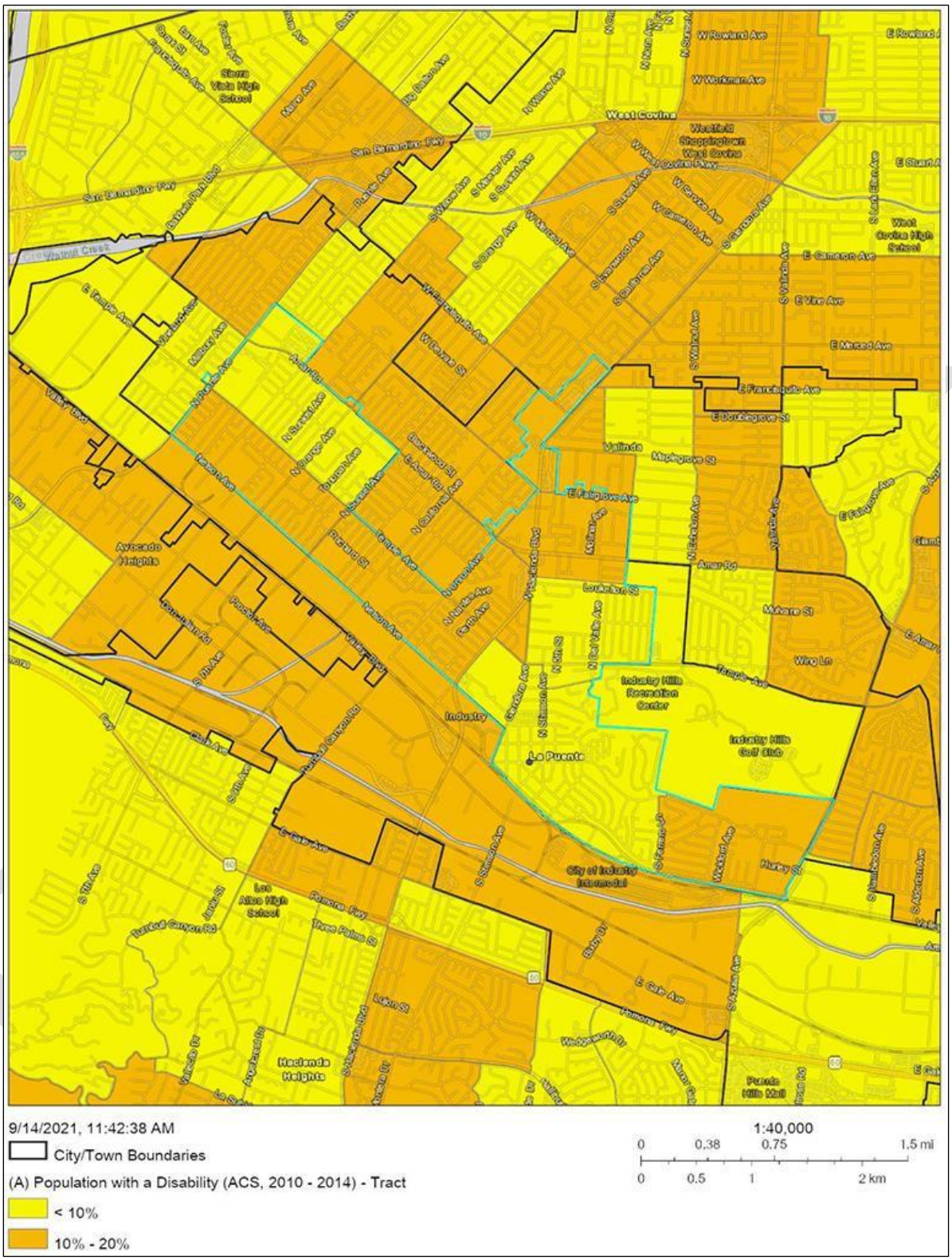
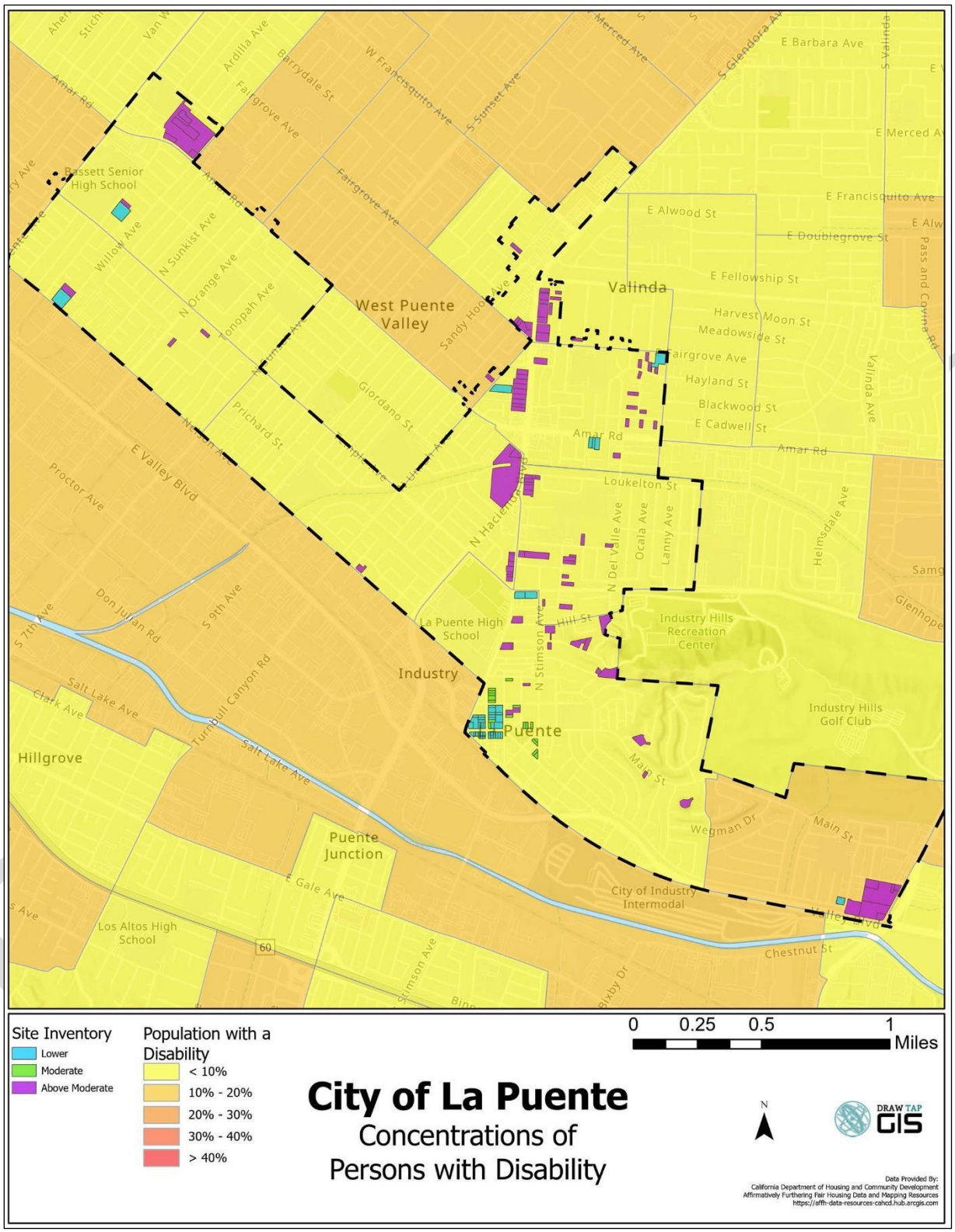

9/14/2021, 11:42:38 AM
City/Town Boundaries
(A) Population with a Disability (ACS, 2010 - 2014) - Tract
< 10%
10% - 20%
1:40,000
0 0.38 0.75 1.5 mi
0 0.5 1 2 km
West Covina
La Puente
Industry
Hacienda Heights
Avocado Heights
Walnut Creek
Valinda
Industry Hills Recreation Center
Industry Hills Golf Club
Puente Hills Mall
Westfield Shoppingtown West Covina
West Covina High School
Los Altos High School
Sierra Vista High School
City of Industry Interceptor
San Bernardino Fwy
Pomona Fwy
Orange Fwy
Pacific Ave
Nelson Ave
Fullerton Rd
Turnbull Canyon Rd
Workman Mill Rd
Valley Blvd
Amar Rd
Temple Ave
Hurley St
Mckane St
Wing Ln
Maplegrove St
Lorlenton St
Francisquito Ave
Merced Ave
Vine Ave
Cameron Ave
Workman Ave
Rowland Ave
Stuart Ave
Service Ave
Via Verde
Via Lindo
Via Rancho
Via Rancho Cir
Via Rancho Pkwy
Via Rancho Pkwy E
Via Rancho Pkwy S
Via Rancho Pkwy W
Via Rancho Pkwy N

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



Familial Status

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

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

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

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

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

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

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

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

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

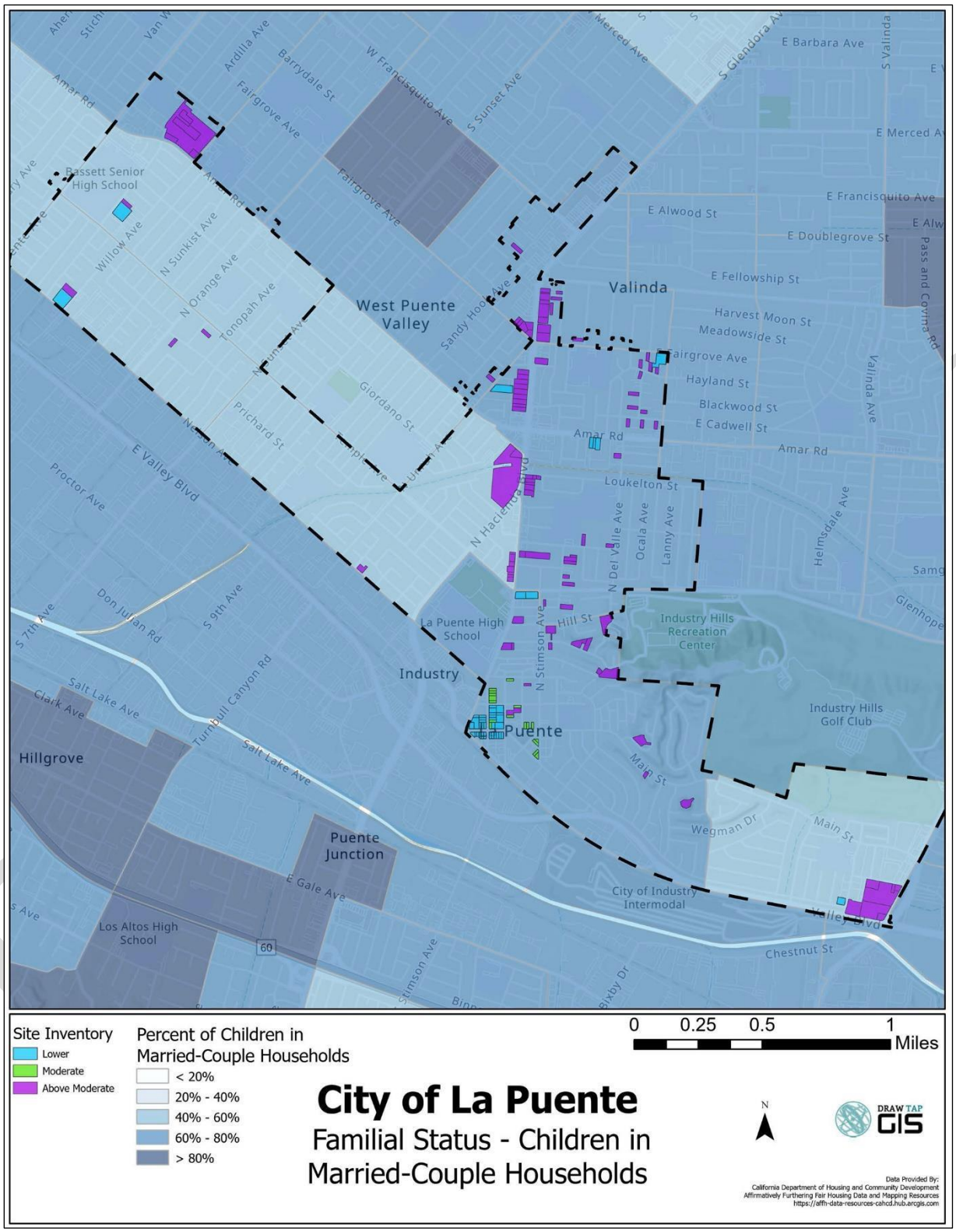
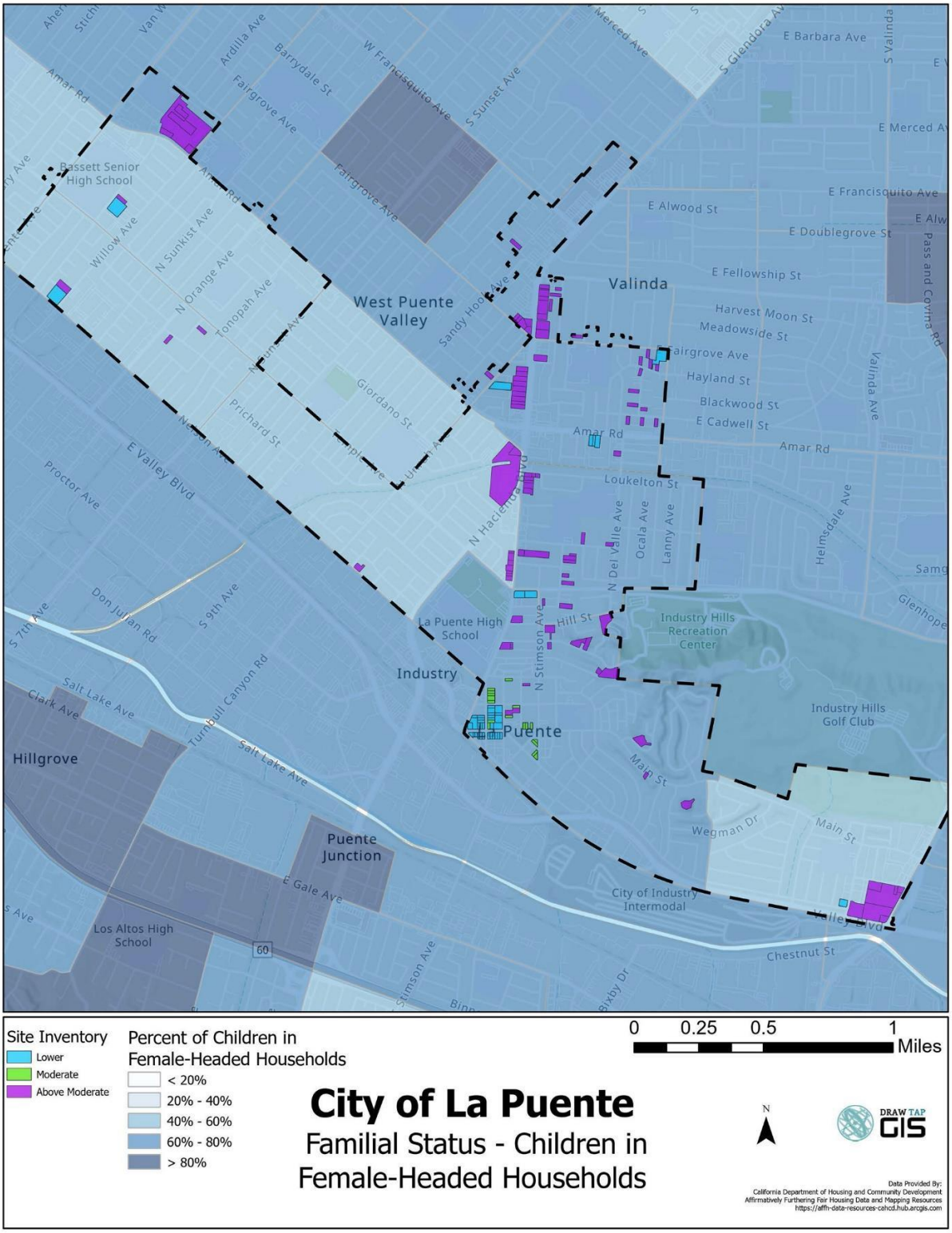


Figure D-8. Percent of Children in Female-Headed Households



Income

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

Table D-7. Income Level Distribution

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

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

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

Table D-8. Low to Moderate Income Population

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

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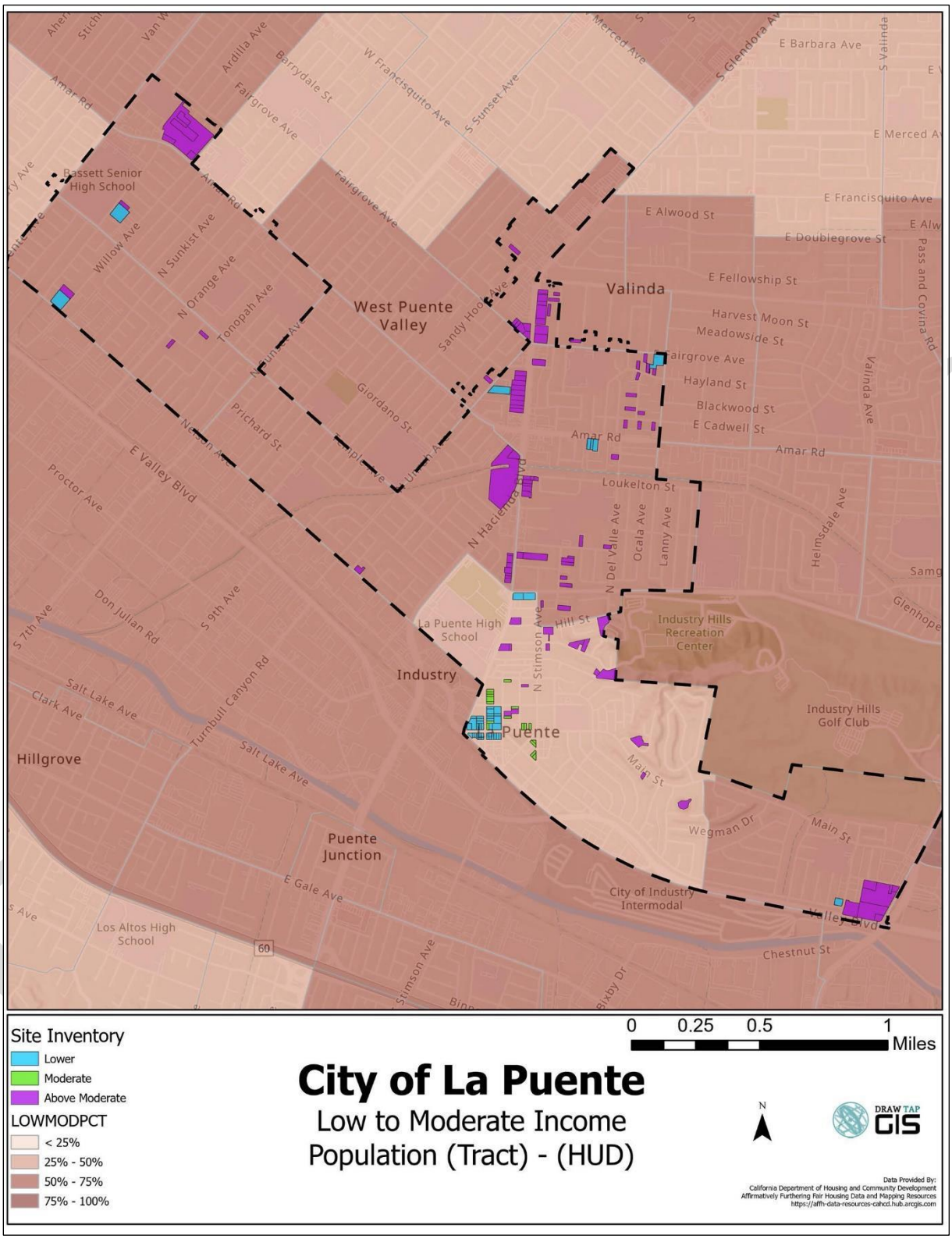
Figure D-9. Concentration of LMI Households



Racially or Ethnically Concentrated Areas

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

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

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

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

Racially Concentrated Areas of Affluence

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

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

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

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

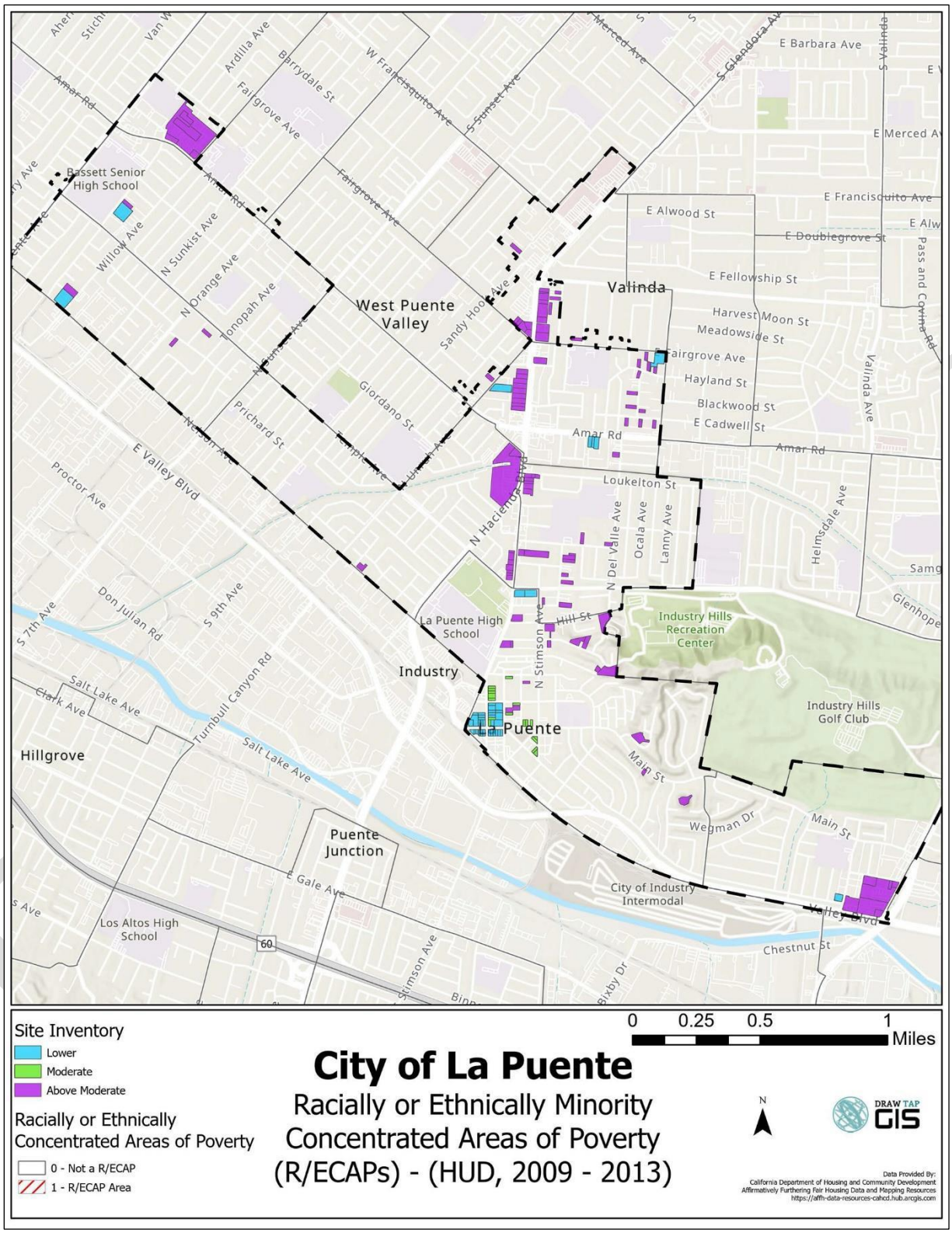
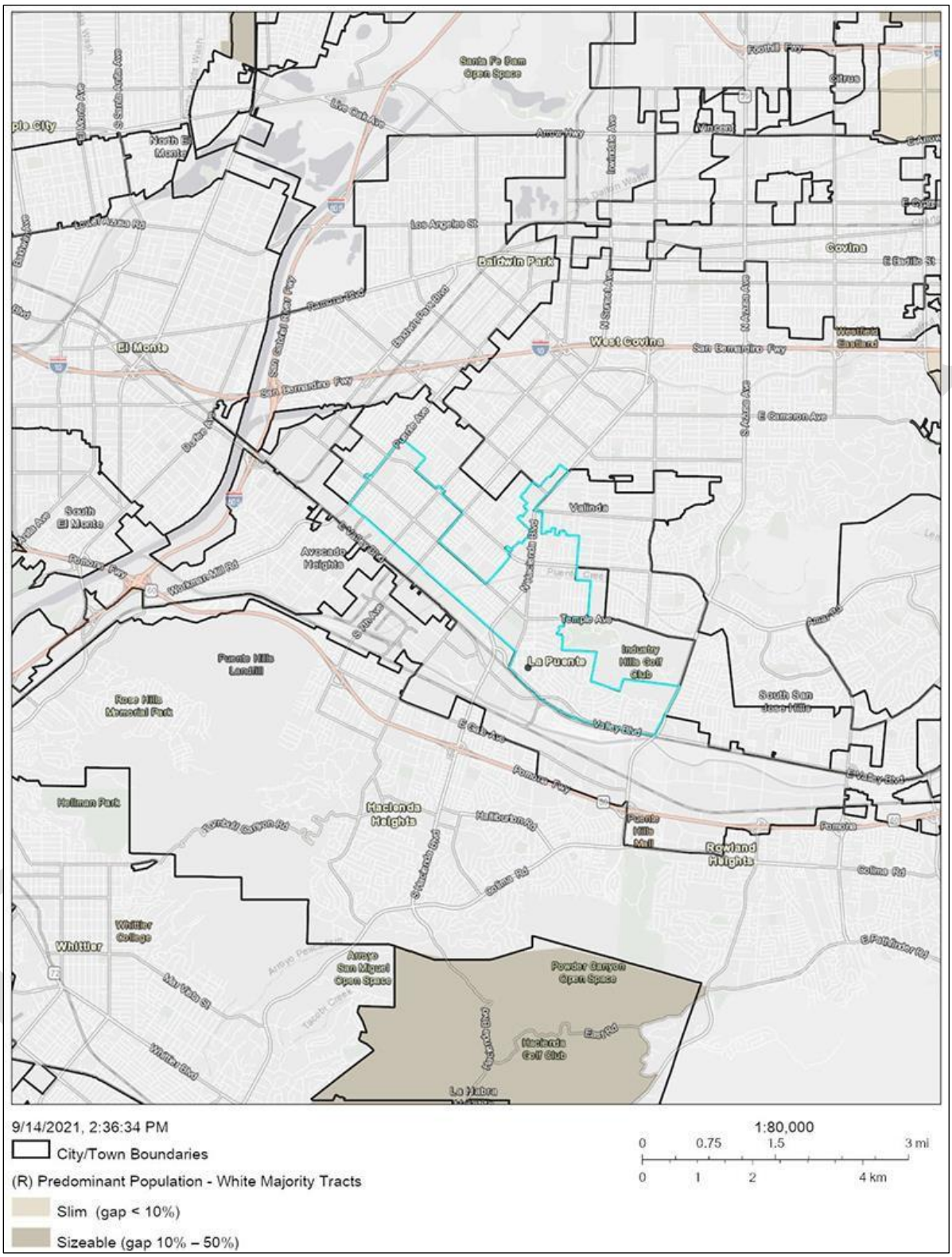


Figure D-11. White Predominant Areas



ACCESS TO OPPORTUNITIES

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

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

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

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

Table D-9. HUD Opportunity Indicators

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

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

Sources: HUD AFFH Database, 2020

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

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

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

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

AB 686 requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH. To meet this requirement, the City's RHNA Sites Inventory has been analyzed in conjunction with the TCAC Opportunity Areas (2021) Composite Score maps (Figure D-12). Higher composite scores mean higher resources. A review of composite score shows that approximately of La Puente is within the "moderate" resource area category, with no areas called out as an area of "High Segregation and Poverty" (Table D-11). RHNA sites are geographic dispersed throughout La Puente with majority of sites located within "Moderate Resource" areas mainly focused along major corridors like Hacienda Boulevard and Amar Road to take advantage of proximity to employment centers, retail services, regional transit networks, and community amenities in the Downtown area.

Table D-11. TCAC Opportunity Areas 2021

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

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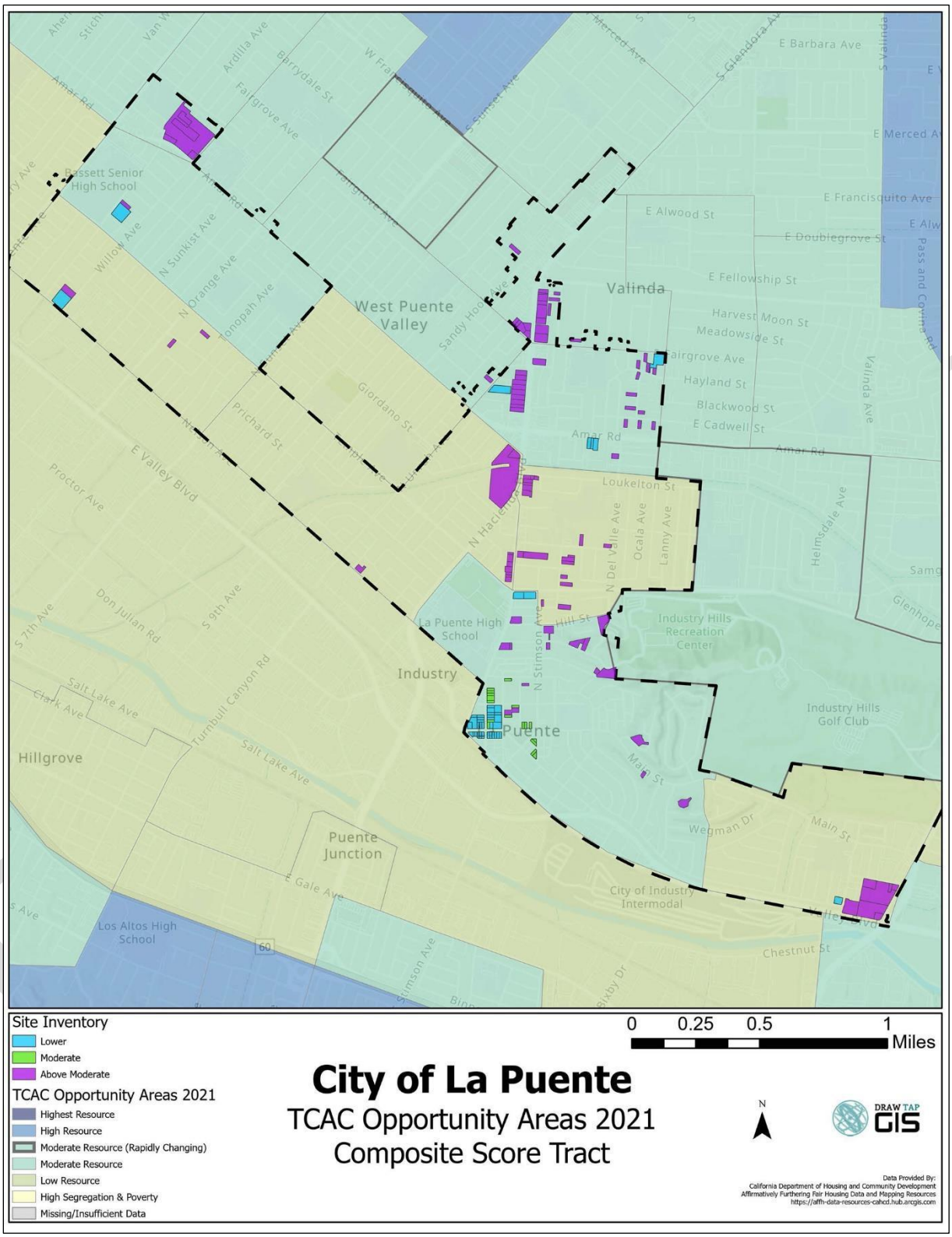
Figure D-12. TCAC Opportunity Areas - Composite Scores



Economic

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

Education

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

Environmental

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

Transportation

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

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Figure D-13. TCAC Opportunity Areas - Economic Scores

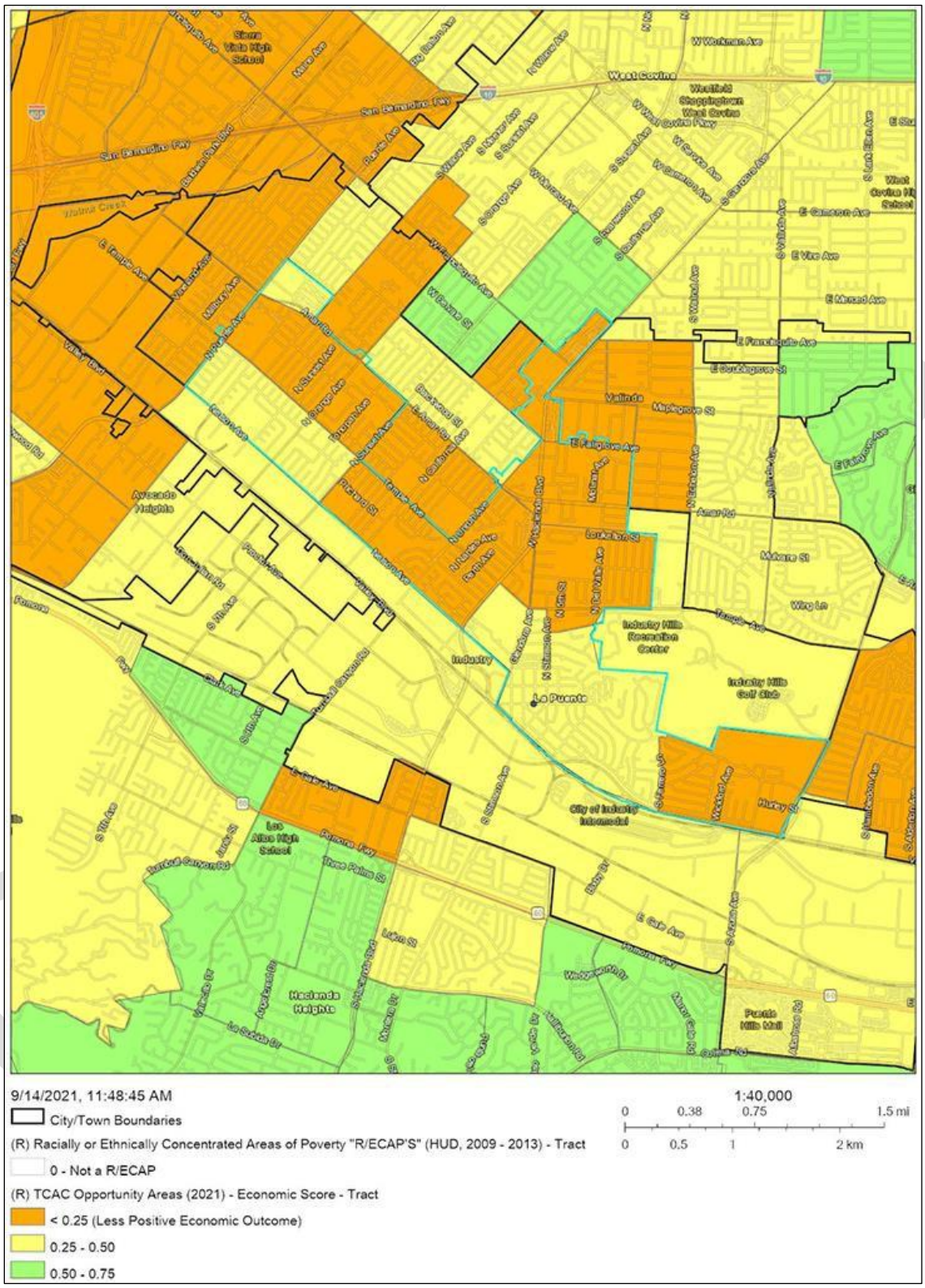


Figure D-14. TCAC Opportunity Areas - Education Scores

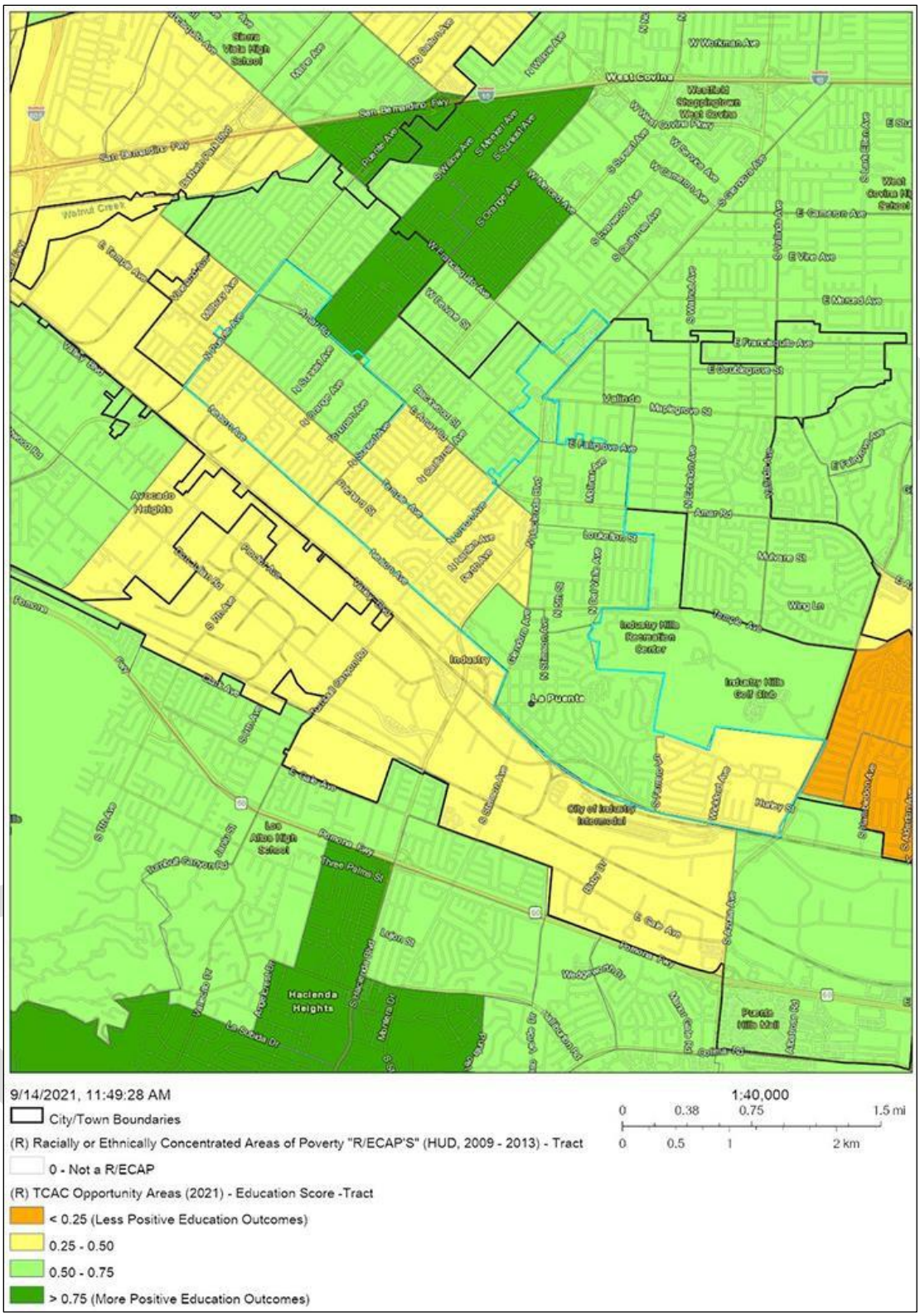


Figure D-15. TCAC Opportunity Areas - Environmental Scores

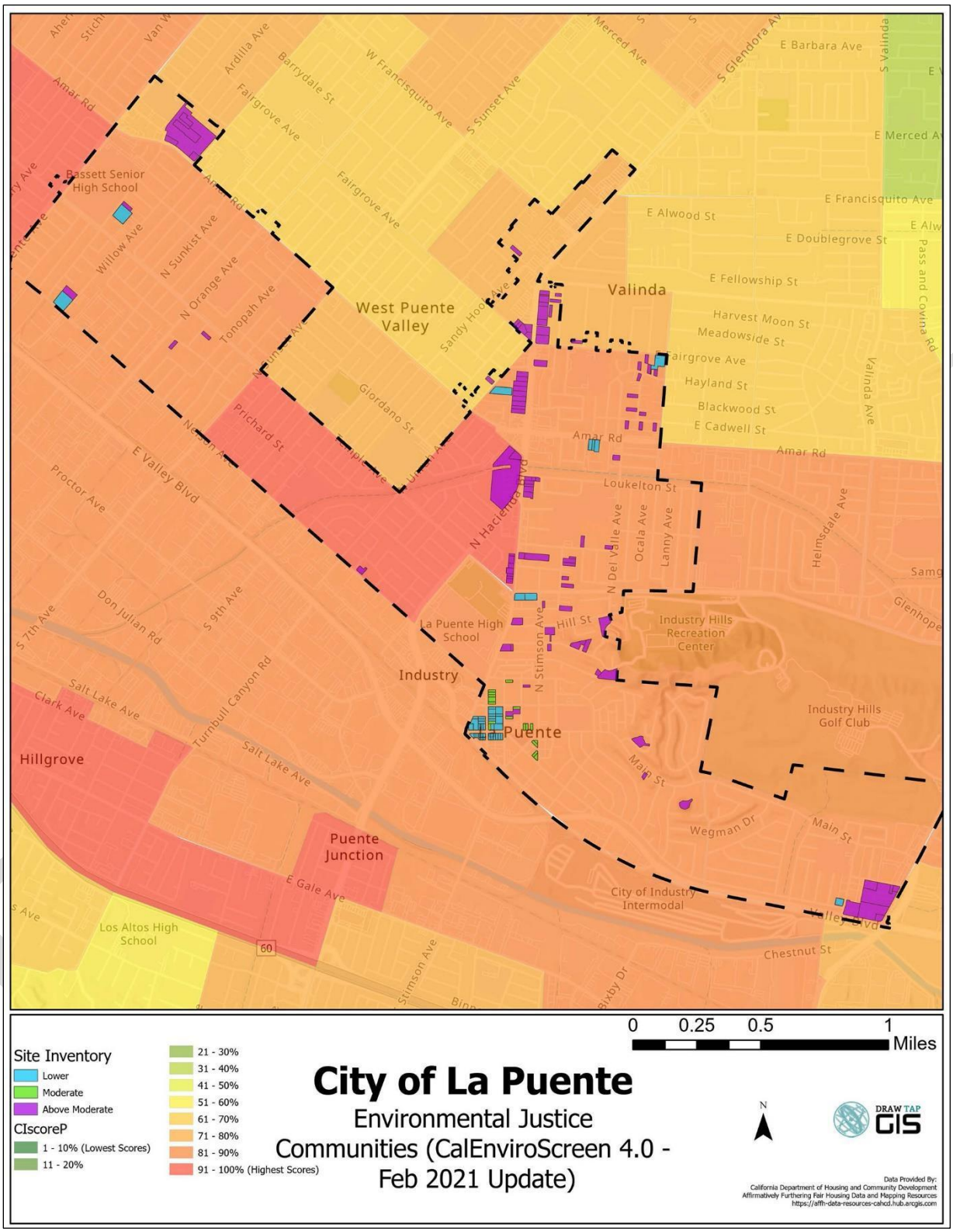


Figure D-16. Jobs Proximity Index by Block Group

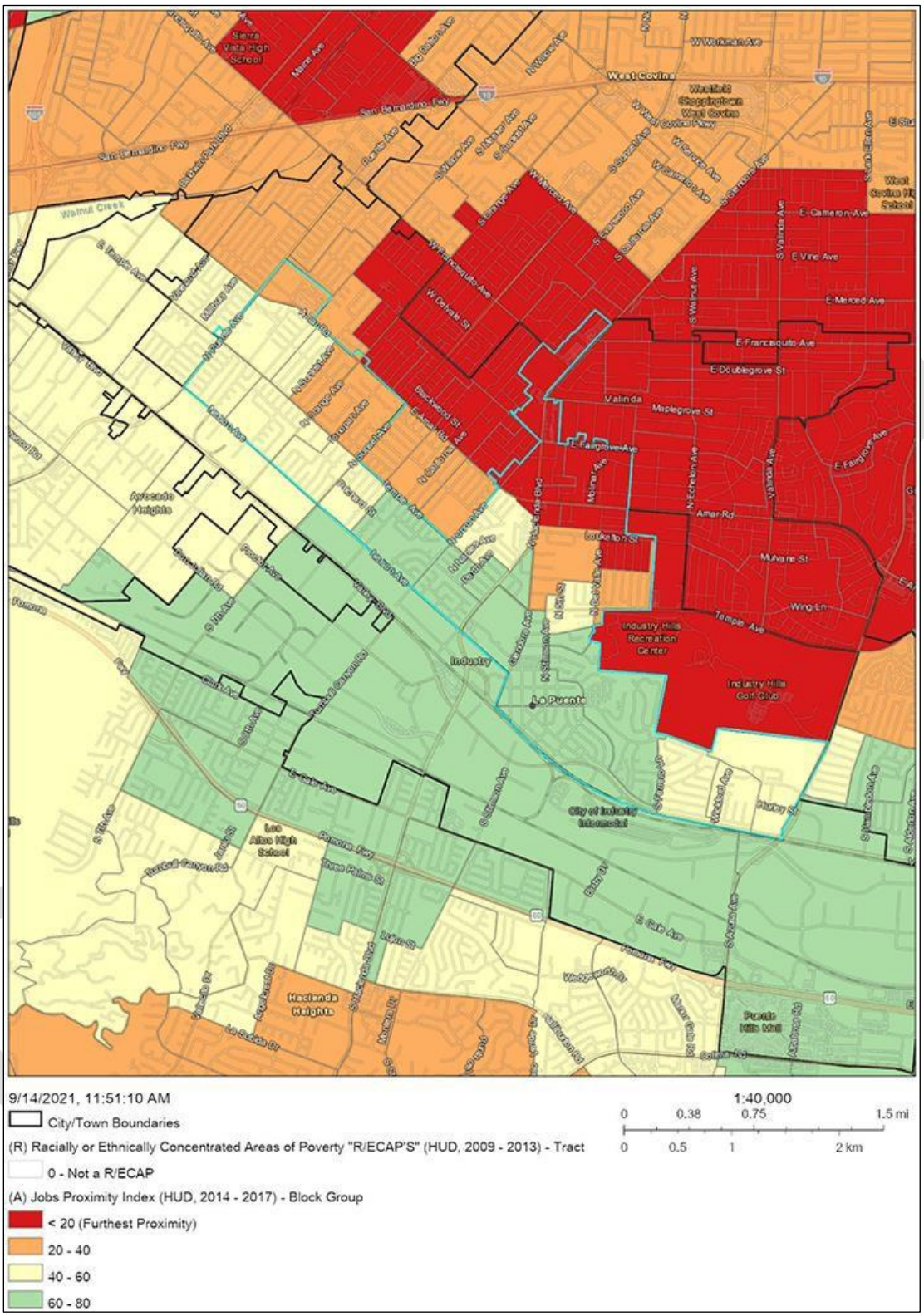
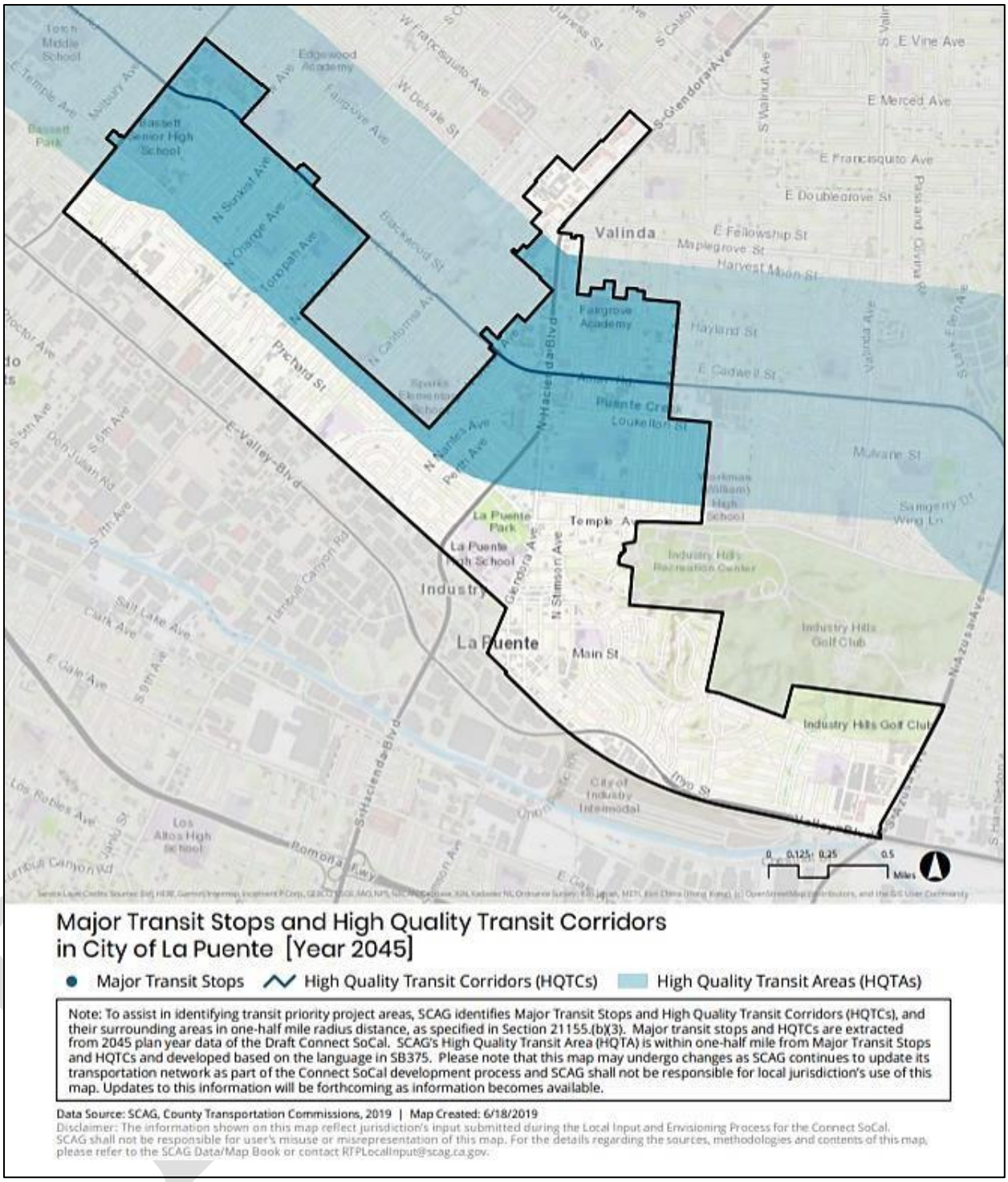


Figure D-17. High Quality Transit Areas (HQTA)



DISPROPORTIONATE HOUSING NEEDS

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

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

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

Source: SCAG La Puente Report, citing HUD CHAS, 2012-2016.
HAMFI refers to Housing Urban Development Area Median Family Income.

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

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

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

Source: HUD CHAS 2013-2017.
HAMFI refers to Housing Urban Development Area Median Family Income

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

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

Source: HUD CHAS 2013-2017
HAMFI refers to Housing Urban Development Area Median Family Income

Cost Burden (Overpayment)

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

Table D-15. Cost Burden - Renters

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

Source: HUD CHAS 2013-2017
HAMFI refers to Housing Urban Development Area Median Family Income

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Table D-16. Cost Burden - Owners

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

Source: HUD CHAS 2013-2017
HAMFI refers to Housing Urban Development Area Median Family Income

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

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

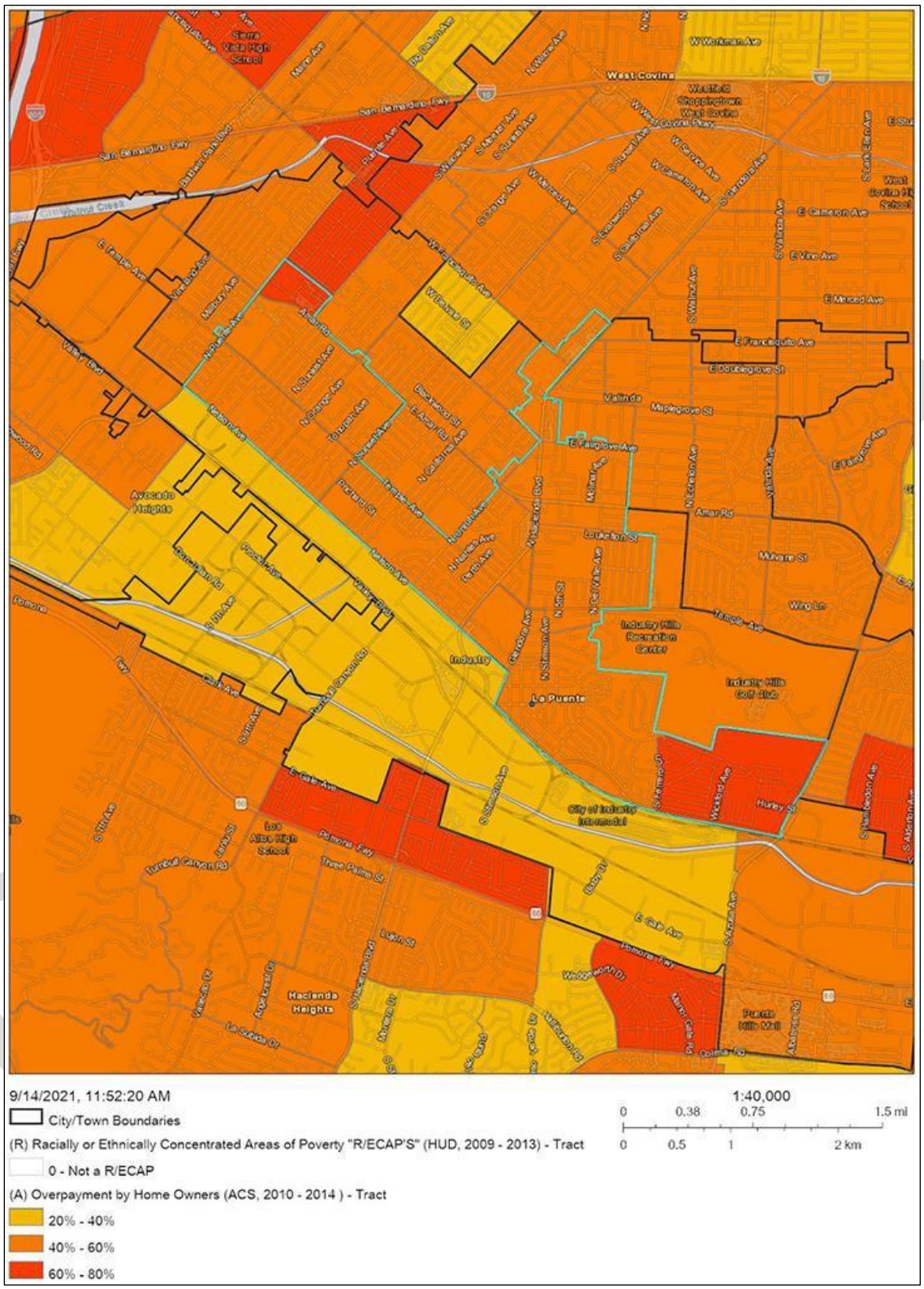


Figure D-19. Overpaying Owners (2015-2019)

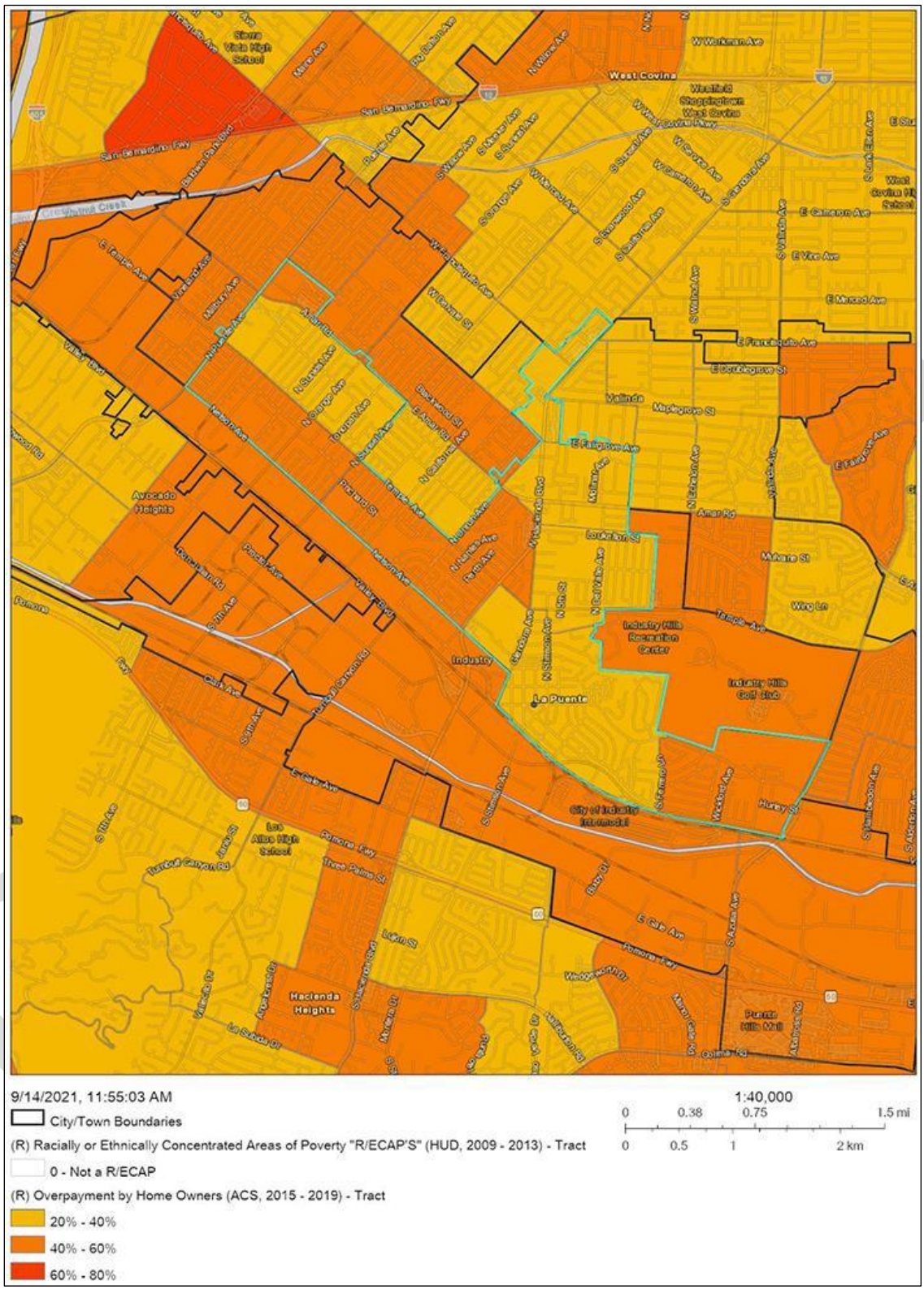


Figure D-20. Overpaying Renters (2010-2014)

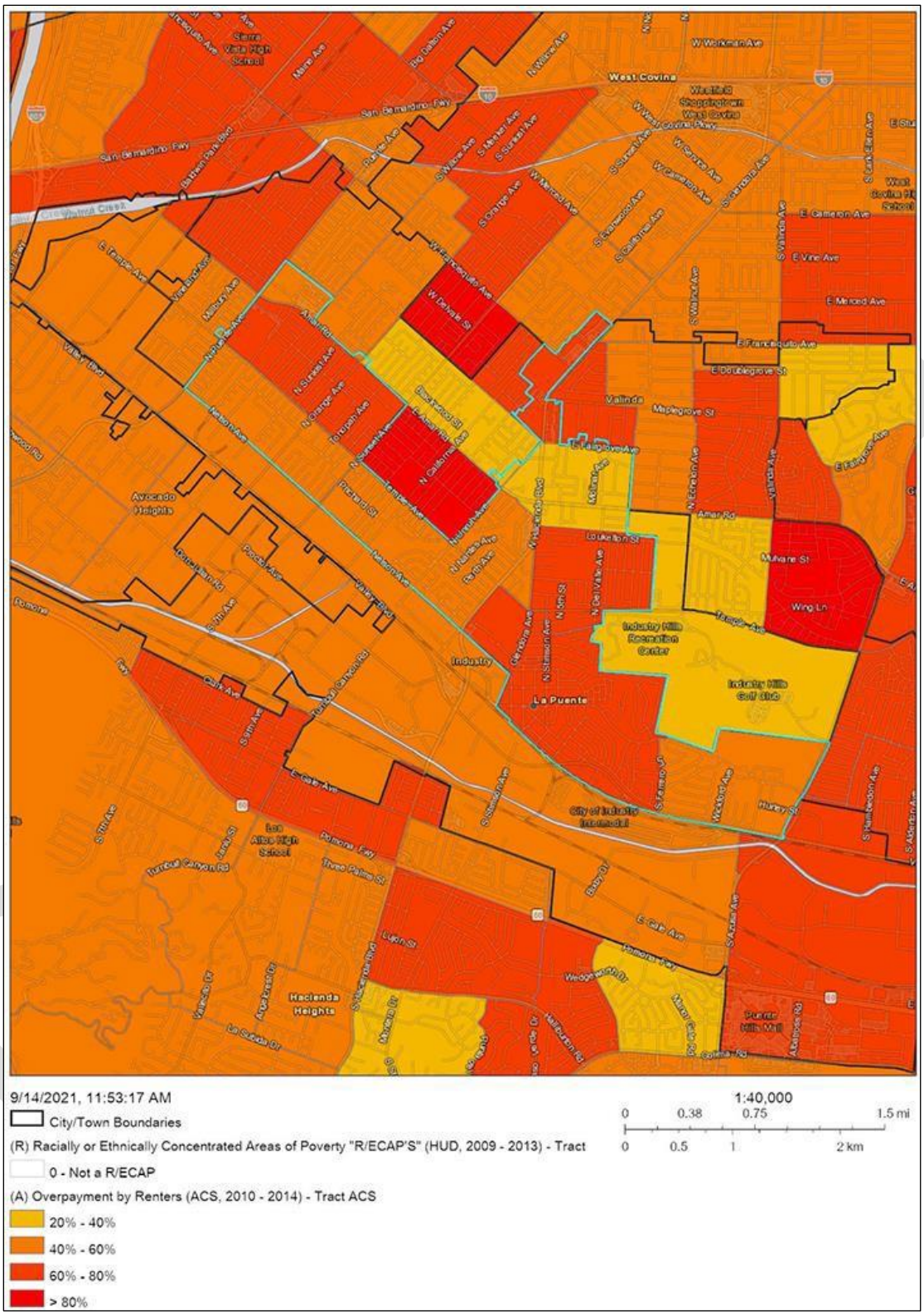
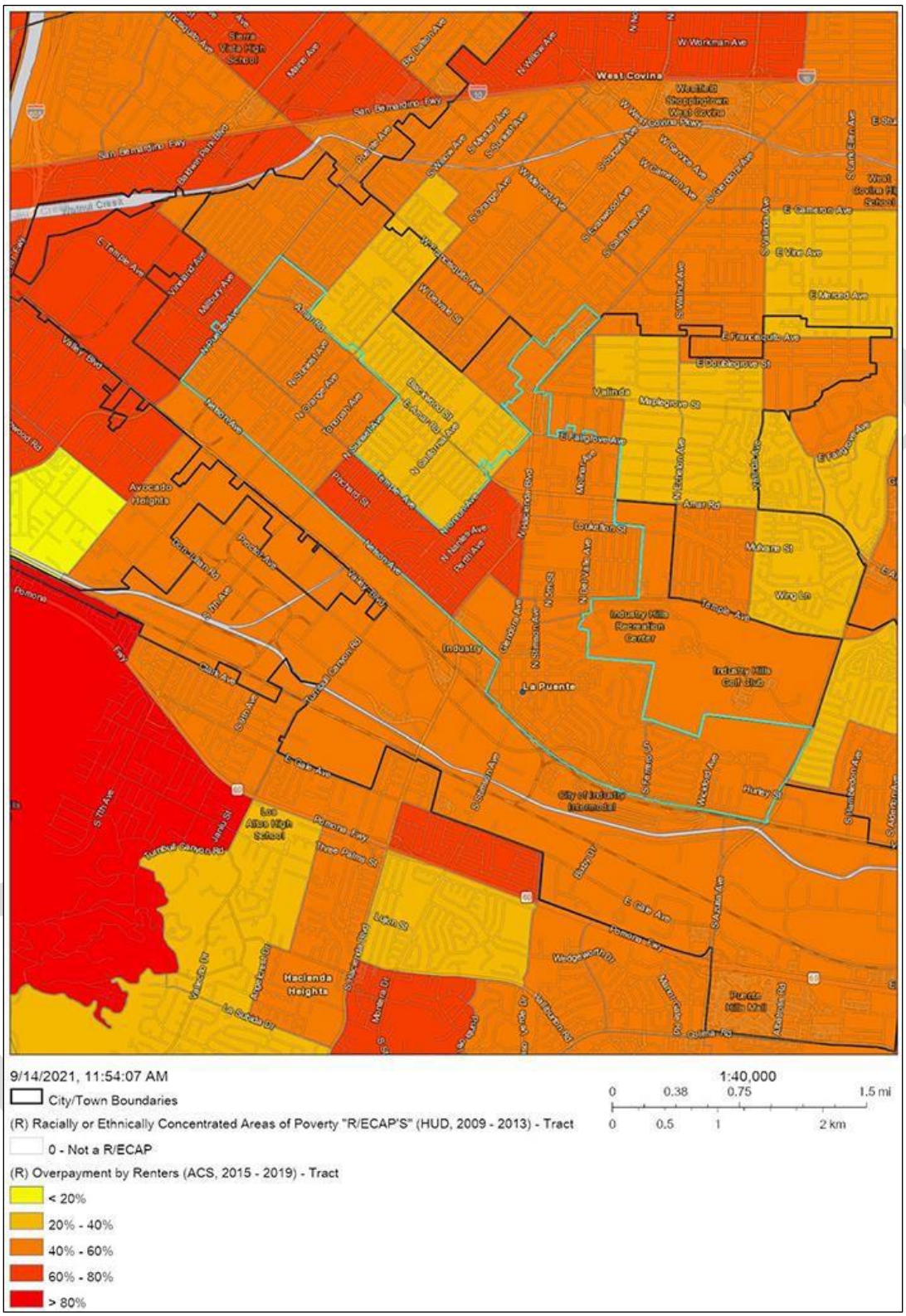


Figure D-21. Overpaying Renters (2015-2019)



Overcrowding

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

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

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

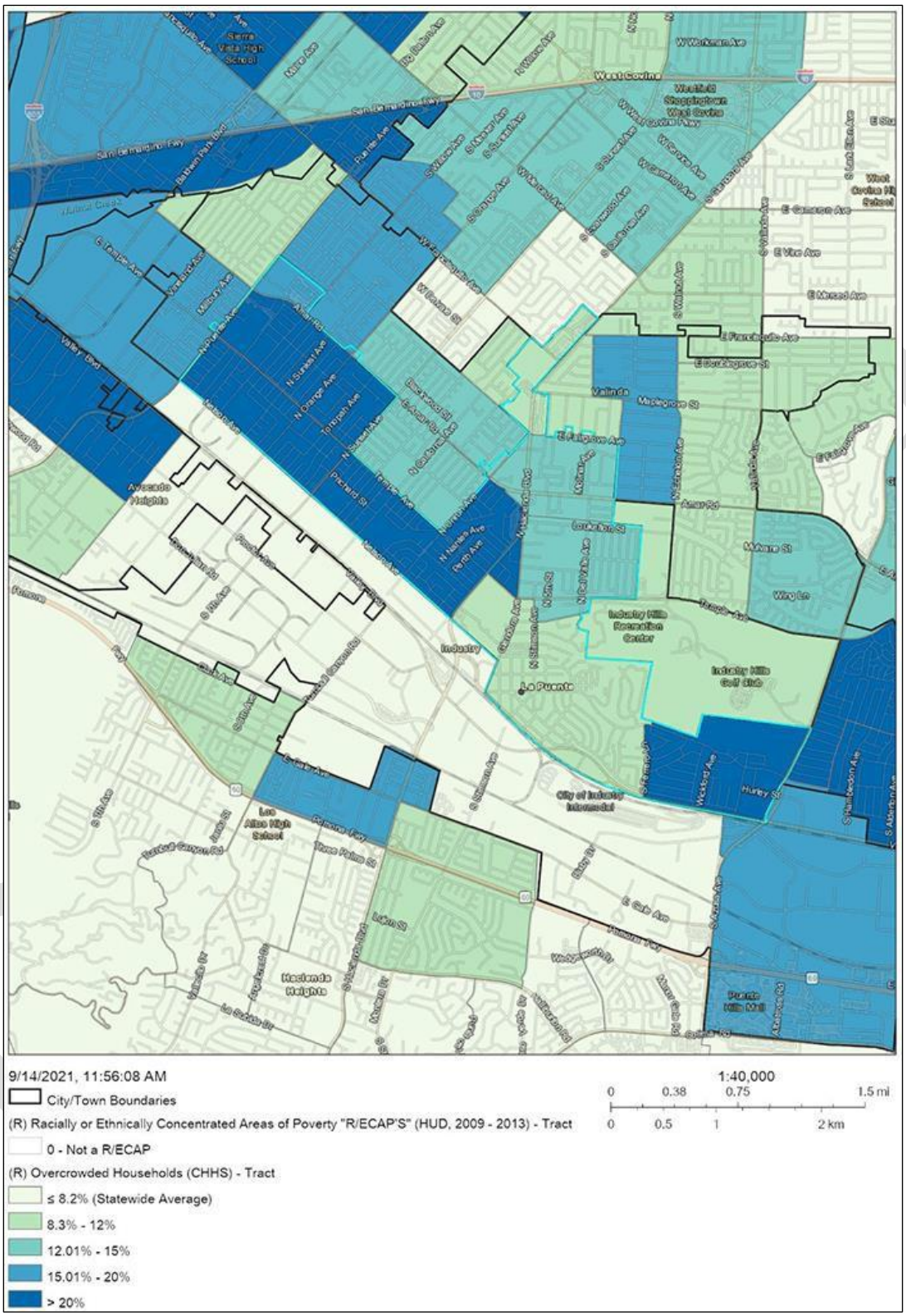
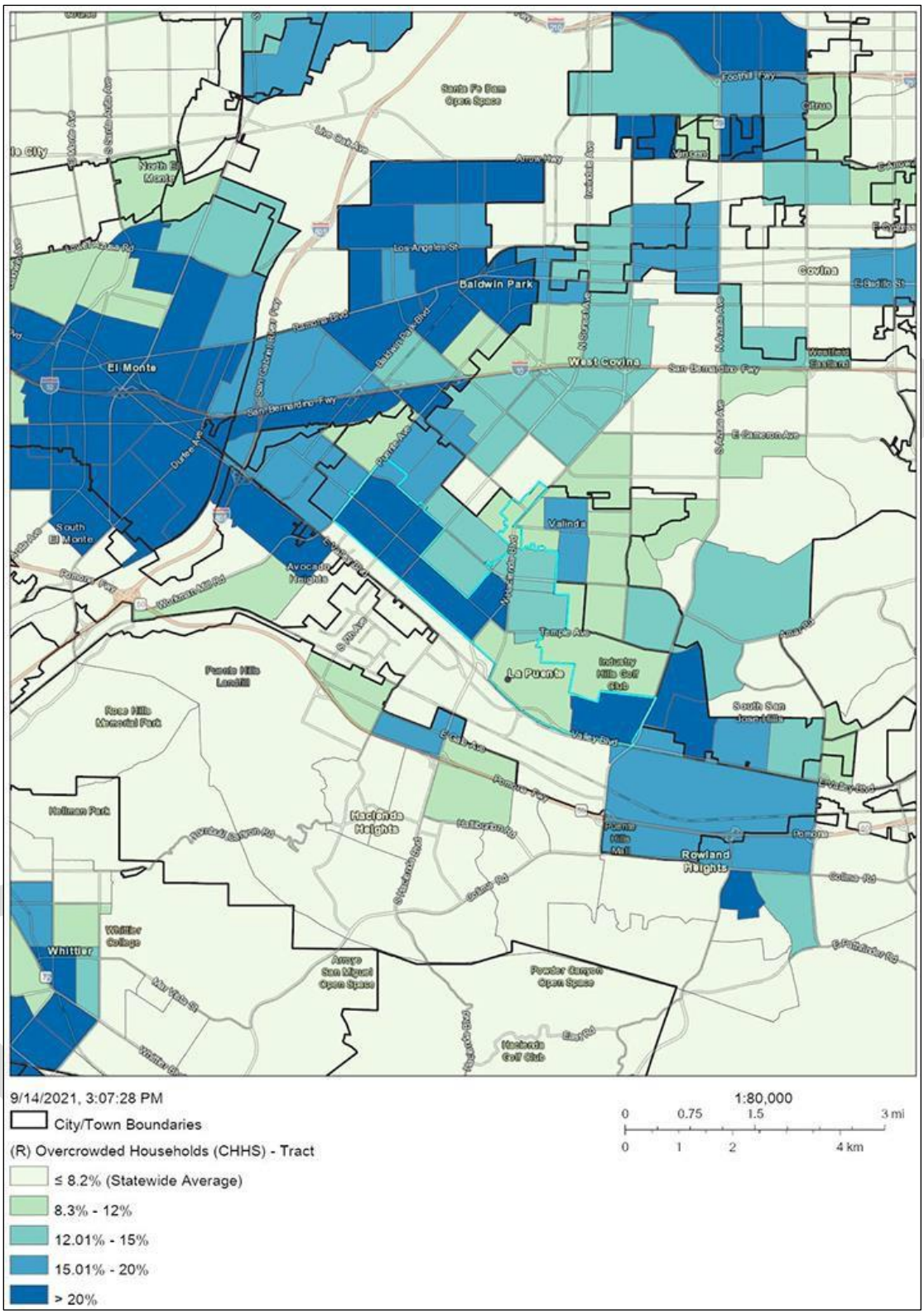


Figure D-23. Overcrowded Households – Regional



Substandard Housing

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

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

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

Source: 2015-2019 American Communities Survey (ACS)

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

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Displacement Risk

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

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

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

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

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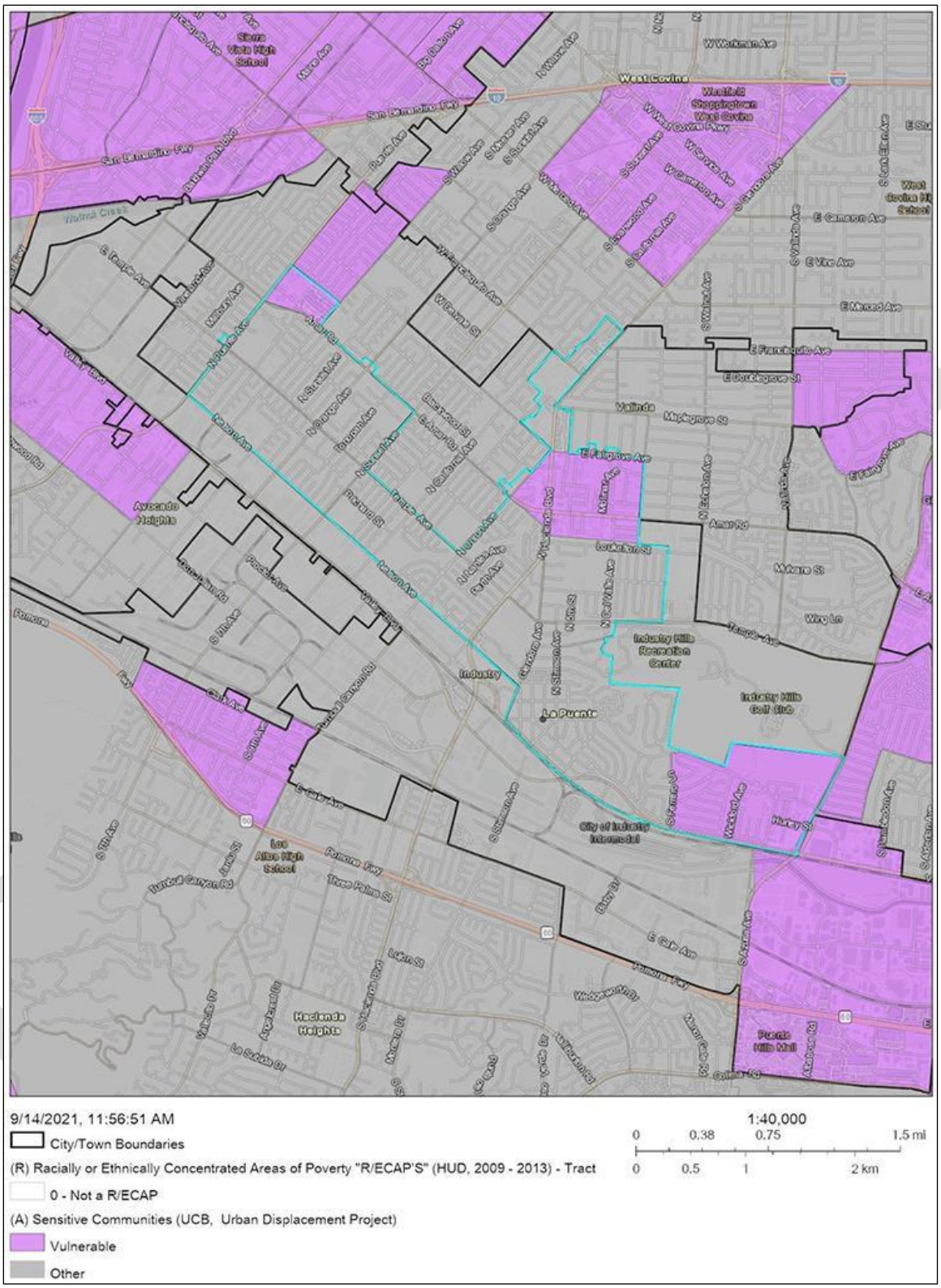
Figure D-24. Sensitive Communities



SITES INVENTORY

RHNA Sites and AFFH Analysis

Figure D-3 of this appendix shows the sites inventory for the 6th Cycle RHNA. The City of La Puente is an urbanized community that has few vacant parcels. As such, most of the opportunities for affordable housing growth lie in supporting continued infill and ADU development, along with the recycling of underutilized properties to higher densities to coincide with the city's intent to allow residential development on non-residential properties to encourage more opportunities for mixed-use development. In total, vacant sites and potentially recyclable sites, as well as anticipated developing in the downtown core, on non-residential and religious congregation sites, plus ADU projections as detailed in Chapter 4 – Housing Resources, account for a maximum potential of 2,311 units at various income levels, which substantially exceeds the city's RHNA allocation of 1,929 units.

Table D-18. Housing Projections, 6th Cycle Housing Element – City of La Puente

	Income Category					
	Extremely Low	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**
Vacant Land	0	0	0	3	16	19
Residential Recycling	2	3	5	0	146	156
Downtown Business District Specific Plan	65	66	132	91	0	354
Accessory Dwelling Units	25	14	75	4	50	168
Religious Congregational Sites Overlay	22	22	42	0	0	86
Mixed-Use Zoning Program	202	208	233	212	673	1,528
Potential Total Unit Capacity	**316**	**313**	**487**	**310**	**885**	**2,311**
6th Cycle RHNA Allocation	272	272	275	275	835	1,929
Surplus	+44	+41	+212	+35	+50	+382

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

Residential Recycling. Residential recycled sites in the residential zones (R1, R2, R3, and R4) are within three focus areas (Focus Areas A, B, and C). While the Downtown Business District (DBD) zone is located within Focus Area C, it is analyzed separately in this Housing Element. Potential units in Focus Areas A, B, and C are determined based on 75 percent to 99 percent of the of maximum allowable density per zone, rounded down, and netted out existing units on sites. Potential units on R1 properties, regardless of number of units that can be achieved on site, are presumed to be feasible for above moderate-income housing, expect on specific R1 properties identified for potential inclusion into a new overlay for congregational sites that may accommodate affordable housing. For R2 sites, only parcels that can accommodate more than 10 net new units are presumed to be feasible for moderate income housing. For R3 and R4 parcels, sites that can accommodate fewer than five net

new units are presumed to be only feasible for above moderate-income housing and sites that can

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recycle to achieve five or more net new units are presumed to be feasible for moderate income housing. A brief summary of the residential recycling capacity is provided below:

- Focus Area A: 10 parcels, totaling 6.3 acres, with the potential to accommodate 21 net new above moderate-income units
- Focus Area B: 37 parcels, totaling 13.5 acres, with the potential to accommodate 90 net new above moderate-income units
- Focus Area C: 17 parcels, totaling 13.2 acres, with the potential to accommodate 45 net new units (10 lower income units and 35 above moderate-income units)

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

Accessory Dwelling Units. The City used the HCD-sanctioned methodology of analyzing ADU development trends from the last three years (2018–2020) as the benchmark for future ADU production. According to the City's ADU Log, 20 ADUs were permitted in 2018, followed by 26 in 2019, and 17 in 2020. Based on the average ADU production from 2018 to 2020, the City projects 21 ADUs to be permitted each year through the 2021- 2029 planning period. This equates to 168 ADUs over the 8-year planning period.

Religious Congregational Sites for Affordable Housing. La Puente is committed to establishing a new Religious Congregational Sites Overlay that would allow for affordable housing to be developed at 30 units per acre on religious institutional sites as a permitted use, as well as creating minimum development standards and incentives that facilitate residential development (Program 11). Based on conversion of parking areas to housing on the sites identified, there is potential for approximately 86 units to be constructed.

Mixed-Use Zoning. Mixed-use development can help reduce the effects of housing cost burden by increasing density and offer opportunities for reduced vehicular trips by walking and access to public transportation, as well as facilitate revitalization and enhancement of commercial corridors. However, in La Puente, mixed-use development is currently restricted to the downtown area. As a built-out City, development of new residential mixed-use projects outside the downtown area will rely on existing underutilized commercial sites. This includes re-imagining of existing C-2 zoned parcels that consist of large shopping centers such as the Sunkist Shopping Center or the Bodega Shopping Center, as well as inline commercial strips centers with businesses generally 45 years or older that have the potential to incorporate residential capacity either as stand-alone multifamily development which would share commercial land area or construction of residential units above ground floor commercial.

The following is a summary of comparing the proposed RHNA site locations with the AFFH data presented in this Appendix.

- The The entire City of La Puente is made up of Hispanic/Latino (of any race) majority census tracts; therefore, all of the projected units to satisfy the city's RHNA are located in communities of color which are geographically dispersed throughout the City, as shown in D-3 of this Appendix.

- Approximately 396 units are anticipated on RHNA sites located in census tracts that contain between 10 percent and 20 percent of persons with disabilities as shown in Figure D-6 of this Appendix. Of the 396 units, 271 units are assumed for lower- and moderate-income households located in census tract 407701. The City anticipates targeting this tract with greater opportunities and access for disabled residents by facilitating production of affordable housing options and street infrastructure improvements such as streets, sidewalks, curbing, as discussed earlier in this Appendix.

- Census Tracts 407101, 407602, 407701, and 407702 contain the highest percentage of female-headed households (20 percent to 40 percent) in the City. Approximately 907 RHNA units are projected to be located in these four tracts, increasing housing options and resources for female-headed households.

- Most of the City contains census tracts where the Low-Moderate Income Population is between 50 percent and 100 percent. However, approximately 408 RHNA units are projected in Census Tract 407702 located in the southern portion of the City with Low-Moderate Income Population less than 50 percent.

- No RECAPs are identified in the City. However, approximately half of the City has been designated as Moderate Resource.

- Nearly 37 percent of the projected RHNA units are proposed in Census Tracts 407101, 407602, 407701, and 407702, improving housing conditions by facilitating development of 791 new units in these four tracts alone.

- All but two Census Tracts (407101 and 407301) in the City contain populations vulnerable to displacement and gentrification.

- La Puente is committed to offering residential financial assistance by establishing a Permanent Local Housing Allocation (PLHA) Program for down payment assistance to first-time homebuyers, as well as continuing to support Section 8 Housing Assistance for renters through the Los Angeles Community Development Authority.

Table D-19. Sites Inventory AFFH Analysis – City of La Puente

Census Tract	RHNA Units[1] (Realistic Capacity)	Capacity			AFFH Indicators					
		Lower	Moderate	Above Moderate	Communities of Color	Low-Mod Income	TCAC	Ovrpmt (Rent)	Ovrpmt (Own)	Ovrcrwd
406901	426	179	6	187	80.7%	64.9%	Moderate	53.9%	41.9%	18.9%
407101	23	19			89.7%	67.7%	Moderate	46.2%	37.0%	22.1%
407102	25	10		15	86.8%	67.7%	Low	51.1%	47.9%	32.6%
407200	347	143	46	158	89.1%	69.0%	Low	66.6%	41.9%	21.8%
407301					82.2%	53.6%	Moderate	40.3%	21.6%	12.2%

407501	220	100	20	100	81.5%	60.5%	Moderate	47.5%	33.8%	10.9%
407601	231	114	20	97	84.1%	53.2%	Moderate	43.6%	31.7%	14.5%
407602	80	21	8	51	84.7%	57.2%	Low	59.5%	33.6%	13.9%
407701	396	270	91	42	77.8%	73.6%	Low	52.3%	61.0%	29.0%
407702	408	171	56	182	85.9%	48.0%	Moderate	42.8%	27.6%	8.3%
TOTAL	**2,159**	**1,027**	**301**	**839**						

Notes:
1. Does not included projected ADUs

Table D-19 above further evaluates the geographic distribution of sites by projected income category and socio-economic characteristics of census tract that contain selected RHNA sites. The City of La Puente Housing Element sites inventory accomplishes this goal by providing zoning for a variety of housing types throughout the community.

As discussed previously, approximately half of the RHNA sites are in areas identified as having Moderate resource levels while the other half are in areas identified as having Low resource levels. These low resource areas contain community-serving uses including several schools, churches, and small-scale convenience stores while residential uses in these areas are predominately single-family dwellings, but multifamily and mobile homes are also present. Overpayment (cost burden), specifically for renter households, is the highest in Census Tract 407200 where 347 new residential units are projected. Similarly, overpayment for ownership households is the highest in Census Tracts 407701 where 396 new residential units are projected. Development of these new units will substantially impact the area by sharply increasing the housing supply, leading to lower home prices in the immediate area. Additionally, many of the sites are assumed to accommodate mixed-income households, allowing for more affordable housing opportunities for people in other racial groups in tracts where Hispanic/Latino (of any race) are the predominate population, thus fostering integration and reducing exclusiveness. Moreover, the City projects over 400 moderate- and above moderate-income units to be developed in Census Tracts 407102, 407200, 407602, and 407701 which has the potential to sharply improve the resource level of an area identified as Low Resource. There are also over 740 new units projected in areas (Census Tracts 407200 and 407701) where households earning Low and Moderate incomes are the highest in the City at over 70 percent.

Local Data and Knowledge/Other Relevant Factors

Community Characteristics

The western portion of the City (Census Tracts 406901, 407101, 407102, and 407200), east of Puente Avenue and west of Hacienda Boulevard, is comprised of community-serving uses including several schools, churches, and neighborhood-serving retail while residential uses in these areas are predominately single-family dwellings, but multifamily residential and mobile home parks along Sunset Avenue are also present. There are no vacant parcels in this area, limiting the availability of land suitable for development of affordable housing other than recycling of non-vacant properties.

The central portion of the City (Census Tracts 407301, 407501, 407601, and 407602), south of the City of West Covina and north of Hill Street, contains a majority of the City's commerical uses with older retail strips center, big-box stores, offices and auto dealerships and repair shops lining both sides of

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Hacienda Boulevard. Beyond the commercial spine, the residential neighborhoods are comprised predominately of single-family dwellings with multifamily developments fronting local collector roadways. This area also includes the newly constructed Arboleda Senior Apartments which features 74 affordable units exclusively for seniors in a census tract where 44 percent of renters are cost burdened, and 53 percent of population earn low and moderate incomes.

The eastern part of the City (Census Tracts 407701 and 407702), east of Hacienda Boulevard and west of Azusa Avenue, is comprised of a mixed of residential, commercial, and industrial uses, including the Downtown Business District. These tracts consist primarily of single-family residential homes with numerous multifamily dwellings nearest downtown and on the eastern extents of the City. This area also includes a new market rate 22-unit townhome development at 1st Street and Workman Avenue, which is currently under construction on the western edge of downtown. Although the Downtown Specific Plan calls for additional residential capacity, it still features many low-rise non-residential uses and a few vacant and underutilizes parcels in its core. The conditions present the best opportunity for additional housing capacity and mixed-use development in the downtown area.

Development Trends in La Puente

Over the past eight years, the City of La Puente experienced a significant increase in housing production to accommodate the community's need in providing diverse housing opportunities. Between 2013 and 2022, at least 185 housing units have been approved or constructed on underutilized sites, including:

- 15861 Main Street (34 mixed-use residential units)
- Arboleda Senior Apartments (74 multifamily residential units for seniors).
- Bradbury (45 single-family residential units)
- 135-145 1st Street (22 multifamily residential units)
- 15921 Sierra Vista Court (5 single-family residential units)
- 16015 Central Avenue (4 single-family residential units)

According to the TCAC Opportunity Areas map, these developments are located in Low or Moderate Resource areas which has aided in increasing housing stock in areas most in need of community reinvestment. In addition, a total of 74 Accessory Dwelling Units were permitted with 44 constructed between 2013-2021.

The City contributes this rise in residential development primarily to La Puente's location in the greater San Gabriel Valley. While not as dense as other neighboring cities in the valley, La Puente benefits from having similar desirable amenities including proximity to the Los Angeles urban core, regional transportation network, and access to employment centers with jobs to accommodate La Puente residents. Moreover, the City maintains lower property values when compared to other nearby cities like Rosemead, Temple City, and West Covina which makes it attractive to homebuilders, especially those that construct affordable housing projects where lower land value increase the prospect of developing housing need to accommodate lower income families and seniors. According to current data from the Los Angeles County Office of the Assessor, land value for a typical residential zoned property in La Puente is approximately $184,000, whereas values in other nearby cities are substantially higher.

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Table D-20. Residential Land Values

City	Typical Land Value (Residential Zoned Property)
La Puente	$184,000
Rosemead	$511,000
Temple City	$538,000
West Covina	$330,000

Source: Los Angeles County Office of the Assessor, 2021

According to recent City records, construction of Accessory Dwelling Units (ADU) has not appeared to slow down over last several years. For example, in 2020, ADUs gravitated toward the residential communities that surround the Hacienda commercial corridor. This phenomenon did not dissipate in 2021, likely due to popularity of ADUs. With ADU development continuing at the same pace and with other residential development options, including SB 9, City staff envisions that existing neighborhoods are going to get much denser. This will increase vehicular traffic in residential communities and put a strain on parking availability. To mollify some of these impacts, the City is currently working on a Safe Routes To School Master Plan that will help identify areas in the community that need improvements, so school-aged children have other options that are safe to get to school. Anticipated street improvements and right-of-way infrastructure will not only benefit students, but the neighborhood in general. Additionally, the City will apply for Active Transportation Plan Cycle 6 grant funding from Caltrans to commence sidewalk, crosswalk, and bike lane improvement projects as identified in the SRTS plan and SGVCOG's regional ATP. The goal will be to get the improvements completed so that more residents can shift from auto-oriented to other modes of transportation.

SUMMARY OF FAIR HOUSING ISSUES

Identification and Prioritization of Contributing Factors

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

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

- Integration/Segregation: The Urban County has seen moderate to high levels of segregation since the 1990s. Most of these levels have remained high into 2015, with

Black/White segregation and Hispanic/White segregation remaining virtually unchanged since 2000. The rate of segregation is a direct limiting factor in access to fair housing opportunities. As the rate of segregation in the Urban County remain high, the priority of this contributing factor remains high as well. In La Puente, the entire City shows a sizable or predominant Hispanic/Latino majority population. Census tracts consisting of a high concentration of Hispanics/Latinos residents and LMI populations were found in the central portion and western extent of the City where sites for mixed-use development offering additional opportunities for lower income housing as well as jobs are feasible.

- Lack of Access to Opportunities: According to the HCD Data Viewer, half of the City is shown to consist of "low resource" tracts, with less than positive outcomes in Economics and Environmental experienced in a majority of the City. Specific to Environmental outcomes, access to a health environment is further diminished due to high levels of pollution burden. This is likely attributed to factors external to the City as there are several heavy industrial, manufacturing, and processing facilities located immediately south of La Puente. However, residential rehabilitation programs identified in the Housing Plan section can provide residents with improvements/repair loans and grants for components in older homes such as roofing, windows, HVAC systems, and interior/exterior paint that may be deleteriously impacted by pollution indicators like lead in homes and invasive particulates.

  A lack of affordable housing options in higher opportunity areas located in the northern and central sections of the City, with access to jobs, higher quality education, and less environmental concerns, limit access to these areas for low income households. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for Hispanic/Latino and low-income households. The majority (80.5 percent) of RHNA sites identified are located in moderate resource areas. There are no high resource areas within the City.

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

  The City has identified the need for more affordable housing units to address overpayment, especially of rental units, and overcrowding of large families as the inadequate housing supply in La Puente has contributed to increasing rents and lack of affordable residential units in range of the community. As detailed in the Housing Plan section of the Housing Element, the City will continue to work with the Los Angeles County Development Authority (LACDA) who administers Section 8 Housing Choice Vouchers on behalf of the City of La Puente, offering tenant assistance for those qualifying

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low- to moderate-income residents. The Housing Plan also includes several programs with the goal of increasing residential capacity by continuing to keep application processing times expedient and development costs low, encourage the construction of a diverse housing stock with units of adequate size, and provide first-time homeowners with education and funding resources.

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

Summary and Conclusions

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

affordability and accessibility goals. In addition, Program 8 addresses development assistance as a means to reduce overall development cost utilizing available Federal and State funding, thereby facilitating construction of lower-income housing. The City will also provide regulatory incentives, such as implementing the density bonus program as addressed in Program 11. The identification of contribution factors and additional meaningful actions to address them are included in Table D-21 below.

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AFFH Programs and Actions

The City has had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice, as identified by the community through the housing element update process as well as in the Los Angeles County AI Fair Housing Choice (AI) in March 2018. Affirmatively furthering fair housing requires taking meaningful actions to address impediments that were discovered through the AB 686 assessment completed as a part of the Housing Element Update. The AFFH Assessment provided above and resulting actions are identified in **Table D-21**.

Table D-21. Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue(s)	Contributing Factors	Priority	Meaningful Actions
• Disproportionate Housing Need	• Lack of affordable housing in a range of sizes. • Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general • Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population • Enhance programs to help at-risk homeless population	High	• Continue to provide financial and technical assistance for single-family residential additions to eliminate overcrowding conditions, specifically targeting census tracts 407101, 407102, 4072, and 407701. Through these steps, the City's goal will be to reduce overcrowded conditions by 20 percent in targeted areas by increasing housing supply. • By October 2022 or within three years of the statutory housing element deadline, whichever is applicable, City will amend Zoning Code to establish mixed-use overlays allowing densities at 20-40 du/ac in the western, central, eastern, and downtown sections of the City; as well as adopt ADU regulations consistent with State law requirements for citywide application. Through these steps, the City's goal will be increase housing capacity in line with RHNA projections. • By end of 2024, establish provisions for Low Barrier Navigation Centers (LBNC) consistent with State law. • Continue to enforce City codes to eliminate and prevent unsightly or hazardous conditions in residential areas throughout the community

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Fair Housing Issue(s)	Contributing Factors	Priority	Meaningful Actions
			while specifically targeting census tracts adjacent to the City of Industry Also see: ➢ Program 2 – Code Enforcement ➢ Program 3a - Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss ➢ Program 3b - Replacement Housing Requirement ➢ Program 3c - By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Housing Element Sites ➢ Program 4 - Facilitate Residential and Mixed-Use Development in the Downtown Business District Specific Plan ➢ Program 5 - Facilitate Redevelopment of Underutilized Properties ➢ Program 6 - Establish a Mixed-Use Zoning Program ➢ Program 11 - Zoning Code Amendments ➢ Program 12 - Accessory Dwelling Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs
• Disparities in Access to Opportunity	• Lack of sufficient accessible housing in a range of unit sizes • Barriers to mobility • Increase independence for the elderly or families with disabilities	Medium	• Use residential rehabilitation programs for residential improvement loans and grants, as well as to provide barrier-free housing for handicapped or persons with disabilities throughout the community while specifically targeting census tract 407701. Through these steps, the City's goal will be to facilitate rehabilitation of 200 units during the 2021-2029 planning period. • Continue to monitor and facilitate the preservation of all 82 at-risk affordable housing units • Continue to facilitate reasonable accommodation request to ensure equal housing opportunities throughout the community while specifically targeting census tract 407701. Through this step, the City's goal will be to approve 100% of reasonable accommodation request received. • Continue to support new housing developments accessible to the elderly and

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Fair Housing Issue(s)	Contributing Factors	Priority	Meaningful Actions
			disabled persons throughout the community while specifically targeting census tract 407701. Also see: ➢ Program 1 - Residential Rehabilitation Program ➢ Program 9 - Preservation of Affordable Housing ➢ Program 11 - Zoning Code Amendments ➢ Program 12 - Accessory Dwelling Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs
• Displacement • Integration and Segregation • Outreach	• Lack of information on affordable housing, fair housing, and ADA laws	Medium	• Continue to provide outreach material on fair housing laws on the City's website and in public facilities, and direct housing discrimination to the appropriate enforcement agencies. Through these steps, the City's goal will be to increase community awareness of housing laws by at least 25 percent. • Support County housing agencies efforts to maintain, and possibly increase, housing vouchers to fund rental assistance for lower income households throughout the community while specifically targeting census tracts 406901, 407102, 407601, 407701, and 407702. Through these steps, the City's goal will be to increase participate in the voucher program by at least 25 percent. • Continue to promote activities and programs with cooperation with other agencies and organizations to meet the needs of the homeless population throughout the community. Through these actions, the City's goal will be to reduce the homeless population by at least 20 percent from the most recent County point-in-time survey. Also see: ➢ Program 7 – Section 8 Rental Assistance ➢ Program 8 - Affordable Housing Development with Priority for Extremely-Low-Income Units ➢ Program 13 - Housing Opportunities for Persons with Particular Needs

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RESOLUTION NO. 22-5690

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF LA PUENTE, CALIFORNIA, SETTING FORTH FINDINGS AND APPROVING GENERAL PLAN AMENDMENT NO. 21-02 TO UPDATE THE 2021-2029 6m CYCLE HOUSING ELEMENT TO COMPLY WITH THE REQUIREMENTS IMPOSED BY CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (GOVERNMENT CODE SECTION 65588(e)(4)), AND AN INITIAL STUDY/NEGATIVE DECLARATION, REGARDING SAME

WHEREAS, California law requires cities to prepare and adopt a General Plan to guide the future development of the City of La Puente ("City"); and

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

WHEREAS, California law requires that cities comprehensively update the Housing Element of the General Plan periodically to ensure their plans can accommodate future demand for housing; and

WHEREAS, based on age and condition of non-residential structures on nonvacant sites, as well as the likelihood of commercial uses on nonvacant sites converting to mixed-use residential developments due to the continued decline ofretail-only uses specifically within the existing Downtown Business District-Specific Plan ("DBD-SP") Mixed-Use ("MU") Subareas, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be integrated with new residential uses, such as the Mixed-Use Zoning Program (Program 6 of the 2021-2029 6th Cycle Housing Element) or discontinued during the planning period, and therefore are not considered significant impediments to additional residential development during the period covered by the housing element; and

WHEREAS, the State of California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort, the City launched a bilingual (English/Spanish) online housing needs survey, conducted stakeholder interviews on March 29 and 31, 2021, held a virtual City Council study session on May 25, 2021, and held a duly noticed virtual community workshop on June 14, 2021. Issues raised during these public participation events were addressed in the 2021-2029 6th Cycle Housing Element Update; and

WHEREAS, the City prepared a Dran 2021-2029 6th Cycle Housing Element Update ("Project"), which was made available for a 30-day public review beginning on November 10, 2021;and

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WHEREAS, on November 24, 2021, the draft 2021-2029 6th Cycle Housing Element was submitted to the State Department of Housing and Community Development ("HCD") for review, pursuant to Government Code Section 65585(b); and

WHEREAS, on January 24, 2022, per Government Code Section 65585(b), a response/comment letter from the State Department of Housing and Community Development ("HCD") was received by city staff for the review of the draft 2021-2029 Housing Element and document was revised to comply with state housing element law (A11icle 10.6 of the Government Code); and

WHEREAS, this City Council acknowledges that Housing Element comment provided by HCD were considered and incorporated as appropriate prior to final adoption of the 2021-2029 Housing Element by City Council, in compliance with state law; and

WHEREAS, this City Council duly authorize the City Manager to make non-substantive changes to the Housing Element in response to comments from HCD to support state certification of the 2021-2029 6th Cycle Housing Element; and

WHEREAS, the City of La Puente acting as a lead agency has completed an environmental Initial Study/Negative Declaration (IS/ND) and determined that the Project would have no or less than significant enviom11ental impacts and that no mitigation measures are required. The IS/ND was prepared and circulated for a 20-day public review period that began on November 10, 2021 and concluded on December 2, 2021 in accordance with the California Environmental Quality Act ("CEQA"). The City received one comment letter on the IS/ND during the public review period from the Los Angeles County Sanitation Districts (Districts), which provided minor clarifications related to the background information related to the Districts. The single comment letter did not identify any new environmental effects beyond those already identified in the IS/ND, nor provided substantive comments on the environmental issues addressed in the IS/ND; and

WHEREAS, on January 19, 2022, the Plmming Commission of the City of La Puente conducted a duly noticed public hearing on the proposed GPA No. 21-02 and Initial Study/Negative Declaration, and after receiving the report, hearing all testimony, and considering all evidence, the Planning Commission recommended approval of GPA No. 21-02 and Initial Study/Negative Declaration to the City Council; and

WHEREAS, notice of the City Council's February 22, 2022 public hearing on the proposed General Plan Amendment ("GPA") No. 21-02 for the 2021-2029 6th Cycle Housing Element and Initial Study/Negative Declaration was published in *The San Gabriel Valley Tribune* on February 10, 2022, in compliance with the CEQA Guidelines, the City's Municipal Code ("Code"), and Government Code Section 65091; and

\1/HEP□ft1S, all legal prerequisites to the adoption of this resolution have occtnTed.

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NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of La Puente.

SECTION 3. The City Council duly authorizes the City Manager to make non-substantive changes to the Housing Element in response to comments from HCD to support State certification of the 6th Cycle Housing Element.

SECTION 4. The 2021-2029 6th Cycle Housing Element complies with Article 10.6 (Housing Elements), of the California Govermnent Code, Sections 65580 *et seq.*

SECTION 5. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Upon independent review, judgment, analysis, and consideration of the information contained in the Application, the City Council hereby finds and determines that the Project would have no or less than significant environmental impacts and that no mitigation measures are required and thereby recommends City Council approval of the Initial Study/Negative Declaration in accordance with the CEQA Guidelines.

SECTION 6. GENERAL PLAN AMENDMENT FINDINGS. Pursuant to Section 10.112.060.A of the City's Municipal Code, the City Council finds as follows:

1. The amendment is internally consistent with all other provisions of the General Plan. The proposed GPA No. 21-02 is internally consistent with all other provisions of the General Plan in that the Housing Element is consistent with the land use designations set forth in the Community Development Element, in compliance with State requirements. The Housing Element is consistent with the General Plan's policies and proposals. The Housing Element draws upon the development capacity levels given in the Community Development Element to determine the appropriate location for affordable housing development. Furthermore, the City will ensure consistency between the Housing Element and other elements of the General Plan, and as new policies are introduced, they will be reviewed for consistency with existing elements. If any General Plan elements are updated, the Housing Element may also be modified to maintain consistency within the General Plan; and

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city because the updated Housing Element serves to facilitate the development, preservation, and rehabilitation of housing for all economic segments of the community and persons with special needs, in compliance with State requirements.

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SECTION 7. Based upon substantial evidence presented to the City Council during the February 22, 2022 public hearing, including public testimony, the written and oral staff report and attaclunents, as well as the findings and conclusions set forth herein, the City Council adopts the Plaiming Commission's recommendation to approve General Plan Amendment No. 21-02 and to adopt the 2021-2029 Housing Element and Appendices, attached hereto as Exhibit "1" and Initial Study/Negative Declaration, regarding same, attached hereto as Exhibit "2", and incorporated herein by reference.

SECTION 8. The provisions of this Resolution are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 9. That the City Clerk shall certify to the adoption of this Resolution and the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 22nd day of February, 2022, by the following vote:

AYES:	COUNCILMEMBERS: K.linakis, Argudo, Mendoza, Quinones
NOES:	COUNCILMEMBERS: None
ABSTAIN:	COUNCILMEMBERS: None
ABSENT:	COUNCILMEMBERS: Munoz

Charlie K.linakis, Mayor

ATTEST:

Sheryl Garcia, City Clerk

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EXHIBIT 1

2021-2029 Housing Element and Appendices
(to be attached)

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EXHIBIT 2

Initial Study/Negative Declaration
(to be attached)

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ORDINANCE NO. 26-996

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, AMENDING TITLE 10 (ZONING) OF THE LA PUENTE MUNICIPAL CODE TO IMPLEMENT 6TH CYCLE HOUSING ELEMENT PROGRAMS 3A, 3B, AND 3C IN COMPLIANCE WITH STATE HOUSING LAW

WHEREAS, pursuant to the City's police power under Article XI, Section 7 of the California Constitution, the City Council has authority to enact ordinances to promote the public health, safety, and welfare; and

WHEREAS, the City has adopted the La Puente Municipal Code ("LPMC"), including Title 10 (Zoning), to regulate land use and development within the City; and

WHEREAS, on October 7, 2022, the California Department of Housing and Community Development (HCD) certified the City's 6th Cycle Housing Element (2021–2029), which includes programs to remove governmental constraints and facilitate housing production; and

WHEREAS, Programs 3a, 3b, and 3c of the certified Housing Element require the City to amend its Zoning Code to implement ministerial approval processes, ensure no net loss of housing, and facilitate housing development on identified sites; and

WHEREAS, Program 3a requires the establishment of a Religious Congregational Sites Overlay to facilitate affordable housing on properties owned or controlled by religious institutions, consistent with Government Code Sections 65583.2(h) and (i) and

WHEREAS, Program 3b requires the adoption of replacement housing requirements and tenant protections to ensure no net loss of existing housing units and to protect displaced residents, consistent with Government Code Sections 65583.2(g)(3), 65915(c)(3), and 66300(d), and SB 330; and

WHEREAS, Program 3c requires the implementation of ministerial approval processes for qualifying housing developments on Housing Element sites, including reuse sites, prior-cycle sites, and designated Downtown sites, consistent with Government Code Section 65583.2 and related State housing laws; and

WHEREAS, this Ordinance is intended to ensure consistency between the Municipal Code, the General Plan, and State Housing Law, including Government Code Sections 65583.2, 65913.4, and 66300; and

WHEREAS, the City Council has reviewed and considered the Addendum to the 6th Cycle Housing Element Initial Study/Negative Declaration prepared pursuant to CEQA Guidelines Section 15164.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The City Council finds that the foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. CEQA. The City Council finds that an Addendum to the 6th Cycle Housing Element Initial Study/Negative Declaration has been prepared in accordance with CEQA Guidelines Section 15164. The City Council further finds that the proposed amendments are consistent with the prior environmental analysis and that none of the conditions described in CEQA Guidelines Section 15162 requiring additional environmental review have occurred.

SECTION 3. AMENDMENT TO TITLE 10 – PROGRAM 3A Title 10 of the La Puente Municipal Code is hereby amended to add Chapter 10.21 (Religious Congregational Sites Overlay Zone), which establishes ministerial (by-right) approval procedures where at least 20 percent of units are affordable to lower-income households and objective development standards to facilitate affordable housing on qualifying religious and institutional sites, including a permitted density range of 20 to 30 dwelling units per acre, as set forth in Exhibit C-1.

SECTION 4. AMENDMENT TO TITLE 10 – PROGRAM 3B. Title 10 of the La Puente Municipal Code is hereby amended to add Chapter 10.51 (Replacement Housing Units), which establishes one-for-one replacement requirements, long-term affordability standards, and tenant protections for displaced residents, as set forth in Exhibit C-2.

SECTION 5. AMENDMENT TO TITLE 10 – PROGRAM 3C. Title 10 of the La Puente Municipal Code is hereby amended to add Chapter 10.52 (Housing Element Sites), which establishes a ministerial (by-right) approval process for qualifying housing developments on Housing Element sites, including reuse sites, prior-cycle sites, and designated Downtown sites, where at least 20 percent of units are affordable to lower-income households, as set forth in Exhibit C-3.

SECTION 6. ZONING MAP AMENDMENT (OVERLAY APPLICATION)
The Official Zoning Map of the City of La Puente is hereby amended to apply the following overlay designations to specific parcels identified in the City's Housing Element inventory:

A. Religious Congregational Sites Overlay Zone (Chapter 10.21). The Religious Congregational Sites (RCS) Overlay Zone is hereby applied to the parcels identified in Exhibit D-1, attached hereto and incorporated by reference.
B. Housing Element Sites (Chapter 10.52). The Housing Element Sites designation is hereby applied to the parcels identified in Exhibit D-2, attached hereto and incorporated by reference.

These overlay designations shall be reflected on the Official Zoning Map and shall apply in addition to the underlying base zoning districts. In the event of a conflict between the overlay provisions and the underlying zoning, the overlay provisions shall control.

SECTION 7. CLERICAL ERRORS. The City Clerk is authorized to make minor, non-substantive corrections to this Ordinance, including typographical errors, formatting issues, and cross-reference corrections.

SECTION 8. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days after its adoption pursuant to Government Code Section 36937.

SECTION 10. PUBLICATION. The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be published and posted as required by law.

PASSED, APPROVED AND ADOPTED this ___ day of _____, 2026, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

EXHIBIT C-1

MCA 26-01 - Program 3a Religious Congregational Sites Overlay

Addition of Chapter 10.21 Religious Congregational Sites Overlay

Chapter 10.21 Religious Congregational Sites Overlay of Title 10, Zoning, of the City of La Puente Municipal Code is hereby added as follows:

Chapter 10.21 Religious Congregational Sites Overlay

SECTIONST

10.21.010 Purpose

10.21.020 Definitions

10.21.030 Applicability

10.21.040 Uses Permitted

10.21.050 Development Standards

10.21.010 Purpose

This Chapter is created to establish procedures to implement State Housing Element Law related to the Religious Congregational Sites Overlay identified as Program 3a of the City of La Puente 2021-2029 Sixth Cycle Housing Element of the General Plan. It is the intent of these regulations to ensure full compliance with California Government Code Sections 65583.2(h) and (i) through facilitating affordable-housing development on properties owned or controlled by religious institutions or affiliated nonprofits.

The objectives include:

1. Enable lower-income housing on properties owned or controlled by religious institutions or affiliated nonprofits;
2. Satisfy the City's lower-income shortfall-rezoning obligation;
3. Provide ministerial (by-right) processing for qualifying projects.

Nothing in this Chapter limits rights provided by AB 1851 (2020) or SB 4 (2023). This Chapter is adopted specifically to fulfill Gov. Code § 65583.2(h)–(i) and the Housing Element.

10.21.010 Definitions

For purposes of this Chapter, the following definitions shall apply:

"Affiliated Nonprofit" means a nonprofit corporation or organization that is controlled by, or under common control with, a Religious Institution and operates for religious, charitable, or educational purposes.

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"By Right" means a use or development that is permitted without discretionary review and that is subject only to objective standards. Approval of a by-right development shall be ministerial and shall not constitute a "project" under Division 13 (commencing with Section 21000) of the Public Resources Code, consistent with Government Code Section 65583.2(i).

"Gross Floor Area" means the total floor area of all floors within a building, measured to the exterior walls, excluding areas expressly exempted by this Zoning Code.

"Gross Project Area" means the total site area proposed for residential development under the Religious Congregational Sites Overlay.

"Lower-Income Household" means the same meaning as set forth in Health and Safety Code Section 50079.5.

"Ministerial" means a process involving no discretionary judgment by the City and limited to determining compliance with objective standards, consistent with Government Code Section 65583.2(h) and (i).

Religious Congregational Sites Overlay (RCSO) means the overlay zoning district established by this Chapter and applied to parcels identified in the 2021–2029 Housing Element pursuant to Government Code Section 65583.2(h).

"Religious Facility" means a structure or use primarily devoted to religious assembly, worship, fellowship, education, or administration, including but not limited to a sanctuary, chapel, fellowship hall, classroom, or administrative building.

"Religious Institution" means an organization or congregation that is organized primarily for religious worship or related religious purposes and that qualifies as a religious organization under federal or state law.

10.21.030 Applicability

The official Zoning Map is hereby amended to indicate that the Religious Congregational Sites Overlay (RCSO) may apply to specific parcels as identified to accommodate the City's lower income housing needs in "Table 31. Religious Congregational Sites" of the City of La Puente 2021-2029 Sixth Cycle Housing Element of the General Plan.

No separate parcel-specific action shall be required; application of the Overlay shall occur by operation of this Ordinance when the Community Development Director verifies that a property satisfies the criteria of this Chapter (Applicability).

This Overlay shall apply to the specified parcels provided that the parcel:

1. Is owned, leased, or controlled by a religious institution or its affiliated nonprofit; and
2. Contains an existing religious facility or associated use (e.g., sanctuary, hall, classroom, fellowship or administrative building);

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EXHIBIT C-1

MCA 26-01 - Program 3a Religious Congregational Sites Overlay

10.21.040 Uses Permitted

The following residential and complementary uses are permitted in the Housing Overlay. 100 percent residential uses are expressly permitted.

Use	RCSO Permit Requirements P Permitted	Notes and Specific Use Standards
RESIDENTIAL USES		
Dwelling:	P	
Detached Single Unit	P	
Duplex	P	
Multi Family – more than 2 units per structure	P	
Senior Citizen Housing	P	See Sec. 10.10.100 (Senior Citizen Housing
Transitional and Supportive Housing	P	As required by Sections 65580-65589.8 of the Government Code
Child Day Care - Large Family	P	See Section 10.50.060 (Large Family Day Care Homes) and applicable State laws
Child Day Care - Small Family	P	See Section 10.50.060 (Small Family Day Care Homes) and applicable State laws
Day Care Facility - Commercial: Child or Adult	P	
RECREATION, EDUCATION, AND ASSEMBLY USES		
Religious Assembly	P	
Private School - Grades K-12	P	
OTHER USES		
Accessory Structures	P	See Ch. 10.26 (Accessory Structures)

In any mixed-use development, residential uses shall occupy at least fifty percent (50%) of the total gross floor area of the project, consistent with Government Code Section 65583.2(h).

In accordance with Government Code Section 65583.2(h), owner-occupied and rental multifamily residential development shall be permitted by right when at least twenty percent (20%) of the units are restricted for lower-income households during the planning period. Such development shall be processed ministerially consistent with Government Code Section 65583.2(i) and shall not be subject to discretionary review.

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EXHIBIT C-1

MCA 26-01 - Program 3a Religious Congregational Sites Overlay

10.21.050 Development Standards

A. **General.** Notwithstanding any maximum density, unit cap, or dwelling unit limitation established in the underlying zoning district, residential density for projects electing the RCSO shall be governed exclusively by the density standards set forth in Chapter 10.21.

B. **Density.** The minimum residential density shall be 20 dwelling units per acre based on gross project area consistent with Government code 65583.2(h). The maximum residential density shall be 30 dwelling units per acre based on gross project area. The size of the lot shall be calculated as the portion of the site being developed for residential use, including accessory uses that serve the housing development. Lot size shall not include portions of the site primarily used by the church or place of religion, including but not limited to parking areas or accessory features serving the church or place of religion.

C. **Minimum Capacity.** Each site must accommodate a minimum of sixteen (16) units, consistent with Government Code Section 65583.2(h).

D. **Parking.** Except as otherwise expressly provided in this Code, or by state law, the number of and design of required off-street parking spaces shall be as set forth in Chapter 10.30. The calculation of required parking spaces shall be based upon the parking required for each individual use within a development. An applicant may request, but shall not be entitled to, a reduction in the required number of parking spaces. A parking analysis prepared by a duly licensed professional shall be provided by the applicant to support a request for a parking reduction.

The City shall not impose minimum parking requirements on a residential, commercial, or mixed-use development project located within one-half (½) mile of a major transit stop, as defined in Government Code Section 65863.2, except where an exception authorized by that section applies.

E. Height / FAR / Lot Coverage. Maximum building height shall be 40 feet. The following structures must be stepped back from the edge of the building a minimum of five feet and are allowed to exceed the established building height limit:

1. Elevators, stair towers, skylights, and chimneys;
2. Rooftop open space features (such as trellises and sunshades);
3. Flagpoles;
4. Fire escapes and catwalks;
5. Solar facilities;
6. Telecommunications facilities;
7. Utility elements.

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F. Minimum Setbacks. Residential projects within the Housing Overlay shall comply with the minimum setback requirements applicable to the R-4 zone, as detailed in Section 10.10.030.

G. Minimum Open Space. 150 square feet of open space shall be provided per dwelling unit, of which not more than 50% may be private open space.

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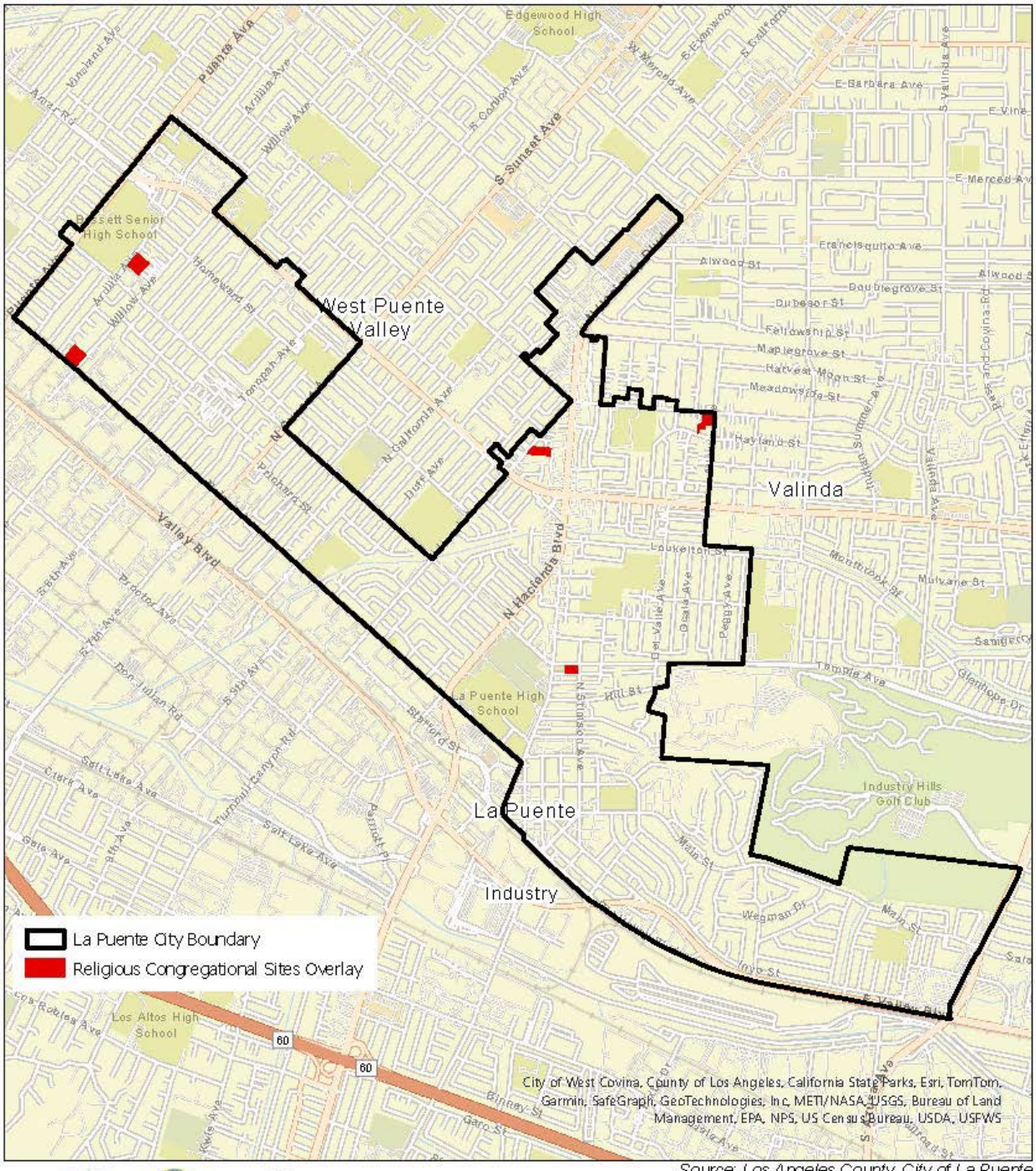
EXHIBIT C-1

MCA 26-01 - Program 3a Religious Congregational Sites Overlay

Exhibit A: Applicable Sites of Religious Congregational Sites Overlay (Program 3a)



Source: Los Angeles County, City of La Puente

SGVCOG | La Puente | Harris & Associates

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0 0.5 1 Miles

Religious Congregational Sites Overlay (Program 3a)

This Project is funded and managed by the Southern California Association of Governments (SCAG) with Regional Early Action Program 2021 grant funding from the State of California Department of Housing and Community Development.

EXHIBIT C-1

MCA 26-01 - Program 3a Religious Congregational Sites Overlay

								Overlay	
SITE ID	Assessor Parcel Number		Site Address/Intersection2	Size	General Plan Designation (Current)	Zoning Designation (Current)	Maximum Density Allowed (Current GP)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)
13	8201-027-007	First Fundamental Bible Church La Puente	13925 NELSON AVE	1.97	LDR	R1	7	20	30
45	8472-037-030	Kingdom Hall of Jehovah's Witnesses	1010 N UNRUH AVE	1.41	HDR	R4	30	20	30
44	8252-009-038	La Puente Church of Nazarene	1179 AILERON AVE	1.31	MHDR	R3	18	20	30
57	8251-016-042	St Joseph Catholic Church	N STIMSON/TEMPLE AVE	1.51	LDR	R1	7	20	30
15	8201-009-001	St. Louis of France Catholic Church	13901 TEMPLE AVE	3.86	MDR	R1	14	20	30

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EXHIBIT C-2

MCA 26-01 - Program 3b Replacement Units

Addition Chapter 10.51 Replacement Housing Units

Chapter 10.51 Replacement Units of Title 10, Zoning, of the City of La Puente Municipal Code is hereby added as follows:

Chapter 10. 51 Replacement Housing Units

Sections

10.51.010	**Purpose**
10.51.020	**Definitions**
10.51.030	**Requirements for Replacement Units**
10. 51.040	**Application Requirements**
10. 51.050	**Enforcement**
10. 51.060	**Relationship to Other Requirements**

10. 51.010 Purpose

This Chapter is created to establish procedures to implement State Housing Element Law related to the replacement of housing unit's requirements identified Program 3b of the in the Sixth Cycle Housing Element of the General Plan. It is the intent of these regulations to ensure full compliance with California Government Code Sections 65583.2(g)(3), 65915(c)(3), and 66300(d), as implemented by AB 1397 (2017), SB 330 (2019), SB 8 (2021), and AB 1218 (2023).

The City's intent is to:

1. Prevent the net loss of housing stock during redevelopment.
2. Require one-for-one replacement of demolished dwelling units with equal or greater bedroom count.
3. Provide relocation assistance and rights of return for tenants of Protected Units, as defined in Government Code § 66300(d)(2), when such units are demolished or converted.
4. Apply these requirements citywide to all housing Development Projects, consistent with Government Code § 66300(d).

10. 51.020 Definitions

"Development Project" means any project involving construction, demolition, alteration, or conversion of structures, as defined in Government Code Section 66300(a)(2), regardless of whether the proposed project includes residential uses.

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EXHIBIT C-2
MCA 26-01 - Program 3b Replacement Units

"Existing Residential Units" means any dwelling units currently on a site, or that have been vacated or demolished within the past five (5) years prior to the submittal of a complete application for a Development Project, consistent with Government Code Section 66300(d)(2).

"Protected Unit" means a residential dwelling unit that meets any of the following criteria, consistent with California Government Code Section 66300(d)(2):

- A unit that, during the five (5) years preceding the submittal of a complete application for a Development Project, is or was any of the following:
  - Subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income;
  - Subject to any form of rent or price control through a public entity's valid exercise of its police power;
  - Occupied by lower- or very-low-income households, as documented by the public agency.
- A unit that within ten (10) years preceding to the submittal of a complete application for a Development Project, was withdrawn from rent or lease under the Ellis Act

"Replacement Unit" means a newly constructed residential unit provided on a one-for-one basis to replace an existing or recently removed dwelling unit, consistent with the requirements of Government Code Sections 65583.2(g)(3), 65915(c)(3), and 66300(d). The specific standards for replacement, including affordability, size, and timing requirements, are established in Section 10.XX.030 of this Chapter.

"Lower-Income Household" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

"Director" means the Director of the Development Services or the Director's designee.

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10. 51.030 Requirements for Replacement Units

A. General Applicability. Replacement housing requirements shall apply to any Development Project that would demolish, convert, or alter existing residential units, regardless of whether the proposed project includes new housing**.** If the Director determines that a Development Project would result in a net housing loss, the developer shall replace the residential units to be removed, whether the units to be removed are occupied or not.

Replacement Units shall be replaced on a one-for-one basis and shall contain at least the same number of bedrooms as the units being removed. Replacement Units shall be applied for and constructed concurrently with the Development Project and shall be located within the same neighborhood as the units removed, but need not be located on the same site as previously existed.

B. **Development Standards**. Development Projects shall meet the following standards, subject to the approval of the Director:

1. **Applicability**

a. **Current or Past Residential Use**. Replacement requirements apply to sites that currently have residential uses, or have had residential uses within the past five years (based on the date the application for development was submitted) that have been vacated or demolished.

i. **All Residential Units – One-for-One Replacement Required.** All residential units removed as part of a Development Project shall be replaced on a one-for-one numerical basis to prevent net loss of housing stock, consistent with Government Code § 66300.6(a).

ii. **Protected Units – Additional Affordability Requirements**. Residential units that meet the definition of "Protected Units" under California Government Code § 66300(d)(2) or as defined in Section 10.51.20 Definitions of this Chapter shall be subject to the additional affordability and tenant protection requirements set forth in Government Code §66300(d) and this Chapter.

b. **Minimum Replacement.** A Development Project subject to this Chapter shall not be approved to demolish unless it meets the one-for-one replacement standard in subsection A and the affordability standards in Government Code § 66300(d).

2. One-for-One Replacement of Units

a. **Bedroom Count.** Replacement Units shall provide at least the same number of bedrooms as the units being removed (Gov. Code § 66300(d)(2)(A)(i)). For units with four or more bedrooms, replacement may be three-bedroom units consistent with state law.

b. **Affordability (Applies to Protected Units Only).** When a Development Project involves the demolition or removal of Protected Units, the required Replacement Units corresponding to those Protected Units shall be provided in accordance with California Government Code Sections 65583.2(g)(3), 65915(c)(3)(B), and 66300(d):

Replacement Units shall be affordable to households at the same or lower income level as the Protected Units being removed, as required by Government Code § 66300(d). Income levels shall be determined based on the income limits published annually by the California Department of Housing and Community Development for Los Angeles County.

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The number of Replacement Units required to be affordable at each income level shall equal the maximum number of Protected Units at that income level that existed within the twenty-four (24) month period immediately prior to the application for the conversion permit.

When a project is approved, for each unit merged, demolished or eliminated, the developer shall be required to provide an affordable designated unit in the new project to a qualifying household for at least 55 years for rental units and 45 years for ownership units. The developer shall enter a regulatory agreement with the City to provide for the provision of any such units, and the regulatory agreement shall be recorded with the Los Angeles County Recorder's Office.

If the incomes of the prior occupants is not known, and unless otherwise demonstrated, the presumption in California Government Code Section 65915(c)(3)(B)(i) regarding Lower Income Households shall be inclusive of the percentage of Extremely Low Income, Very Low Income and Low Income Households in the same proportion as their share of all renter households within the City of La Puente, as determined using the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy.

3. **Timing**: Replacement Units must be constructed prior to or concurrently with market-rate units and receive a Certificate of Occupancy no later than the market-rate units (Gov. Code § 66300(d)(2)(C)).

4. **Location:** Replacement Units shall be provided on-site whenever feasible. Off-site replacement may be approved by the Director if:

   a. Located within the same jurisdiction;

   b. Provide comparable or better access to schools, transit, and services; and

   c. Are available for occupancy prior to or concurrent with the market-rate units.

C. Existing Occupant Protections (Gov. Code § 66300(d)(2), AB 1218, Relocation Assistance Act)

The following minimum tenant and occupant protections apply only to tenants of Protected Units, as defined in subsection B.1.a.ii, when a Development Project will demolish, remove, or convert such units:

1. **Notice of Displacement**: The project applicant shall provide written notice to all affected tenants at least six (6) months prior to the date of displacement, demolition, or commencement of construction activities. Notice shall specify the anticipated vacate date, tenant rights under state law, and contact information for a relocation coordinator or City

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liaison. Notice shall be delivered by personal service or certified mail, and in the primary language of the household to the extent feasible.

2. **Right to Remain**: Tenants shall be permitted to remain in their units until no sooner than six (6) months prior to the commencement of construction, consistent with Government Code § 66300(d)(2)(B).

3. **Right to Return if Demolition Does Not Proceed**: If demolition or removal does not proceed and the property is returned to the rental market, displaced tenants shall have the right to reoccupy their prior unit or a comparable unit on the site at their prior rental rate, as provided in Government Code § 66300(d)(2)(B)(ii).

4. **Relocation Assistance**: The project applicant shall provide relocation benefits to Lower-income tenants of Protected Units consistent with the California Relocation Assistance Act (Gov. Code § 7260 et seq.) and any applicable local ordinance providing greater benefits. Relocation assistance shall include reimbursement of moving expenses and rent differential payments for a period of up to forty-two (42) months, as applicable.

    a. Relocation Payment Timing: Relocation assistance payments shall be made available prior to displacement and in amounts sufficient to enable tenants to secure comparable replacement housing. The City may require a relocation plan and documentation of payment before issuance of a demolition permit.

5. **Right of First Refusal:** Each lower-income household displaced from a Protected Unit shall be offered the right of first refusal to lease or purchase a Comparable Replacement Unit upon project completion.

    a. Comparable Unit: Must match or exceed the number of bedrooms (and bathrooms, if applicable) of the original unit and be affordable at the same income level.

    b. Rent Standard: Returning tenants shall pay the lesser of (a) the rent paid at time of displacement, adjusted annually by CPI or local rent stabilization ordinance, or (b) the affordable rent for the household's income level.

    c. Offer Procedure: Written notice of availability shall be provided within thirty (30) days of issuance of the certificate of occupancy. Tenants shall have at least thirty (30) days to respond.

Tenants of other residential units not defined as Protected Units remain subject to any applicable tenant protection, relocation, or notice requirements established under other state or local laws, including, but not limited to, the California Relocation Assistance Act (Gov. Code § 7260 et seq.), and any Just Cause Eviction or local relocation provisions.

10. 51.040 Application Requirements

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EXHIBIT C-2

MCA 26-01 - Program 3b Replacement Units

Prior to approval of any discretionary entitlement or issuance of any ministerial building permit, the applicant shall submit a Replacement Housing and Tenant Protection Plan that includes:

- A five-year unit history for the site, including occupancy status and rent data.
- Identification of Protected Units and determination of affordability level (or rent-based presumption if income unknown).
- Location, number, bedroom mix, and affordability level of proposed Replacement Units.
- Schedule for delivery of Replacement Units relative to other development phases.

The City shall verify compliance with this Chapter before issuing any demolition or building permits.

No permit to demolish a residential building in any zoning district shall be issued until a building permit for the replacement structure is approved and the time for filing an appeal or court action has lapsed with no appeal or court action filed, unless the building is determined to pose a serious and imminent hazard as defined in the Building Code. In the event an appeal or court action is filed, a permit to demolish a residential building shall not be issued unless the appeal is resolved in favor of the demolition, or the court action upholds the demolition.

10. 51.050 Enforcement

Compliance with this Chapter shall be a condition of project approval. Failure to provide Replacement Units or required tenant protections may result in withholding of final inspection, issuance of stop-work orders, and other remedies under the Municipal Code. Replacement obligations shall run with the land and be recorded as conditions of approval.

10.51.060 Relationship to Other Requirements

The provisions of this Chapter are minimum standards and apply in addition to:

- Housing Element Program commitments (Gov. Code § 65583.2(g)(3));
- State Density Bonus Law replacement requirements (Gov. Code § 65915(c)(3));
- Local inclusionary housing, rent stabilization, or relocation ordinances.

Where multiple requirements apply, the more protective standard shall govern.

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EXHIBIT C-3

MCA 26-01- Program 3c Housing Element Reuse Sites

Addition of Chapter 10.52 Housing Element Sites

Chapter 10.52 Housing Element Sites of Title 10, Zoning, of the City of La Puente Municipal Code is hereby added as follows:

Chapter 10.52 Housing Element Sites

Sections

10.52.010 **Purpose**

10.52.020 **Definitions**

10.52.030 **Approval Requirements for Housing Element Sites**

10.52.010 Purpose

This Chapter is created to establish procedures to implement State Housing Element Law related to sites identified by the Sixth Cycle Housing Element of the General Plan and its associated Program 3c. The intent of these regulations is to ensure consistency with Government Code Sections 65583.2 and 65589.5, as amended by AB 1397, and to facilitate development on sites identified in the Sixth Cycle Housing Element of the General Plan.

These regulations shall apply to the Inventory of Housing Element Sites, Re-Use Housing Element Sites, Lower Income Rezoning Housing Element Sites, and Downtown Business District Sites, and where so stated herein shall supersede the regulations applying on the sites pursuant to state law.

10.52.20 Definitions.

For purposes of this Section the following words and phrases are defined as follows:

"By-Right Approval" means approval of a housing development without a conditional use permit, planned unit development permit, or other discretionary local review that would constitute a "project" under Section 21100 of the Public Resources Code (CEQA), consistent with Government Code Section 65583.2(i). Projects approved by right may be subject only to administrative review for compliance with objective standards. If a subdivision is required, the project is subject to all applicable laws, including CEQA and the Subdivision Map Act.

"Downtown Sites" means Housing Element sites identifies as having a current zoning designation of Downtown Business District in Table A in Appendix C of the most recently adopted 2021-2029 Sixth Cycle Housing Element.

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EXHIBIT C-3

MCA 26-01- Program 3c Housing Element Reuse Sites

"Housing Development Project" means a use consisting of any of the following, as defined in California Government Code Section 65589.5(h)(2):

- Residential units only.
- Mixed-use developments consisting of residential and nonresidential uses, with at least two-thirds of the total floor area designated for residential use.
- Transitional housing or supportive housing, as defined by state law.

"Housing Element Sites" means sites listed on the inventory of land suitable for residential development developed pursuant to paragraph (3) of subdivision (a) of California Government Code Section 65583 that exists Appendix C of the most recently adopted 2021-2029 Sixth Cycle Housing Element.

"Lower Income Households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

"Lower Income Rezoning Housing Element Sites" means sites that were or will be rezoned as part of a rezoning program to meet the Housing Element need for very low and low-income households allocated pursuant to Government Code Section 65584. These sites are identified in Table B in Appendix C of the most recently adopted 2021-2029 Sixth Cycle Housing Element and include sites that are accommodating lower income units.

"Re-Use Housing Element Sites" means Housing Element Sites identified as meeting the criteria for a re-use housing element site in the most recently adopted Housing Element (non-vacant sites identified in the prior Fifth Cycle Housing Element and vacant sites identified in the prior two Housing Elements, "Identified in Last/Last Two Planning Cycle(s)" column) to meet the need for low- and very low-income RHNA in Table A in Appendix C of the most recently adopted 2021-2029 Sixth Cycle Housing Element.

"Religious Congregation Sites" means Housing Element sites identified as Religious Congregation Sites in the most recently adopted 2021-2029 Sixth Cycle Housing Element. These sites are identified in Table 32 of the Housing Element and are also Sites 13, 15, 44, 45, and 57 in Table A in Appendix C of the most recently adopted 2021-2029 Sixth Cycle Housing Element.

10.52.040 Approval Requirements for Housing Element Sites

1. **By-Right Approval for Re-Use Housing Element Sites.** If a Housing Development Project is proposed on a Re-Use Housing Element Site that is identified in the most recently adopted 2021-2029 Sixth Cycle Housing Element as accommodating a portion of the housing need for low- and very low-income households and at least twenty percent of the project's units will be made affordable and available to Lower Income Households, the project shall be subject to By-Right Approval pursuant to California Government Code section 65583.2(i).

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EXHIBIT C-3

MCA 26-01- Program 3c Housing Element Reuse Sites

2. **By-Right Approval for Lower Income Rezoning Housing Element Sites.** If a Housing Development Project is proposed on a Lower Income Rezoning Housing Element Site that is identified in the most recently adopted 2021-2029 Sixth Cycle Housing Element, and at least twenty percent of the project's units will be made affordable and available to Lower Income Households, the project shall be subject to By-Right Approval pursuant to California Government Code section 65583.2 (i).
3. **By-Right Approval for Downtown Sites.** If a Housing Development Project is proposed on a Downtown Site that is identified in the most recently adopted 2021-2029 Sixth Cycle Housing Element and at least twenty percent of the project's units will be made affordable and available to Lower Income Households, the project shall be subject to By-Right Approval.
4. **Densities for Lower Income Rezoning Sites or Religious Congregation Sites**. If a Housing Development Project is proposed on a Lower Income Rezoning Housing Element Site or Religious Congregation Site, it shall not be approved unless it meets a minimum density requirement of 20 units per acre and permit at least 16 units, inclusive of Accessory Dwelling Units.

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EXHIBIT D-1

MCA 26-01: Program 3a Religious Congregational Sites (RCS) Overlay Parcels (Chapter 10.21)

Assessor Parcel Number	Size	General Plan Designation	Zoning Designation	Max. Density Allowed (units/acre) Current	Min. Density Allowed (units/acre) Overlay	Max. Density Allowed (units/acre) Overlay
8201-027-007	1.97	LDR	R1	7	20	30
8472-037-030	1.41	HDR	R4	30	20	30
8252-009-038	1.31	MHDR	R3	18	20	30
8251-016-042	1.51	LDR	R1	7	20	30
8201-009-001	3.86	MDR	R1	14	20	30

Note: The Religious Congregational Sites (RCS) Overlay Zone establishes a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre, regardless of the underlying zoning designation. In the event of a conflict between the overlay standards and the base zoning district, the overlay standards shall prevail.

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EXHIBIT D-2

MCA 26-01: Program 3c Housing Reuse Sites (HRS) Overlay Parcels (Chapter 10.52)

Assessor's Parcel Number	Size	General Plan Designation	Current Zoning	Identified in Last/Last Two Planning Cycle(s)
8471-018-021	0.47	LDR	R1	Used in Two Consecutive Prior Housing Elements - Vacant
8214-016-020	0.47	LDR	R1	Used in Prior Housing Element - Non-Vacant
8201-026-012	0.95	LDR	R1	Used in Prior Housing Element - Non-Vacant
8201-027-007	0.9	LDR	R1	Used in Prior Housing Element - Non-Vacant
8201-008-019	0.4	MDR	R2	Used in Prior Housing Element - Non-Vacant
8201-009-001	1.11	MDR	R1	Used in Prior Housing Element - Non-Vacant
8203-018-006	0.35	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8203-030-012	0.34	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8251-014-048	1.52	LDR	R1	Used in Prior Housing Element - Non-Vacant
8251-014-047	0.37	LDR	R1	Used in Prior Housing Element - Non-Vacant
8254-013-011	0.33	MDR	R2	Used in Prior Housing Element - Non-Vacant
8254-013-040	0.18	MDR	R2	Used in Prior Housing Element - Non-Vacant
8254-015-033	0.32	MDR	R2	Used in Prior Housing Element - Non-Vacant
8472-034-015	0.35	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-002-012	0.28	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-004-018	0.35	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-053	0.24	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-012-006	0.28	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-012-010	0.29	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-012-002	0.28	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-002-015	0.39	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-025	0.15	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-008	0.4	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-016	0.44	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-018-026	0.5	MDR	R2	Used in Prior Housing Element - Non-Vacant
8251-017-038	0.59	MDR	R2	Used in Prior Housing Element - Non-Vacant
8252-009-022	0.27	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-009-031	0.21	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-010-030	0.22	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-011-004	0.22	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-009-005	0.29	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-009-019	0.3	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-011-009	0.36	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8252-011-013	0.36	MHDR	R3	Used in Prior Housing Element - Non-Vacant
8251-004-029	0.26	HDR	R4	Used in Prior Housing Element - Non-Vacant
8251-004-030	0.38	HDR	R4	Used in Prior Housing Element - Non-Vacant

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EXHIBIT D-2

MCA 26-01: Program 3c Housing Reuse Sites (HRS) Overlay Parcels (Chapter 10.52)

8247-002-034	0.57	LDR	R1	Used in Prior Housing Element - Non-Vacant
8246-002-031	0.64	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-001-026	0.76	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-002-035	0.75	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-015-003	0.8	LDR	R1	Used in Prior Housing Element - Non-Vacant
8251-016-003	0.72	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-007-020	1	LDR	R1	Used in Prior Housing Element - Non-Vacant
8247-004-016	1.54	LDR	R1	Used in Prior Housing Element - Non-Vacant
8251-016-042	0.81	LDR	R1	Used in Prior Housing Element - Non-Vacant
8246-008-804	0.69	MDR	R2	Used in Prior Housing Element - Non-Vacant
8263-003-037	0.54	HDR	R4	Used in Prior Housing Element - Non-Vacant
8246-010-003	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-015	0.13	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-012	0.3	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-008	0.06	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-007	0.12	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-005	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-016	0.64	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-010-009	0.12	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-002	0.52	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-001	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-007	0.22	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-010	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-012	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-800	0.52	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-900	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-016	0.34	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-015	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-011	0.17	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-901	0.15	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-007-013	0.15	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-007-012	0.15	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-007-010	0.15	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-018	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-015	0.34	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-017	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-014	0.16	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-004-016	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-016-015	0.17	MDR	DBD	Used in Prior Housing Element - Non-Vacant

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EXHIBIT D-2

MCA 26-01: Program 3c Housing Reuse Sites (HRS) Overlay Parcels (Chapter 10.52)

8246-016-016	0.08	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-016-014	0.16	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-016-013	0.16	MDR	DBD	Used in Prior Housing Element - Non-Vacant
8246-009-017	0.55	MU	DBD	Used in Prior Housing Element - Non-Vacant
8246-013-019	0.1	MU	DBD	Not Used in Prior Housing Element
8246-013-021	0.07	MU	DBD	Not Used in Prior Housing Element
8246-013-018	0.06	MU	DBD	Not Used in Prior Housing Element
8246-013-015	0.14	MU	DBD	Not Used in Prior Housing Element
8246-013-016	0.1	MU	DBD	Not Used in Prior Housing Element
8246-013-020	0.11	MU	DBD	Not Used in Prior Housing Element
8246-013-023	0.05	MU	DBD	Not Used in Prior Housing Element
8246-013-902	0.031	MU	DBD	Not Used in Prior Housing Element
8246-013-904	0.055	MU	DBD	Not Used in Prior Housing Element
8246-013-900	0.05	MU	DBD	Not Used in Prior Housing Element
8246-014-003	0.15	MU	DBD	Not Used in Prior Housing Element
8246-014-004	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-001	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-002	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-006	0.16	MU	DBD	Not Used in Prior Housing Element
8246-014-005	0.16	MU	DBD	Not Used in Prior Housing Element
8246-010-004	0.17	MU	DBD	Not Used in Prior Housing Element
8246-010-006	0.15	MU	DBD	Not Used in Prior Housing Element

Note: The Housing Element Sites designation (Chapter 10.52) establishes a ministerial (by-right) approval process for qualifying housing developments that include at least 20 percent of units affordable to lower-income households. These provisions apply in addition to the underlying zoning and are intended to implement the City's certified Housing Element in compliance with State Housing Law. In the event of a conflict, the provisions of Chapter 10.52 shall control.

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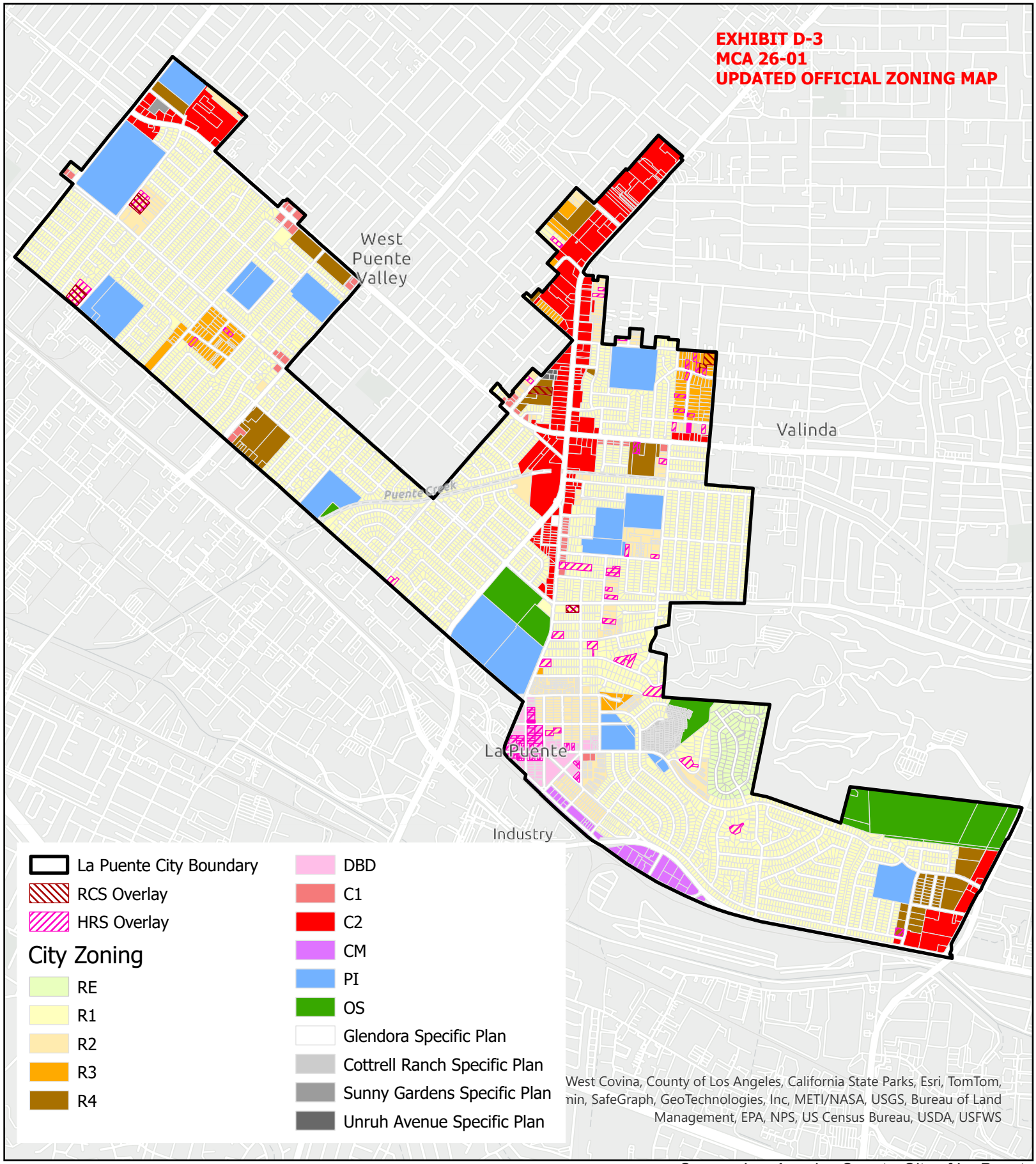
EXHIBIT D-3
MCA 26-01
UPDATED OFFICIAL ZONING MAP



Source: Los Angeles County, City of La Puente

SGVCOG

La Puente

Harris & Associates

N

0 0.5 1 Miles

La Puente Zoning Map

This Project is funded and managed by the Southern California Association of Governments (SCAG) with Regional Early Action Program 2021 grant funding from the State of California Department of Housing and Community Development.

Addendum No. 1 to the Final Initial Study/Negative Declaration

La Puente 2021–2029 Housing Element

April 2026

Prepared for:

City of La Puente
15900 Main Street
La Puente, California 91744

Prepared by:

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Appendix A. Figures

Acronyms and Abbreviations

CEQA	California Environmental Quality Act
City	City of La Puente
EIR	Environmental Impact Report
GHG	greenhouse gas
IS/ND	Initial Study/Negative Declaration
NPDES	National Pollutant Discharge Elimination System
RHNA	Regional Housing Needs Assessments
SB	Senate Bill
SCAG	Southern California Association of Governments

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Section 1 Introduction

1.1 Background

State housing law requires local governments to adequately facilitate the improvement and development of housing to meet the existing and projected housing needs of all economic segments of the community. This is partly achieved through periodic comprehensive updates to the Housing Elements of locally adopted General Plans. The latest updates to Housing Elements cover the planning period of 2021–2029, also known as the 6th Cycle Housing Element Update.

On February 22, 2022, the City of La Puente (City) City Council adopted Resolution No. 22-5690 approving General Plan Amendment No. 21-02 for the 2021–2029 Housing Element (approved project) and adopting the associated Final Initial Study/Negative Declaration (IS/ND)[1] in compliance with the California Environmental Quality Act (CEQA). The Final IS/ND contains a comprehensive disclosure and analysis of potential environmental effects associated with the implementation of the approved project. Through preparation of the Final IS/ND, the City determined that the approved project would have no or less than significant environmental impacts and that no mitigation measures would be required.

Since the adoption of the Final IS/ND, modifications to the approved project have been proposed. These modifications include zoning amendments to encourage housing development to meet the established City commitments under the approved project. This Addendum to the Final IS/ND addresses the proposed modifications in relation to the potential environmental impacts associated with the implementation of the approve project analyzed in the Final IS/ND. The Final IS/ND and its supporting documents are incorporated herein by reference.

1.2 Approved Project

The approved project consists of the adoption and implementation of the City's 2021–2029 Housing Element, which updated the City's 2013–2021 Housing Element. The 2021–2029 Housing Element is an integral component of the City's General Plan, as it addresses existing and future housing needs of all types for people of all economic segment groups in the City. The 2021–2029 Housing Element serves as a tool for decision-makers and the public to understand and meet the City's housing needs. Although the law does not require local governments to construct housing to meet identified needs, it does require that the community address housing needs in its discretionary planning actions.

The approved project applies to properties within the municipal boundaries of the City. The City is approximately 20 miles east of Downtown Los Angeles in the San Gabriel Valley and is bordered by the City of West Covina to the north, the unincorporated Los Angeles County community of Valinda to the north and east, and the City of Industry to the south and west. Regional access to the City is provided via Interstate 10 and State Route 60. La Puente has been fully urbanized for many years, and development is

[1] City of La Puente. 2022. Final Initial Study/Negative Declaration, La Puente 2021–2029 Housing Element. Adopted February 22.

characterized primarily as a residential community with a mix of housing types, commercial and industrial businesses primarily along major highways and streets, and public institutional and open space uses.

California Government Code, Title 7, Division 1, Chapter 3, Article 10.6, Section 65580–65589.8, establishes the legal requirements for a Housing Element and encourages the provision of affordable and decent housing in suitable living environments for all communities to meet statewide goals. The 2021–2029 Housing Element, a policy document, identifies the City's current and future housing needs and presents the City's goals, policies, and programs to address those identified needs.

California Housing Element law requires that each city and county develop local housing programs designed to meet their "fair share" of housing needs for all income groups. The California Department of Housing and Community Development Housing Policy Division develops the Regional Housing Needs Assessments (RHNAs) for each region of the state, represented by councils of governments. The Southern California Association of Governments (SCAG) determines the housing allocation for each city and county within its six-county jurisdiction, which includes Los Angeles County. SCAG assigned the City a housing allocation of 1,929 units.

The City's 2021–2029 Housing Element, Section 4, Housing Resources, provides details regarding:

- Availability of sites for housing.
- Financial resources.
- Administrative resources.
- Opportunities for energy conservation.

The City's 2021–2029 Housing Element's Residential Sites Inventory summarizes the sites available in La Puente to accommodate the remaining RHNA through residential recycling primarily through infill developments on residentially zoned lots, on vacant land, and within the Downtown Business District.

The City's 2021–2029 Housing Element, Section 5, Housing Plan, provides guidance for City decision-makers to achieve the Housing Element's long-term housing objectives. The Housing Plan identifies goals, policies, and programs to provide additional housing opportunities, remove governmental constraints to affordable housing, improve the condition of existing housing, and present equal housing opportunities for all residents. The programs identify the methods, agencies, officials, funding sources, and time frames the City will use to implement the policies and achieve the 2021–2029 Housing Element's goals.

The programs addressed in this Addendum are found on pages H-69–H-72 of the 2021–2029 Housing Element and include the following:

- **Program 3a:** Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss (includes Religious Congregational Sites Overlay)
- **Program 3b:** Replacement Housing Requirement
- **Program 3c:** By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Housing Element Sites

The Final IS/ND does not address the site-specific impacts of future housing projects under the approved project. Future housing development proposals will be subject to a development review process and subsequent project-level environmental review as projects are proposed.

1.3 Modified Project

California Government Code, Section 65583(c)(1)(A), states that cities have up to 3 years from adoption of a Housing Element to rezone sites, including adopting minimum density and development standards. To comply with state housing law and the City's certified 6th Cycle Housing Element (i.e., the 2021–2029 Housing Element), the City must create streamlined pathways for housing development. Therefore, the City proposes to implement components of 2021–2029 Housing Element Programs 3a, 3b, and 3c through the adoption of a General Plan Amendment and Zoning Code Amendment. These proposed changes include the following:

- **Program 3a: Religious Congregational Sites Overlay Program.** The City would amend its Zoning Code to establish a Religious Congregational Sites Overlay Program that allows by-right development of affordable housing to be integrated on specific sites with existing religious facilities. Housing would be developed in accordance with standards stipulated in California Government Code, Section 65583.2(h) and (i), related to acreage, allowable density, and minimum number of units.
- **Program 3b: Replacement Housing Requirement.** Development on nonvacant sites with existing residential units would be subject to a replacement requirement, pursuant to Assembly Bill 1397. The City would amend its Zoning Code to require the replacement of units affordable at the same or lower income levels as a condition of any development on a nonvacant site, consistent with the State Density Bonus Law.
- **Program 3c: By-Right Approval for Reuse Sites.** Pursuant to Assembly Bill 1397, passed in 2017, the City would amend its Zoning Code to require by-right approval of housing development that includes 20 percent of the units as affordable to lower income households on "reuse sites" identified in the prior Housing Element and used to meet the 6th Cycle RHNA. The approved project assumes sites in the Downtown Business District identified in the 6th Cycle Housing Inventory would be subject to this requirement.

The proposed General Plan Amendment and Zoning Code Amendment would remove discretionary barriers, such as public hearings, for eligible affordable housing projects on specific parcels. Refer to Appendix A, Figures, for maps identifying initial sites that qualify under Programs 3a and 3c. No changes to the previously approved 2021–2029 Housing Element sites would occur as a result of this Addendum. Other sites not identified on these maps may still qualify and be added in the future.

The proposed Zoning Code Amendment (specifically, to Title 10, Zoning, of the La Puente Municipal Code) would establish the following regulatory frameworks:

- **New Chapter 10.21:** Religious Congregational Sites Overlay District.
  - This amendment would create a new overlay zone (Program 3a) applied to specific institutional parcels.
- **New Chapter 10.51:** Replacement Housing Units.
  - This amendment would codify State Housing Element Law related to the replacement of housing units identified in Program 3b to prevent net loss of housing stock during redevelopment, require one-for-one replacement of demolished dwelling units with equal or greater bedroom count, and provide relocation assistance and rights-of-return for tenants of Protected Units.
- **New Chapter 10.52:** Housing Element Sites.
  - This amendment codifies the "by-right" mandate of California Government Code, Section 65583.2(i), for sites identified in Program 3c.

Together, the proposed General Plan Amendment and Zoning Code Amendment constitute the "modified project" evaluated in this Addendum. In summary, the modified project consists of actions required by the City to implement the programs identified in the adopted 2021–2029 Housing Element (i.e., the approved project).

1.4 Discretionary Approvals Required

The City of La Puente, as the lead agency under CEQA, will use this Addendum to the Final IS/ND to make decisions regarding the adoption and implementation of the following:

- General Plan Amendment
- Zoning Code Amendment

Section 2 California Environmental Quality Act Requirements

CEQA Guidelines, Sections 15162–15164, discuss a lead agency's responsibilities once an ND has been adopted.

CEQA Guidelines, Section 15162, states the following:

(a) When an [Environmental Impact Report] EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
  (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
  (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
    (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In the alternative, where the changes or new information will result in no new impacts, or no more severe impacts than any that were disclosed in the Final EIR, a lead agency "shall prepare an addendum" pursuant to CEQA Guidelines, Section 15164, which states the following:

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As the lead agency for the approved project, the City must determine if the modified project would result in previously undisclosed significant environmental impacts or a substantial increase in the severity of previously disclosed impacts (14 CCR 15162, 15163, 15164[a], 15088.5[a], and 15088.5[b]). As discussed in the following sections, preparation of this Addendum to the Final IS/ND is appropriate pursuant to CEQA Guidelines, Section 15164.

Section 3 Evaluation of Environmental Impacts

Pursuant to CEQA Guidelines, Sections 15162 and 15164, this Addendum No. 1 documents that the modified project's effects have been adequately addressed in the Final IS/ND. This section summarizes the approved project's impacts identified in the Final IS/ND for each environmental issue area, evaluates any changes in those impacts resulting from the modified project, and identifies if new mitigation measures would be required. Each environmental issue area is discussed in the same order as presented in the Final IS/ND.

The approved project is a policy document that does not change land use designations or, in and of itself, authorize any development in the City. Although the City is required by state law to facilitate development consistent with its allocated share of regional housing needs, the approved project does not authorize a change in the location or nature of allowable development.

The modified project would establish by-right approval of qualifying housing development projects on sites identified in the 2021–2029 Housing Element that meet specific criteria. Pursuant to California Government Code, Section 65583.2(i), "by-right" means a use or development that is permitted without discretionary review and that is subject only to objective standards. Approval of a by-right development shall be ministerial and, therefore, would not be subject to additional review under CEQA. Development for by-right housing projects is still subject to application and staff-level review by the City's Planning Division.

Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize specific development on sites identified under Programs 3a and 3c or replacement housing under Program 3b. The modified project would not include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including those intended to minimize environmental impacts, required as part of the development review processes.

3.1 Aesthetics

3.1.1 Approved Project

Impacts related to aesthetics are discussed in Section 4.1 of the Final IS/ND. As analyzed in the Final IS/ND, the City is considered an urbanized area. All areas of the City, including hillside areas, contain existing development that is primarily housing. No scenic vistas, trees, rock outcroppings, or state scenic highways occur in the City. The Final IS/ND concluded that implementation of the approved project would not have a substantial adverse effect on a scenic vista, substantially damage resources within a state scenic highway, conflict with zoning or other regulations governing scenic quality, or adversely affect daytime or nighttime views. No mitigation was required.

3.1.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with all applicable regulations and objective development standards, including those related to aesthetics/design, lighting, and glare. No new significant aesthetics impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.2 Agriculture and Forestry Resources

3.2.1 Approved Project

Impacts related to agriculture and forestry resources are discussed in Section 4.2 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have no impact on agriculture and forestry resources. The California Department of Conservation categorizes the entire City as "Urban and Built-Up Land." No land in the City is identified, zoned, or designated for agricultural use, forest land, timberland, or under a Williamson Act contract. No mitigation was required.

3.2.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, the modified project would have no impact on agriculture and forestry resources. No new significant agriculture and forestry impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.3 Air Quality

3.3.1 Approved Project

Impacts related to air quality are discussed in Section 4.2 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant impact on air quality. The City is within the South Coast Air Basin, which is a non-attainment area for federal and state criteria air pollutants, including ozone, particulate matter less than 10 microns in diameter (PM_{10}) and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$). Future development proposals facilitated by the 2021–2029 Housing Element programs have the potential to result in pollutant emissions. The City would ensure each future development proposal is reviewed, if applicable, to confirm consistency with applicable federal, state, and local air quality standards; the applicable Air Quality Management Plan; General Plan goals, policies, and standards relative to air quality; standard California Building Code requirements; state and federal regulations; and South Coast Air Quality Management District rules and programs. No mitigation was required.

3.3.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including South Coast Air Quality Management District rules, building codes, and site design requirements. Future by-right development would be consistent with underlying land use designations and, therefore, consistent with the applicable Air Quality Management Plan. No new significant air quality impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.4 Biological Resources

3.4.1 Approved Project

Impacts related to biological resources are discussed in Section 4.4 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have no impact on biological resources. The City has been fully urbanized for many years. As such, the City does not contain habitat supporting special-status plant or wildlife species, riparian habitat, federally protected wetlands, or wildlife corridors. The City does not have local policies protecting biological resources and is not within an approved habitat conservation plan. No mitigation was required.

3.4.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, the modified project site does not contain biological resources, and the modified project would have no impact on biological resources. No new significant biological resources impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.5 Cultural and Tribal Cultural Resources

3.5.1 Approved Project

Impacts related to Cultural and Tribal Cultural Resources are discussed in Section 4.5 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would not cause a substantial adverse change in the significance of historical, archaeological, and Tribal Cultural Resources. The approved project would not disturb any human remains. There is one building listed on the National Register of Historic Places – La Puente Valley Woman's Club at 200 N. First Street. The City is largely built out and does not contain any known archaeological resources, and no such resources had been discovered during prior development activity. No formal cemeteries exist in the City. Regarding the level of past disturbance associated with development throughout the City, it is not anticipated that human remains exist in the City. The City sent letters via email for the purposes of Senate Bill (SB) 18 and Assembly Bill 52 consultation to nine Tribes on

June 16 and June 17, 2021. At the conclusion of the notification period, the City received no requests for SB 18 or Assembly Bill 52 consultation. No mitigation was required.

3.5.2 Modified Project

The modified project would include a proposed General Plan Amendment and, therefore, would be subject to SB 18 consultation with California Native American Tribes traditionally associated with the area. On March 5, 2026, the City sent SB 18 consultation notification letters via certified mail to Tribal contacts provided on a list from the Native American Heritage Commission. On March 11, 2026, Chief Andrew Salas of the Gabrieleño Band of Mission Indians – Kizh Nation formally requested consultation. On March 12, 2026, Brandy Salas of the Gabrieleño Band of Mission Indians – Kizh Nation stated that the Tribe has no objections to the implementation of 2021–2029 Housing Element programs but requests notification before future ground-disturbing activities. Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation is ongoing. No other Tribes have requested consultation to date.

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, the modified project would have the same impact on Cultural and Tribal Cultural Resources. Although qualifying future projects may be approved by-right, development would be subject to applicable regulations governing the protection of Cultural and Tribal Cultural Resources, such as the National Historic Preservation Act; Native American Graves Protection and Repatriation Act; California Historic Building Code; California Health and Safety Code, Section 7050.5; and Native American Historic Cultural Sites (California Public Resources Code, Section 5097 et seq.), which would be assessed on a project-by-project basis. No new significant Cultural and Tribal Cultural Resources impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.6 Energy

3.6.1 Approved Project

Impacts related to energy are discussed in Section 4.6 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have no impact related to energy. Future development proposals would be required to comply with applicable regulations and development standards, including but not limited to the most current adopted version of the California Building Code and California Green Building Standards Code, along with project-specific standards required during the development review process. No mitigation was required.

3.6.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including the most recent building and

energy standards at the time of development. No new significant energy impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.7 Geology and Soils

3.7.1 Approved Project

Impacts related to geology and soils are discussed in Section 4.7 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant or no impact related to geology and soils. The City, similar to the rest of California, is within a seismically active region. Although no Alquist-Priolo Earthquake Fault zones exist in the City, several major faults within a 50-mile radius of the City can produce substantial effects from ground shaking. The City has been urbanized for many years, with risks related to seismic-related ground failure, landslides, substantial soil erosion, and unstable soils minimized through development requiring site-specific geotechnical investigations and compliance with the most recent California Building Code. Additionally, the City does not contain any known paleontological resources. No mitigation was required.

3.7.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, future development facilitated by the modified project would be exposed to the same geological conditions analyzed for the approved project. The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including the most recent building code and standards for geotechnical/structural safety and erosion prevention. No new significant geology and soils impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.8 Greenhouse Gas Emissions

3.8.1 Approved Project

Impacts related to greenhouse gas (GHG) emissions are discussed in Section 4.8 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant impact related to GHG emissions. Future development proposals would be required to comply with applicable regulations and development standards, including but not limited to the most current adopted version of the California Building Code and California Green Building Standards Code, along with project-specific standards required during the development review process. In addition, the City's General Plan includes eight resource conservation and water quality policies that support actions to reduce the use of resources and energy and, thus, the creation of GHG emissions. Future development proposals would be subject to these policies, as applicable. No mitigation was required.

3.8.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations, objective development standards, and General Plan policies, including the most recent building and resource conservation standards at the time. No new significant GHG emissions impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.9 Hazards and Hazardous Materials

3.9.1 Approved Project

Impacts related to hazards and hazardous materials are discussed in Section 4.9 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would result in a less than significant impact related to hazardous materials and no impact related to airport hazards and emergency plans. Businesses that use, transport, or dispose of hazardous materials are required to comply with federal, state, and local hazardous materials regulations. Specifically, truck traffic, including trucks that transport chemicals, is restricted to designated routes per the City's Ordinance 10.24.030. No properties in the City are included on the California Department of Toxic Substances Control Hazardous Waste and Substances List (Cortese List). However, the U.S. Environmental Protection Agency identifies portions of the City within the San Gabriel Superfund Site Area 4, which contains contaminated groundwater and soil. The cleanup status is active. Separately, there are several leaking underground storage tanks in the City that have the potential to negatively affect groundwater quality. Future development proposals would be required to comply with applicable policies, regulations, and development standards related to potentially hazardous materials, including soil remediation. Additionally, the approved project would not impair the City's Emergency Operations Plan, and the approved project site is not within 2 miles of an airport. No mitigation was required.

3.9.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, future development facilitated by the modified project would be exposed to the same potentially hazardous conditions analyzed for the approved project related to San Gabriel Super Fund Site Area 4 and routine use, transport, or disposal of hazardous materials in the City. Similarly, the modified project would not impair the City's Emergency Operations Plan, and the modified project site is not within 2 miles of an airport. Future development proposals would be required to comply with applicable regulations and objective development standards, including site-specific conditions related to potentially hazardous materials and requirements of the U.S. Environmental Protection Agency for development within San Gabriel Superfund Site Area 4. No new significant

hazards and hazardous materials impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.10 Hydrology and Water Quality

3.10.1 Approved Project

Impacts related to hydrology and water quality are discussed in Section 4.10 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant impact related to water quality, groundwater supplies, and drainage and no impact related to flood hazard, tsunami, or seiches inundation. Future development proposals would be required to provide for the elimination and reduction of pollutant discharges, including capture and treatment of dry weather and first-flush runoff in a manner consistent with the Los Angeles Regional Water Quality Control Board requirements. Stormwater discharges must comply with applicable provisions of Los Angeles County's National Pollutant Discharge Elimination System (NPDES) permit. As a co-permittee, the City is responsible for implementation of the requirements of the NPDES permit issued to Los Angeles County. Consistent with Los Angeles Regional Water Quality Control Board/NPDES and City requirements, appropriate water quality best management practices would be required. Design of future development proposals would also be subject to drainage standards such as Low Impact Development standards, runoff capture and control features, and stormwater conveyance. No portion of the City is within a 100-year floodplain or tsunami hazard zone or would be subject to inundation by seiche. No mitigation was required.

3.10.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including the water quality standards of the NPDES permit and site drainage design standards. The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, future development facilitated by the modified project would not be within a 100-year floodplain or tsunami hazard zone or subject to inundation by seiche. No new significant hydrology and water quality impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.11 Land Use and Planning

3.11.1 Approved Project

Impacts related to land use and planning are discussed in Section 4.11 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would not physically divide an established community or cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Implementation of the approved

project would not provide for new land uses that would divide communities (such as new highways or utility corridors). Future development proposals, including those by-right, would be required to comply with applicable regulations and objective development standards. No mitigation was required.

3.11.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified within the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals would be required to comply with applicable regulations and objective development standards, including the Zoning Code Amendment implemented by the modified project. Additionally, the modified project would provide for future new housing opportunities that would not divide communities. No new significant land use and planning impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.12 Mineral Resources

3.12.1 Approved Project

Impacts related to mineral resources are discussed in Section 4.12 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have no impact on mineral resources because no known state or locally designated mineral resources or locally important mineral resource recovery sites exist in the City. No mitigation was required.

3.12.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, the modified project would have no impact on mineral resources. No new significant mineral resources impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.13 Noise

3.13.1 Approved Project

Impacts related to noise are discussed in Section 4.13 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant impact related to ambient noise levels and groundborne vibration and no impact related to airport noise. Typically, residential uses do not generate high noise or vibration levels. Future development proposals would be required to comply with applicable policies, regulations, and development standards related to noise. Additionally, the City is not within an Airport Land Use Plan or within 2 miles of a public airport or public use airport. No mitigation was required.

3.13.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals, including those by-right, would be required to comply with applicable regulations and objective development standards, including those that apply to noise receiving and generation, such as the City's Municipal Code Chapter 4.34, Noise Regulations. The modified project would include the same municipal boundaries of the City as analyzed for the approved project and, therefore, would not be subject to excessive airport noise levels. No new significant noise impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.14 Population and Housing

3.14.1 Approved Project

Impacts related to population and housing are discussed in Section 4.14 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have a less than significant impact related to population and housing. The approved project is consistent with SCAG's Regional Growth Forecast and RHNA for the City. The approved project aims to preserve existing housing stock while encouraging development of underutilized and vacant properties with existing housing. Any housing displacement would be evaluated on a future project-by-project basis. No mitigation was required.

3.14.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element consistent with SCAG's Regional Growth Forecast and RHNA for the City. Therefore, growth induced by the modified project would not be considered unplanned growth. Future redevelopment proposals may result in the removal of existing housing. However, the modified project would implement Program 3b of the 2021–2029 Housing Element. The modified project would codify State Housing Element Law related to the replacement of housing units identified in Program 3b to prevent net loss of housing stock during redevelopment, require one-for-one replacement of demolished dwelling units with equal or greater bedroom count, and provide relocation assistance and rights-of-return for tenants of Protected Units. Therefore, the modified project would not displace substantial numbers of existing people or housing. No new significant population and housing impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.15 Public Services

3.15.1 Approved Project

Impacts related to public services are discussed in Section 4.15 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would result in a less than significant impact on fire protection, police

protection, schools, parks, and other public facilities. The approved project is a policy-level document and, as such, does not include any site-specific development designs or proposals. However, it does include policies and programs that would facilitate the production of future housing development. As such, new housing units associated with future development proposals could require additional public services. The City evaluates fire and police protection service levels and adjusts budgets accordingly to meet identified demand and service goals. This process would continue through the life of the approved project. With continued application of these programs, the City would be able to address anticipated increased service demands. New residents in the future housing developments could place an increased demand on school facilities within the Hacienda La Puente School District. As allowed by state law, the school district collects fees for new residential construction to help offset the costs of providing additional education facilities and services. Such fees would be paid by developers at the time individual building permits are issued. Pursuant to SB 50, payment of fees to the school districts is considered full mitigation for project impacts. No mitigation was required.

3.15.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals, including those by-right, would be required to comply with applicable regulations and objective development standards, including demand for public services, such as applicable development impact fees. The City has been fully urbanized for many years, with established development in existing public service areas throughout. No new significant public services impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.16 Recreation

3.16.1 Approved Project

Impacts related to recreation are discussed in Section 4.16 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would result in a less than significant or no impact on parks and recreational facilities. The approved project is a policy-level document and, as such, does not include any site-specific development designs or proposals. However, it does include policies and programs that would facilitate the production of future housing development. As such new housing units associated with future development proposals could require affect recreational facilities. Future development would be required to comply with applicable regulations and development standards as they relate to recreation requirements. No mitigation was required.

3.16.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified within the adopted 2021–2029 Housing Element. Although the modified project would create

regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. The modified project presents opportunities to include pocket parks and joint use agreements with future redevelopment of underutilized sites, consistent with the City's Community Resources Element of the General Plan. No new significant recreation impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.17 Transportation

3.17.1 Approved Project

Impacts related to transportation are discussed in Section 4.17 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would result in a less than significant impact related to transportation. The approved project would neither significantly impact the effectiveness or performance of existing pedestrian, bicycle, or multipurpose trail facilities nor limit the accessibility for pedestrians or future cyclists or their ability to use existing facilities. Future development proposals would be required to comply with City and Los Angeles County Fire Department design standards regarding safe access and circulation. No mitigation was required.

3.17.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals, including those by-right, would be subject to preliminary review for transportation assessment requirements (including non-CEQA assessments for level of service) and City and Los Angeles County Fire Department design standards regarding safe access and circulation. No new significant transportation impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.18 Utilities and Service Systems

3.18.1 Approved Project

Impacts related to utilities and service systems are discussed in Section 4.18 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would result in a less than significant impact related to water facilities, water supply, wastewater treatment, stormwater drainage, electric power, telecommunication facilities, and solid waste. The approved project is a policy-level document and, as such, would not include any site-specific development designs or proposals. However, it would include policies and programs to facilitate the production of future housing development. As such, new housing units associated with future development proposals could require additional utilities. Future development proposals would be required to install or relocate, as applicable, on-site and off-site water, wastewater, storm drain, street, electricity, natural gas, and telecommunications infrastructure to serve the development. Future development proposals would comply with the requirements of the applicable

water supplier and wastewater treatment provider, as well as City solid waste reduction and diversion code requirements. No mitigation was required.

3.18.2 Modified Project

The modified project consists of actions required by the City to implement established programs identified in the adopted 2021–2029 Housing Element. Although the modified project would create regulatory pathways to facilitate new housing development in the City, it would not authorize or include specific development proposals. Future development proposals, including those by-right, would be subject to review during the application process for the provision of adequate utilities to serve the proposal. Similarly, future development would comply with City solid waste reduction and diversion code requirements during construction and operation. No new significant utilities and service impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

3.19 Wildfire

3.19.1 Approved Project

Impacts related to wildfire are discussed in Section 4.19 of the Final IS/ND. As analyzed in the Final IS/ND, the approved project would have no impact related to wildfire. The City is not within a wildland urban interface area, Local Responsibility Area Fire Hazard Severity Zone, or State Responsibility Area Fire Hazard Severity Zone. No mitigation was required.

3.19.2 Modified Project

The modified project would include the same municipal boundaries of the City as analyzed for the approved project. Therefore, the modified project would have no impact related to wildfire. No new significant wildfire impacts would occur beyond those identified in the Final IS/ND; no new mitigation would be required.

Section 4 Conclusion

This document identifies the changed circumstances related to the modified project that were not previously disclosed in the Final IS/ND. The City finds that the modified project would not have new significant effects on the environment or a substantial increase in the severity of previously identified significant effects addressed by the Final IS/ND and that no substantial changes have occurred with respect to the circumstances under which the modified project will be undertaken that would require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, no new information of substantial importance to the modified project has been identified as defined by CEQA Guidelines, Section 15162(a)(3). However, minor technical changes or additions are necessary, and in accordance with Section 15164 of the CEQA Guidelines, an addendum has been prepared.

Juan Galvan

April 23, 2026

Signature
Juan Galvan, Senior Planner

Date

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Appendix A. Figures

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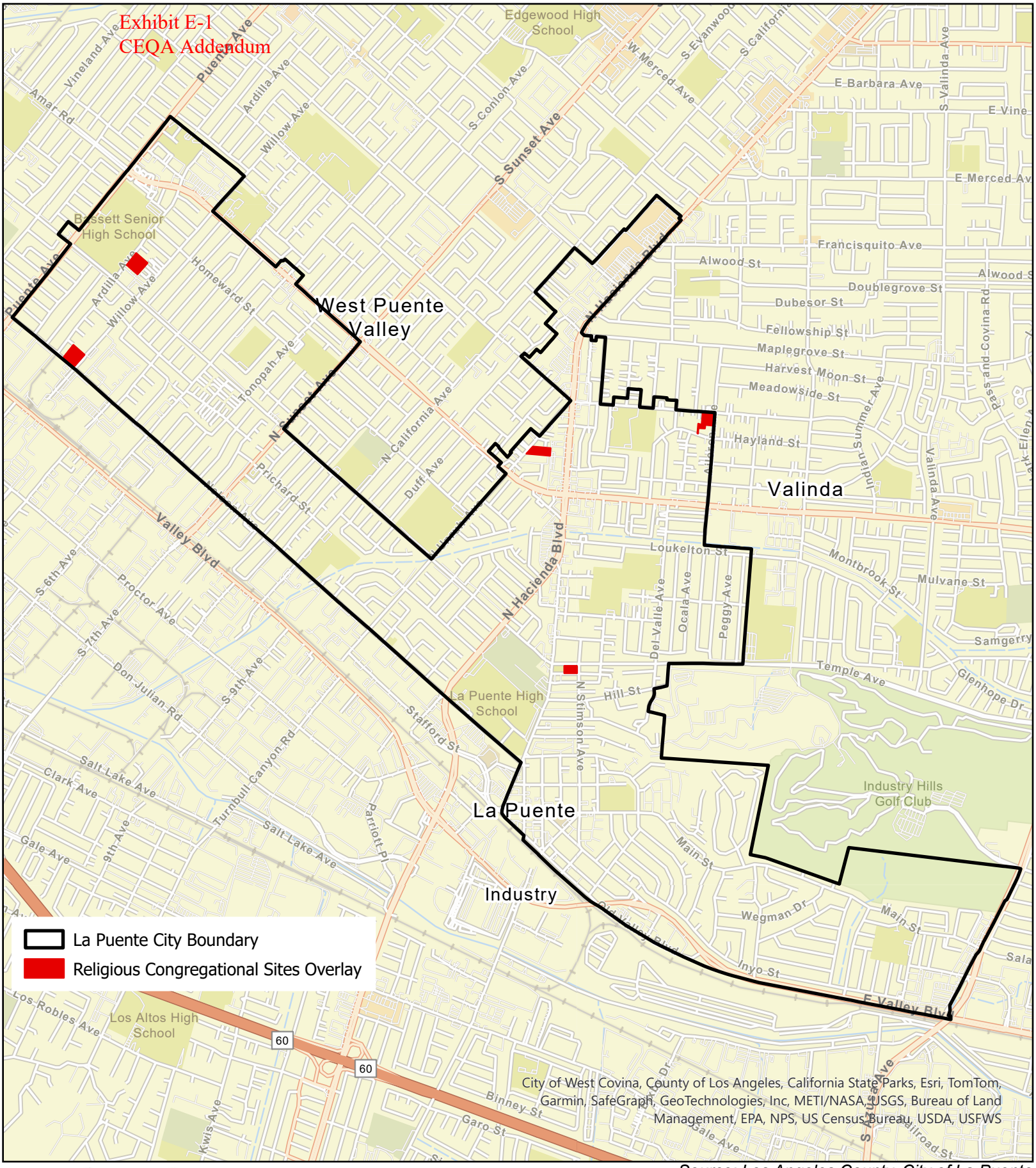


Source: Los Angeles County, City of La Puente

SGVCOG

La Puente

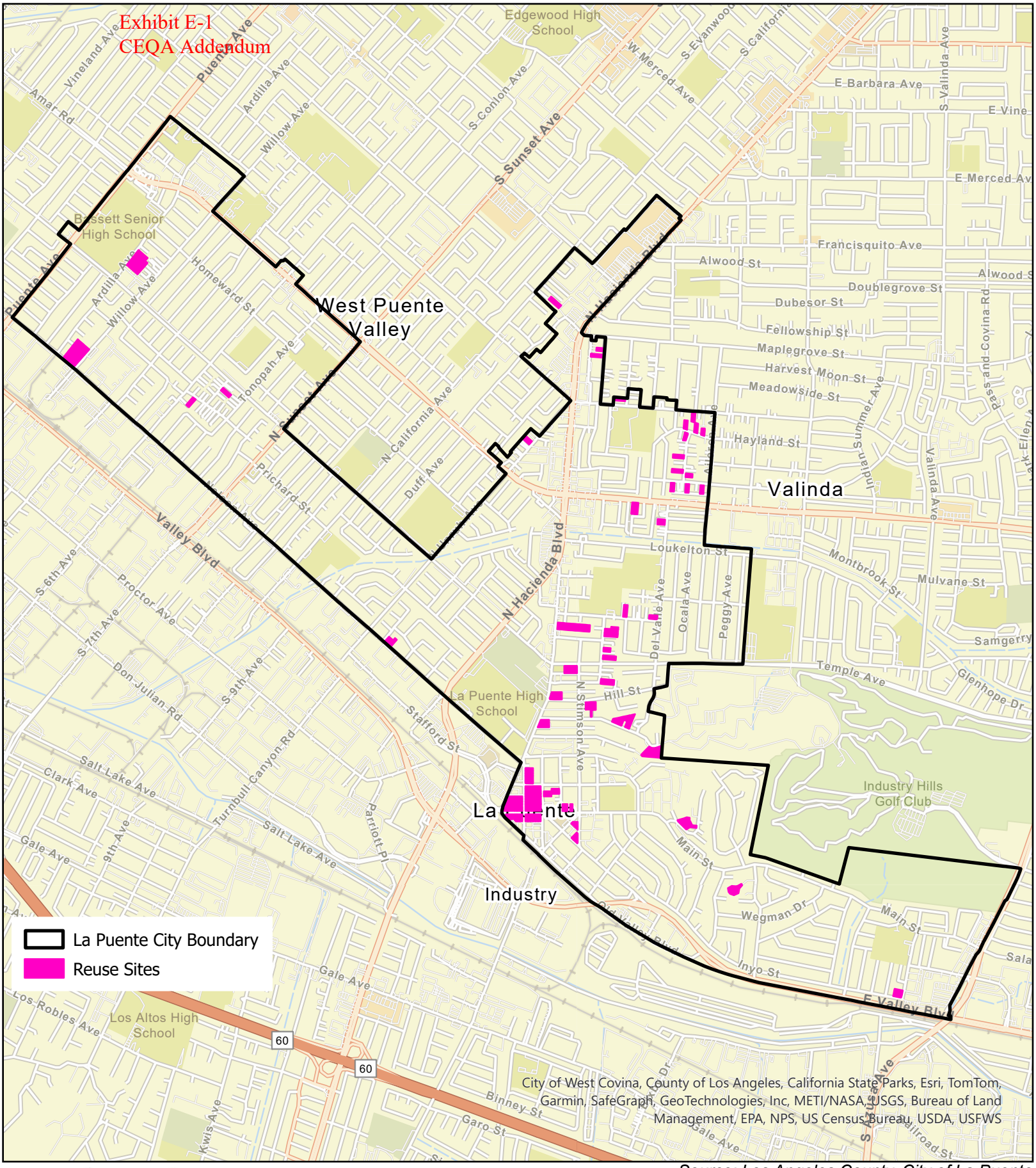
Harris & Associates

N

0 0.5 1 Miles

Religious Congregational Sites Overlay (Program 3a)

This Project is funded and managed by the Southern California Association of Governments (SCAG) with Regional Early Action Program 2021 grant funding from the State of California Department of Housing and Community Development.



Source: Los Angeles County, City of La Puente

SGVCOG

La Puente

Harris & Associates

N

0 0.5 1 Miles

By-Right Approval for Reuse Sites (Program 3c)

This Project is funded and managed by the Southern California Association of Governments (SCAG) with Regional Early Action Program 2021 grant funding from the State of California Department of Housing and Community Development.

Agenda Item No. B.2

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services
Natalie Romo, Management Analyst

Subject: PUBLIC HEARING REGARDING ASSEMBLY BILL 2561 LOCAL EMPLOYEES VACANT POSITIONS

BACKGROUND/DISCUSSION

On September 22, 2024, Governor Newsom signed Assembly Bill 2561 ("AB 2561") into law to amend the "Brown Act" that requires public agencies to present the status of vacancies and recruitment and retention efforts at a public hearing at least once per fiscal year. During the public hearing, public agencies must also identify any necessary changes to policies, procedures, and recruitment activities that may lead to obstacles in the hiring process. Through AB 2561, recognized employee organization bargaining units are entitled to make a presentation at the public hearing.

As of the date of this Public Hearing, there are no vacant positions in the City. If a position becomes vacant and in accordance with the Memorandum of Understanding between the City and Service Employees International Union Local 721, the position would be open for a ten-day period for current City employees to apply and be considered before the position is posted to the public.

Regarding the City's retention efforts, the City offers employees a well-rounded competitive compensation and benefits package that is periodically reviewed. In addition to this, City employees are provided professional development opportunities and support to advance in their professional careers. Moreover, executive management ensures that appreciation is demonstrated to City staff through appreciation events and the employee service award program.

On November 12, 2024, City staff revised the Regular and At-Will Comprehensive Personnel Policy Handbooks; we are not aware of any policies, procedures, or recruitment activities that negatively impact the hiring process.

FISCAL IMPACT

None

RECOMMENDATION

It is recommended that the City Council: (1) open the public hearing and take public testimony; and (2) receive and file this report.

ATTACHMENTS

None

Agenda Item No. D.1

City of La Puente
Agenda Report

To: Mayor and City Council For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Elizabeth Herrera, Accounting Technician II

Subject: CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO. 26-5989

BACKGROUND/DISCUSSION

The Warrant Register has been reviewed and submitted for Council approval in accordance with Section 37202 of the Government Code.

FISCAL IMPACT

Funds are available for all expenditures listed in the Warrant Register.

RECOMMENDATION

It is recommended that the City Council and Successor Agency adopt Resolution No. 26-5989 approving Warrant Register No. 1615.

ATTACHMENTS

A. Warrant Resolution #1615
B. Warrant Register #1615

RESOLUTION NO. 26-5989

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE AMOUNT $2,549,355.68 (WARRANT REGISTER 1615)

THE CITY COUNCIL OF THE CITY OF LA PUENTE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37202 of the Government Code, the Director of Administrative Services, or designated representative, hereby certifies, and the City Manager hereby approves the accuracy of the following demands and the availability of funds for payment thereof.

APPROVED

_____
Bob Lindsey, City Manager

EXAMINED

_____
Troy Grunklee, CPA
Director of Administrative Services

SECTION 2: That the following claims and demands numbered 16738 through 16834 ACH(s) numbered 1047 through 1053 and Draft number 03455 except for voided warrants 16828 and 16829 have been audited as required by law and the same are hereby allowed in the amounts hereinafter set forth on the attached check registers.

CERTIFIED, PURSUANT TO GOVERNMENT CODE, SECTION 37208, AS CONFORMING TO ADOPTED BUDGET, EXCEPT WARRANT NOS: NONE

_____
Martha Torres, MPA, City Clerk

PASSED, APPROVED AND ADOPTED this 26th day of May 2026, by the following vote:

AYES:	COUNCILMEMBERS:	
NOES:	COUNCILMEMBERS:	
ABSENT:	COUNCILMEMBERS:	
ABSTAIN:	COUNCILMEMBERS:	

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

Check Register Report

City of La Puente

By Payment Number

Payment Dates 5/6/2026 - 5/15/2026

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
1047	5/8/2026	GLOURB	GLOBAL URBAN STRATEGIES, INC		4,112.57
	1110	07/15-02/14 CALHOME-OWNER REHAB		100-3320-53111	1,012.50
	1111	07/15-02/14 CALHOME-FIRST TIME HOMEBUYER		100-3320-53111	3,100.07
1048	5/8/2026	YUNLLC	YUNEX LLC		6,053.38
	5610008101	T.S CALL-OUTS 3/26		200-3120-53819	6,053.38
1049	5/15/2026	ENTFMT	ENTERPRISE FM TRUST		27,321.59
	FBN5624114	05/26 VEH MTCE		555-3150-53812	2,372.57
	FBN5624114	05/26 VEH LEASE		555-3150-53912	24,949.02
1050	5/15/2026	GLOURB	GLOBAL URBAN STRATEGIES, INC		633.53
	1176	COMMUNITY OUTREACH BOOKLET SALES TAX		275-1125-53111	633.53
1051	5/15/2026	TANKO	TANKO LIGHTING		1,612.00
	70724	04/26 ST. LIGHT MAINT		285-3330-53111	1,612.00
1052	5/15/2026	THYSSE	TK ELEVATOR		100.00
	4800007335	COMM CTR-LIFT SVC		100-4100-53811	100.00
1053	5/15/2026	YUNLLC	YUNEX LLC		1,560.50
	90010165	04/26 TS MTCE		200-3120-53819	1,560.50
16738	5/8/2026	4IMPR	4IMPRINT		1,795.81
	31374846	PROMOTIONAL ITEMS		100-1120-53976	1,795.81
16739	5/8/2026	AMABUS	AMAZON CAPITAL SERVICES INC		2,845.20
	1HKD-XNCJ-F3FH	YWFP SUPPLIES/EQUIP		280-3300-53011	2,750.74
	1MM6-Y9F9-4HKH	ETHERNET CABLE		550-6100-53018	94.46
16740	5/8/2026	ANTINC	ANTROPY, INC		281.25
	12593	NETWORK SVC MTCE		550-6100-53111	281.25
16741	5/8/2026	AZUSAP	AZUSA PLUMBING SUPPLY		407.99
	0485544-IN	PLUMBING SUPPLIES FAUCET		100-4100-53813	407.99
16742	5/8/2026	BLAWAT	BLACKWATER SECURITY		36,075.33
	1902-2810	4/26 CITY PATROL SVC		100-2110-53111	37,075.33
	1902-2810	5/26 SUB LEASE		100-47305	-1,000.00
16743	5/8/2026	BRIBEN	BRIAN BENSON		47.99
	INV0014337	MANDATED REPORTER TRAINING		100-4110-53980	47.99
16744	5/8/2026	CBEEQU	CELL BUSINESS EQUIPMENT		1,165.23
	5038548194	05/12-06/11 FACILITY COPIER		100-1150-53911	1,165.23
16745	5/8/2026	CINTA	CINTAS CORPORATION #693		588.13
	4251563793	12/02 SR CENTER MAT RENTAL		100-4130-53012	588.13
16746	5/8/2026	CONCEN	CONCENTRA		1,112.00
	90708084	PRE-EMPLOYMENT PHYSICAL		100-1135-53406	556.00
	90708084	PRE-EMPLOYMENT PHYSICAL		280-3300-53406	278.00
	90794344	PRE-EMPLOYMENT PHYSIACL		280-3300-53406	278.00
16747	5/8/2026	DELCOM	DELHAVEN COMMUNITY CENTER		40.00
	133	VEH CAR WASH-MAINT		555-3150-53812	40.00
16748	5/8/2026	DEPTJ	DEPT OF JUSTICE-BUREAU		1,449.00
	037478	03/26 FINGERPRINT SVC		100-1135-53406	147.00

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
	037478	03/26 FINGERPRINT SVC		100-4110-53980	518.00
	037478	03/26 FINGERPRINT SVC		280-3300-53151	784.00
16749	5/8/2026	EDISON	EDISON CO		426.34
	INV0014351	03/11-04/09 ELEC - VARIOUS		200-3120-53713	426.34
16750	5/8/2026	EXTOFF	EXTENDED OFFICE SOLUTIONS INC		1,224.36
	INV0014340	5/26 PHONE SVC		100-1150-53715	1,224.36
16751	5/8/2026	FERGUS	FERGUSON ENTERPRISES, INC.		1,020.90
	6322646	PLUMBING SUPPLIES		283-5618-59300	870.57
	6328158	PLUMBING SUPPLIES		283-5618-59300	59.27
	6330589	PLUMBING SUPPLIES		283-5618-59300	28.95
	6331806	PLUMBING SUPPLIES DOG PK		283-5618-59300	62.11
16752	5/8/2026	GALLS	GALLS		502.75
	034867516	ANIMAL CONTROL-UNIFORMS		100-2130-53015	251.91
	034867521	ANIMAL CONTROL-UNIFORMS		100-2130-53015	250.84
16753	5/8/2026	GARDA	GARDAWORLD		531.67
	10847216	05/26 ARMORED TRANS SVC		100-1130-53111	531.67
16754	5/8/2026	AGUGEO	GEORGE AGUILAR		5.50
	INV0014352	REIM-SASH LOCK		100-2130-53012	5.50
16755	5/8/2026	HAPPET	HAPPYPETHQ		8,487.00
	3434	K9 TRANSPORT TABLE		280-5617-59300	8,487.00
16756	5/8/2026	HEAANI	HEART		4,200.00
	LP0031	04/26 VET VACCINE SVC		100-2130-53111	4,200.00
16757	5/8/2026	HMEDEP	HOME DEPOT CRC		1,144.65
	11954	MTCE-SUPPLIES		100-3330-53012	52.35
	3513270	DRAINS		280-5617-59300	244.49
	5020456	LUMBER		283-5618-59300	57.73
	5031090	LUMBER		283-5618-59300	85.10
	5193006	BUILT IN ROOM AIR CONDITIONEER		285-3330-53822	-631.06
	6044449	CLEANING SUPPLIES		100-3330-53011	44.12
	7271339	MTCE SUPPLIES		100-3100-53012	104.23
	900025	GRAFFITI SUPPLIES		200-3120-53016	895.99
	9272133	PLANTER PLANTS		200-3120-53814	291.70
16758	5/8/2026	JOSREY	JOSE REYES		382.84
	INV0014347	4/16-30 SHOPPING CART MILEAGE REIM-REYES		555-3150-53014	382.84
16759	5/8/2026	BELKER	KERN BELGUIN K9 LLC		875.00
	2602	DOG TRAINING SVC		100-2130-53111	875.00
16760	5/8/2026	KSKFAC	KSK FACILITIES		2,650.00
	2313	CH JANITORIAL SERVICES		100-1150-53813	2,650.00
16761	5/8/2026	LACSHF	LA CO SHERIFF'S DEPT		734,360.83
	262086AY	2/26 LAW ENF SVC		100-2100-53110	652,924.36
	262086AY	2/26 LIABILITY INS		100-2100-53186	81,436.47
16762	5/8/2026	LPVCWD	LA PUENTE VALLEY CO WATER		1,680.20
	INV0014348	2/17-4/16 WTR MAINST & LEVERETTE		200-3120-53714	74.66
	INV0014348	2/17-4/16 WTR ABBEY & CENTRAL		200-3120-53714	794.69
	INV0014348	2/17-4/16 WTR GLANDORA-PARK		285-3330-53714	810.85
16763	5/8/2026	MIDAMER	MID AMERICA ADMIN AND RETIREMENT SOLUTIONS LLC		1,872.00
	0346483	4TH QTR 2025 ADMIN FEE		100-1135-51311	1,872.00

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
16764	5/8/2026	MITMAT	MITCHELL MATSUHIRO		8.99
	INV0014339	MANDATED REPORTER TRAINING REFUND		100-4110-53980	8.99
16765	5/8/2026	NOAH	NASSIM SAEEDY		275.00
	LP042326	BEE'S IN TREE (BLUENONNET)		200-3120-53815	275.00
16766	5/8/2026	OREILLY	O'REILLY AUTO PARTS		194.50
	3607-167305	VEH-BATTERY		555-3150-53812	125.52
	3607-167309	BATTERY		555-3150-53812	48.87
	3607-167402	WIPER BLADE		555-3150-53812	20.11
16767	5/8/2026	LAPUPC	PETTY CASH		409.87
	INV0014344	YLAC-REPLENISH CASH		100-4110-53972	15.00
	INV0014344	PARKING CPRS CONF-MORALES		100-4110-53972	15.00
	INV0014344	PARKING CPRS CONF-MORALES		100-4110-53972	15.00
	INV0014345	SENSORY SUPPLIES-SAUCEDO		100-4100-53011	29.63
	INV0014345	OFFICE SUPPLIES		100-4100-53011	19.72
	INV0014345	SAMS MEMBERSHIP RENEWAL-DOMINGUEZ		100-4100-53971	55.00
	INV0014345	PARKING CONF -VALVERDE		100-4100-53972	35.00
	INV0014345	CPRS A& 1-BARAHONA		100-4100-53976	24.15
	INV0014345	SPORTS BANQUEST SUPPLIES-DALRYMPLE		100-4110-53980	24.91
	INV0014345	EGG HUNT SUPPLIES-PENA		100-4140-53979	24.69
	INV0014345	EGG HUNT SUPPLIES-PENA		100-4140-53979	13.69
	INV0014353	TABLE CLOTH DRY CLEANER-CARRILLO		100-1150-53976	10.00
	INV0014353	STORAGE CONTAINERS-RAMIREZ		100-3300-53011	33.63
	INV0014353	TRAINING SUPPLIES-RAMIREZ		100-3330-53976	28.00
	INV0014353	CHLORINE TABLES-CARRILLO		100-4130-53011	26.45
	INV0014353	VEH MTCE		555-3150-53812	20.00
	INV0014353	VEH MTCE		555-3150-53812	20.00
16768	5/8/2026	PONSTE	PONCE STEEL FABRICATORS		38,000.00
	PR-002	DOG SHELTER WROUGHT IRON FENCE #2 RETENTION		280-20220	-2,000.00
	PR-002	DOG SHELTER WROUGHT IRON FENCE #2		280-5617-59300	40,000.00
16769	5/8/2026	PUBCOM	PUBLIC RESTROOM COMPANY		189,065.20
	INV53729	LP SHELTER RESTROOM-RETENTION		280-20220	-9,950.80
	INV53729	LP SHELTER RESTROOM		280-5617-59300	199,016.00
16770	5/8/2026	RUGRAD	RUGGED RADIOS		3,583.96
	235561	TWO-WAY RADIOS (10)		550-6100-53018	1,731.76
	240710	EQUIP/SUPPLIES YWFP		280-3300-53011	1,852.20
16771	5/8/2026	SGVWC	S.G.V. WATER CO		584.33
	INV0014342	03/17-04/16 WTR-935 IRRIG PUENTE		200-3120-53714	266.99
	INV0014343	03/17-04/16 WTR-15900 MAIN		200-3120-53714	317.34
16772	5/8/2026	SCORE	SCOREBOARD SOLUTIONS INC.		1,165.00
	2328-1	SCORE BOARD REPAIR		285-3330-53822	40.00
	2618	SCORE BOARD REPAIR		285-3330-53822	1,125.00
16773	5/8/2026	SOUTIR	SOUTHERN TIRE MART		488.51
	7070034727	LIGHT TRAILER TIRES		100-3100-53012	488.51
16774	5/8/2026	STANLE	STANLEY PEST CONTROL, INC.		85.00
	2045635	ABBEY ST- PEST CONTROL		200-3120-53814	85.00
16775	5/8/2026	SOSUBW	SUBURBAN WATER SYSTEMS		2,118.60
	180023491743	03/24-04/22 WTR-6000060246		200-3120-53714	202.69
	180023491746	03/24-04/22 WTR-6000060264		200-3120-53714	346.11
	18003094420	03/24-04/22 WTR-6000078449		200-3120-53714	233.66
	180033091501	03/24-04/22 WTR-6000064023		200-3120-53714	185.24
	180033094407	03/24-04/22 WTR-6000078315		200-3120-53714	270.00
	1800427758	03/24-04/22 WTR-6000076363		200-3120-53714	740.47

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
	18004277808	03/24-04/22 WTR-6000076674		200-3120-53714	98.76
	180062322556	03/24-04/22 WTR-6000133466		200-3120-53714	41.67
16776	5/8/2026	TICTOC	TICK-TOCK EXPRESS CAR WASH INC		119.00
	1009	VEH-CAR WASH		555-3150-53812	119.00
16777	5/8/2026	TERLAC	TLC MATERIALS		910.00
	121257	PARKING LOT BASE		500-5621-59300	910.00
16778	5/8/2026	TMOBILE	T-MOBILE		1,716.59
	INV0014341	3/21/26-4/20/26 PHONE- ANIMAL CONTROL		100-3100-53715	25.77
	INV0014341	3/21/26-4/20/26 PHONE-FOUNTATION		100-3100-53715	165.19
	INV0014341	3/21/26-4/20/26 PHONE-MAINTENANCE DEPARTME…		100-3100-53715	203.37
	INV0014341	3/21/26-4/20/26 PHONE-PROS TEAM		100-3100-53715	246.45
	INV0014341	3/21/26-4/20/26 PHONE-ADMINISTRATION		100-3100-53715	489.53
	INV0014341	3/21/26-4/20/26 PHONE-PUBLIC SAFETY		100-3100-53715	586.28
16779	5/8/2026	UNCUSA	UNCOMMON USA		5,605.60
	U1110143	KENNEL FLAGS		280-5617-59300	5,605.60
16780	5/8/2026	UNREN	UNITED RENTALS		63.05
	257835337-004	AUGER BIT 18"		100-3330-53012	63.05
16781	5/8/2026	VERCOM	VERDANT COMMERCIAL CAPITAL		2,394.32
	906108737	04/26 TORO REEL MASTER LEASE PYMT		285-3330-53911	1,226.36
	906162209	05/26 TORO REEL MASTER LEASE PYMT		285-3330-53911	1,167.96
16782	5/8/2026	VIOGAR	VIOLETA GARCIA		74.00
	INV0014338	LIVESCAN REIM-GARCIA		100-4110-53980	74.00
16783	5/8/2026	VOLDEF	VOLUNTEERS IN DEFENSE OF ANIMALS		14,328.00
	INV0014349	03/26 ANIMAL SHELTER SVC		100-2130-53111	4,624.00
	INV0014350	04/26 ANIMAL SHELTER SVC		100-2130-53111	9,704.00
16784	5/8/2026	WESCO	WEST COAST ARBORISTS INC		3,259.30
	243154	04/01-15 PKWY TREE MAINT		200-3120-53815	3,259.30
16785	5/8/2026	WILENG	WILLDAN ENGINEERING		1,392.50
	00714935	114806.00 CPF HUD GRANT ASSISSTANCE		100-3300-53111	1,392.50
16786	5/8/2026	WORINC	WORDLY INC		4,455.00
	1500-6751	TRANSLATION FOR CITY COUNCIAL MEETINGS		275-1125-53111	4,455.00
16787	5/15/2026	ALLIAN	ALLIANT INSURANCE SERVICES		527.00
	3513710	SPECIAL EVENT LIABILITY INS-CIND DE MAYO		100-1135-53613	527.00
16788	5/15/2026	AMABUS	AMAZON CAPITAL SERVICES INC		4,373.65
	1DWT-XNFT-GXYL	FORTISWITCH-DOG PARK		280-5617-59300	220.19
	1DWT-XNFT-GXYL	GENUINE DRUM UNIT		550-6100-53018	168.19
	1LJ4-JWPR-PMJP	LUMBAR OFFICE PILLOW		100-1150-53011	62.83
	1LKV-KC4K-HNNW	BASEBALL CAPS-PUBLC SAFETY		100-2130-53011	64.16
	1M7G-16JQ-C7YF	ETHERNET CABLES		550-6100-53018	108.12
	1WGF-7GTD-MQJM	STOP SIGNS W/HANDLES		100-2110-53011	58.10
	1WJH-WXLN-RCLH	DOG PARK CAMERAS		280-5617-59300	3,692.06
16789	5/15/2026	BRILAN	BRIGHTVIEW LANDSCAPING SERVICES INC.		11,897.75
	9755245	5/26 SR CENTER- LANDSCAPE SVCS		100-4130-53814	253.50
	9755245	5/26 MEDIANS LANDSCAPE SVCS		200-3120-53814	6,446.68
	9755245	5/26 AMAR/SAUDER-LANDSCAPE SVCS		200-3120-53814	481.00
	9755245	5/26 CH LANDSCAPE SVCS		285-3330-53814	2,391.91
	9755245	5/26 GN NATURE CENTER-LANDSCAPE SVCS		285-3330-53814	2,324.66
16790	5/15/2026	SCOFTB	CALIFORNIA STATE CONTROLLER		61.43
	FTB-00008938	FY 25/26 ADMIN CITATION PROCESSING		100-2110-53111	61.43

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16791	5/15/2026	KLINCHA	CHARLES KLINAKIS		42.00
	INV0014387	REFUND-BL OVERPAYMENT		100-48900	42.00
16792	5/15/2026	CINTA	CINTAS CORPORATION #693		113.19
	4268150770	05/05 CH MAT RENTAL		100-1150-53813	113.19
16793	5/15/2026	CINTA	CINTAS CORPORATION #693		4,268.12
	8408299059	FIRST AID RESTOCK- ALL FACILITIES		100-1150-53011	4,268.12
16794	5/15/2026	CONCEN	CONCENTRA		1,220.00
	90883761	04/26 PRE EMPLOYMENT PHYSICAL		280-3300-53406	1,220.00
16795	5/15/2026	CED	CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC		2,182.32
	3301-1026310	CONCRETE ANCHOR KIT/DRILL		283-5618-59300	56.13
	3301-1026356	PVC		283-5618-59300	193.72
	3301-1026404	ELECTRICAL SUPPLIES		283-5618-59300	342.96
	3301-1026571	ELECTRICAL SUPPLIES		283-5618-59300	873.19
	3301-1026646	ELECTRICAL SUPPLIES		283-5618-59300	246.54
	3301-1026690	PVC CEMENT/CONDUIT		283-5618-59300	469.78
16796	5/15/2026	EDISON	EDISON CO		84,353.42
	INV0014358	12/29-04/28 ELEC-YLAC		100-4110-53712	9,722.74
	INV0014367	03/04-04/01 ELEC-VARIOUS		200-3120-53713	110.09
	INV0014368	03/04-04/01 ELEC-PARK SVC		285-3330-53712	196.28
	INV0014369	03/04-04/01 ELEC-TRAFFIC CONTROL		200-3120-53713	1,126.54
	INV0014370	09/26-04/28 ELEC-15612 TEMPLE		285-3330-53712	31,931.00
	INV0014371	03/28-04/27 ELEC-15614 TEMPLE		285-3330-53712	7,582.78
	INV0014372	04/02-05/03 ELEC-CH SOLAR PANELS		100-1150-53712	2,549.18
	INV0014373	04/01-30 ELEC-VARIOUS		200-3120-53713	8,146.10
	INV0014374	04/01-30 ELEC-ST LIGHTS LS-2B		285-3330-53712	1,960.91
	INV0014375	04/01-30 ELEC-1744 ST LIGHTS LS-1/OPTION E		285-3330-53712	13,850.24
	INV0014376	04/06/05/04 ELEC-15250 TEMPLE		200-3120-53713	42.68
	INV0014377	04/06-05/04 ELEC-14951 NELSON		200-3120-53713	94.95
	INV0014378	03/07-04/01 ELEC-SR CENTER		100-4130-53712	1,185.52
	INV0014379	03/30-04/28 ELEC-14416 AMAR RD TC1		200-3120-53713	75.56
	INV0014380	03/28-04/27 ELEC-501 GLENDORA-SOLAR PANELS		100-4100-53712	5,778.85
16797	5/15/2026	EMPAME	EMPLOY AMERICA		4,538.00
	58D2601-IN	04/26 BUS SHELTER MAINT		210-3130-53816	4,538.00
16798	5/15/2026	VERIC	FRONTIER COMMUNICATIONS		1,000.00
	INV0014361	05/05-06/04 PHONE-137 HUDSON		100-1150-53715	1,000.00
16799	5/15/2026	GARDA	GARDAWORLD		9.04
	20667368	04/26 EXESS ITEMS		100-1130-53111	9.04
16800	5/15/2026	HARHAR	HARDY & HARPER, INC.		1,006,168.53
	0002	ST IMPROVEMENT VARIOUS ST PROJ RETENTION		202-20220	-19,558.81
	0002	ST IMPROVEMENT VARIOUS ST PROJ		202-5598-59300	391,176.22
	0002	ST IMPROVEMENT VARIOUS ST PROJ RETENTION		215-20220	-26,530.67
	0002	ST IMPROVEMENT VARIOUS ST PROJ		215-5598-59300	530,613.48
	0002	ST IMPROVEMENT VARIOUS ST PROJ RETENTION		220-20220	-3,882.00
	0002	ST IMPROVEMENT VARIOUS ST PROJ		220-5598-59300	77,640.00
	03	ST IMPROVEMENT VARIOUS PROJ RETENTION		202-20220	-1,197.75
	03	ST IMPROVEMENT VARIOUS PROJ		202-5598-59300	23,955.00
	03	ST IMPROVEMENT VARIOUS PROJ RETENTION		215-20220	-1,490.75
	03	ST IMPROVEMENT VARIOUS PROJ		215-5598-59300	29,815.00
	03	ST IMPROVEMENT VARIOUS PROJ RETENTION		220-20220	-293.09
	03	ST IMPROVEMENT VARIOUS PROJ		220-5598-59300	5,921.90
16801	5/15/2026	STRHOR	HORIZON STRUCTURES		14,605.00
	11250	KENNEL ADDITONAL PANELS		280-5617-59300	14,605.00

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16802	5/15/2026	KSKFAC	KSK FACILITIES		4,845.00
	2311	04/26 COMM CTR JANITORIAL SVC		285-3330-53813	3,350.00
	2314	04/26 SR CENTER JANITORIAL SVC		100-4130-53813	1,495.00
16803	5/15/2026	LACRDD	LA CO DEPT PUBLIC WORKS		1,258.76
	IN260000708	12/24-03/26 TS MAINT AZUSA@SALAIS		200-3120-53819	1,258.76
16804	5/15/2026	LACRD	LA CO DEPT PUBLIC WORKS		4,769.91
	RE-PW-26040605675	03/26 IW A PUENTE		100-3110-53121	4,769.91
16805	5/15/2026	LPVCWD	LA PUENTE VALLEY CO WATER		4,380.59
	INV0014359	02/17-04/16 WTR-COMM CTR/YLAC		100-4100-53714	982.15
	INV0014359	02/17-04/16 WTR-COMM CTR/YLAC		100-4110-53714	982.15
	INV0014383	02/17-04/16 WTR-VALLEY-CENTRAL		200-3120-53714	1,303.73
	INV0014384	02/17-04/16 WTR-NELSON		200-3120-53714	500.86
	INV0014385	02/17-04/16 WTR-OLD VALLEY		200-3120-53714	297.77
	INV0014386	02/17-04/16 WTR-16630 VALLEY		200-3120-53714	313.93
16806	5/15/2026	LAQPET	LA QUALITY PET CARE		6,048.86
	INV0014354	09/24-04/26 VET SVC		100-2130-53111	6,048.86
16807	5/15/2026	LAUGUE	LAURA GUERRERO		250.00
	INV0014388	REFUND-RENTAL DEPOSIT		600-20230	250.00
16808	5/15/2026	LOCKSP	LOCKS PLUS, INC		76.83
	25922	DOG PK DUPLICATE KEY RESTROOMS		285-3330-53822	76.83
16809	5/15/2026	MARK	MARK'S WELDING SERVICES		1,950.00
	132	SHELTER BOLLARD FABRICATION		280-5617-59300	1,950.00
16810	5/15/2026	NATENSVC	NATIONWIDE ENVIRONMENTAL SERVICES		4,601.01
	35391	01/26 CATCH BASIN CLEANING		284-3100-53111	4,601.01
16811	5/15/2026	NICLUM	NICHOLS LUMBER & HARDWARE CO		67.65
	313126/1	LUMBER-FOUNDATION DOG PK		283-5618-59300	67.65
16812	5/15/2026	RADCOM	RADIO COMMUNICATION SERVICE		250.00
	21461	05/26 REPEATER SITE RENTAL		550-6100-53111	250.00
16813	5/15/2026	REGION	REGIONAL TAP SERVICE CENTER		1,047.60
	6027266	04/26 EZ FOOTHILL MONTHLY PASS		210-3130-53915	1,047.60
16814	5/15/2026	ROSROM	ROSA ROMERO		40.00
	INV0014355	REFUND-T BALL		100-47260	40.00
16815	5/15/2026	SAVCON	SAVI CONSTRUCTION INC.		38,851.67
	3	DOG PARK CONCRETE WORK RETENTION		283-20220	-2,044.83
	3	DOG PARK CONCRETE WORK		283-5618-59300	40,896.50
16816	5/15/2026	SITEON	SITEONE LANDSCAPE SUPPLY, LLC		5,868.34
	164519881-1	IRRIGATION SUPPLIES		200-3120-53814	322.20
	164694119-1	PRESSURE VALVE		280-5617-59300	1,758.28
	164694119-2	PRESSURE ZONE ASSEMBLY W/VALVES		283-5618-59300	1,407.94
	164707366-1	IRRIGATION SUPPLIES		283-5618-59300	236.53
	164919775-1	IRRIGATION SUPPLIES		283-5618-59300	56.35
	164919922-1	IRRIGATION SUPPLIES		283-5618-59300	87.98
	164985279-1	IRRIGATION SUPPLIES		100-1150-53814	121.39
	165013479-1	IRRIGATION SUPPLIES		283-5618-59300	102.20
	165058933-1	ELECTRICAL SUPPLIES		283-5618-59300	133.90
	165215391-1	IRRIGATION SUPPLIES		283-5618-59300	32.49
	165385968-1	ELECTRICAL BOXES		283-5618-59300	974.98
	165387063-1	IRRIGATION SUPPLIES		285-3330-53822	239.00
	165398298-1	IRRIGATION SUPPLIES		285-3330-53822	43.05
	165463160-1	CCB DRAIN BASIN SQ		283-5618-59300	94.07

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	165466749-1	IRRIGATION SUPPLIES		283-5618-59300	163.91
	165500810-1	CCB DRAIN BASIN SQ		283-5618-59300	94.07
16817	5/15/2026	AQMD	SOUTH COAST AQMD		172.49
	4713949	07/25-06/26 SR CENTER AQMD FEE		100-4130-53811	172.49
16818	5/15/2026	SGTRA	SOUTHLAND TRANSIT INC		71,439.83
	LAPUENTE0426	04/26 DIAL A RIDE SVC		210-3130-53916	14,366.36
	LAPUENTE0426	04/26 LP LINK SVC		210-3130-53917	58,632.72
	LAPUENTE0426	04/26 DIAL A RIDE FARE		210-46100	-75.25
	LAPUENTE0426	04/26 LP LINK FARE		210-46105	-1,484.00
16819	5/15/2026	STAPLE	STAPLES CREDIT PLAN		265.10
	6062494895	OFFICE SUPPLIES		100-1150-53011	265.10
16820	5/15/2026	STIAN	STILES ANIMAL REMOVAL, INC.		200.00
	6475	05/26 DISPOSAL SVC		100-2130-53111	200.00
16821	5/15/2026	STOTZE	STOTZ EQUIPMENT		448.54
	188307	AIR FILTER-HYDRAULIC OIL		555-3150-53812	448.54
16822	5/15/2026	SOSUBW	SUBURBAN WATER SYSTEMS		553.97
	180033111498	5/16 WATER UTILITY		200-3120-53714	299.39
	180052554115	04/01-30 WTR-6000185782		100-1150-53714	254.58
16823	5/15/2026	TERMI	TERMINIX PROCESSING CENTER		594.69
	471223363	04/21 CH PEST CONTROL		100-1150-53813	121.00
	471223377	04/21 CH PEST CONTROL		100-1150-53813	92.20
	471227233	04/21 COMM CTR PEST CONTROL		285-3330-53813	83.78
	471227775	04/21 YLAC PEST CONTROL		285-3330-53813	83.00
	471227778	04/21 COMM CTR PEST CONTROL		285-3330-53813	80.00
	4721221405	04/21 SR CENTER PEST CONTROL		100-4130-53813	134.71
16824	5/15/2026	GASCO	THE GAS COMPANY		1,152.99
	INV0014357	04/06-05/05 GAS- YLAC		100-4110-53711	101.35
	INV0014381	04/06/05/05 GAS-CITY HALL		100-1150-53711	784.08
	INV0014382	04/06-05/05 GAS-PARK SVC		285-3330-53711	267.56
16825	5/15/2026	TCFNAT	THE HUNTINGTON NATIONAL BANK		2,123.25
	2668445	05/26 TORO REELMASTER		285-3330-53911	2,123.25
16826	5/15/2026	ULINE	ULINE		771.60
	207055507	CH DRUM SPILL KIT		100-1150-53011	277.87
	207179316	DOG WASTE SUPPLIES FOR PET CLINIC		100-2130-53011	493.73
16827	5/15/2026	CALCARD	US Bank CalCard		15,769.15
	INV0014389	LUNCH MTG-TJS		100-1110-53972	34.05
	INV0014389	LUNCH MTG-TJS		100-1110-53972	75.46
	INV0014389	GIFT CARD-STARBUCKS		100-1110-53976	25.00
	INV0014389	LUNCH MTG-CORKYS		100-2110-53972	107.69
	INV0014389	LUNCH MTG-SHAKEYS		100-2110-53972	117.61
	INV0014389	LUNCH MTG-CHIPOTLE		100-2110-53972	46.04
	INV0014389	LUNCH MTG-ISLAND REST		100-2110-53972	63.11
	INV0014389	LUNCH MTG-HACIENDA PIZZA		100-2110-53972	60.54
	INV0014389	LUNCH MTG-ALMA DELIAS		100-2110-53972	54.53
	INV0014389	LUNCH MTG-PANDA		100-2110-53972	26.89
	INV0014389	PET SUPPLIES		100-2130-53011	93.93
	INV0014389	LUNCH MTG-DOUBLEZ		100-2130-53971	63.75
	INV0014389	LUNCH MTG-LAZY DOG		100-2130-53972	67.43
	INV0014389	LUNCH MTG-BAMBINO		100-2130-53972	67.50
	INV0014389	LUNCH MTG-AMOR MIO		100-2130-53972	60.87
	INV0014390	MTG SUPPLIES		100-1150-53011	20.77
	INV0014390	CH-SUPPLIES		100-1150-53011	73.19

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	INV0014390	MTG SUPPLIES		100-1150-53976	26.99
	INV0014390	LODGING-INDIAN WELLS		100-3300-53972	1,041.43
	INV0014390	ADMIN PROFESSIONALS DAY		100-3300-53976	65.70
	INV0014390	FIRE SPRINKLER PLAN CK		100-3310-53976	565.00
	INV0014390	HAY-EGG HUNT EVENT		100-4140-53979	59.67
	INV0014390	CONF HRS SUMMIT-TELLEZ		260-3320-53972	82.50
	INV0014390	RE-BAR/CAGES		283-5618-59300	349.48
	INV0014390	HAMMER DRILL BIT		283-5618-59300	50.72
	INV0014390	MICROSOFT CHARGER		550-6100-53018	111.74
	INV0014391	COMM CTR SUPPLIES		100-4100-53011	5.63
	INV0014391	COMM CTR SUPPLIES		100-4100-53011	18.73
	INV0014391	OFFICE SUPPLIES		100-4100-53011	42.84
	INV0014391	OFFICE SUPPLIES		100-4100-53011	276.85
	INV0014391	TINY TOT GRAD PROPS		100-4100-53012	11.52
	INV0014391	TINY TOT GRAD PROPS		100-4100-53012	29.77
	INV0014391	CLEANING SUPPLIES		100-4100-53012	124.42
	INV0014391	STORAGE TOTE		100-4100-53012	12.68
	INV0014391	CPRS TRAINING SUPPLIES		100-4100-53972	50.00
	INV0014391	BASKETBALL CEREMONY SUPPLIES		100-4110-53980	74.95
	INV0014391	BASKETBALL CEREMONY		100-4110-53980	365.89
	INV0014391	SR CENTER SUPPLIES		100-4130-53979	11.72
	INV0014391	STAFF LUNCH-SPRING EGG HUNT		100-4140-53976	222.89
	INV0014391	STAFF LUNCH-SPRING EGG HUNT		100-4140-53976	231.75
	INV0014391	SUPPLIES-BREAKFAST W/BUNNY		100-4140-53976	65.58
	INV0014391	SUPPLIES-BREAKFAST W/BUNNY		100-4140-53976	293.26
	INV0014391	APPLE.COM		550-6100-53017	239.99
	INV0014392	CCCA LODGING-ARGUDO		100-1100-53972	1,953.66
	INV0014392	CCCA REGISTRATION-ARGUDO		100-1100-53972	1,000.00
	INV0014392	NALEO CONF-ARGUDO		100-1100-53972	780.00
	INV0014392	LUNCH MTG-DOUBLE PLAY		100-1110-53972	47.25
	INV0014392	LUNCH MTG-TJS		100-1110-53972	81.69
	INV0014392	MTG-DOUBLZ		100-1110-53972	71.60
	INV0014392	LUNCH MTG-TJS		100-1110-53972	71.49
	INV0014392	LUNCH MTG-TJS		100-1110-53972	68.09
	INV0014392	LUNCH MTG-KOSMOS		100-1110-53972	30.65
	INV0014392	LUNCH MTG-CHILIS		100-1110-53972	102.65
	INV0014392	LUNCH MTG-KOSMOS		100-1110-53972	27.94
	INV0014392	LUNCH MTG-IN N OUT		100-1110-53972	24.75
	INV0014392	LUNCH MTG-TJS		100-1110-53972	18.43
	INV0014392	LUNCH MTG-IN N OUT		100-1110-53972	12.29
	INV0014392	TRUTHFINDER		100-1135-53406	7.99
	INV0014392	TRUTHFINDER		100-1135-53406	28.33
	INV0014392	MTCE SUPPLIES-FLAGS		100-3330-53822	283.76
	INV0014392	FUEL		555-3150-53014	106.26
	INV0014392	FUEL		555-3150-53014	84.45
	INV0014392	FUEL		555-3150-53014	75.00
	INV0014392	FUEL		555-3150-53014	75.00
	INV0014392	FUEL		555-3150-53014	75.00
	INV0014392	FUEL		555-3150-53014	48.39
	INV0014392	FUEL		555-3150-53014	75.00
	INV0014392	ONSTAR		555-3150-53812	19.99
	INV0014392	PRIMEWASH EXPRESS		555-3150-53812	47.99
	INV0014393	ELECTION GUIDE/FORMS		100-1120-53976	20.00
	INV0014393	SUPPLIES TRAFFIC CONTROL TRAINING		100-1135-53151	380.57
	INV0014393	SUPPLIES TRAFFIC CONTROL TRAINING		100-1135-53151	82.37
	INV0014393	PRE EMPLOYMENT LIVESCAN		100-1135-53406	152.44
	INV0014393	CRYSTAL PLUS-EMPLOYEE AWARD		100-1135-53976	175.29
	INV0014393	PRE EMPLOYMENT LIVESCAN		100-4110-53980	304.88
	INV0014393	YWFP SUPPLIES/EQUIPMENT		280-3300-53011	2,645.99

Payment Number	Payment Date / Payable Number	Vendor # / Description	Vendor Name	Account Number	Payment Amount / Item Amount
	INV0014393	PRE EMPLOYMENT LIVESCAN		280-3300-53406	571.65
	INV0014393	EZ NABBER		280-5617-59300	668.30
	INV0014393	WONDERSHARE		550-6100-53017	29.95
	INV0014393	CANVAS SUBSCRIPTION		550-6100-53017	30.00
16830	5/15/2026	VILVIO	VIOLETA VILLANUEVA		80.00
	INV0014364	REIM-SOCCER VILLANUEVA		100-4100-53111	80.00
16831	5/15/2026	VOLDEF	VOLUNTEERS IN DEFENSE OF ANIMALS		3,825.00
	INV0014366	02/26 ANIMAL SHELTER SVC		100-2130-53111	3,825.00
16832	5/15/2026	WAXSAN	WAXIE SANITARY SUPPLY		1,057.76
	83894043	LP PARK-JANITORIAL SUPPLIES		100-3330-53012	521.60
	83903927	LP PARK JANITORIAL SUPPLIES		100-3330-53012	536.16
16833	5/15/2026	WESCO	WEST COAST ARBORISTS INC		6,688.40
	243597	4/16-30 PKWY TREE MTCE		200-3120-53815	6,688.40
16834	5/15/2026	WILENG	WILLDAN ENGINEERING		114,899.38
	002-37904	04/26 BLDG & SAFETY SVC		100-3310-53111	24,204.53
	003-42363	03/26 NPDES SVC		284-3100-53111	5,444.25
	003-42364	03/26 SSMP AUDIT		284-3100-53111	240.00
	003-42366	03/26 BID ANALYSIS-LP ACTIVITY CTR		100-3110-53111	441.00
	003-42401	03/26 ST. IMPROVEMENT PROG FY 24/25		202-5598-59300	8,481.25
	003-42401	03/26 ST. IMPROVEMENT PROG FY 24/25		215-5598-59300	25,443.75
	00342433	04/26 LP SSMP UPDATE		500-3210-53111	596.00
	003-42435	03/26 LP CONNECTOR PIPE SCREEN		284-5622-59210	1,152.00
	00342436	04/26 I/C INSPECTION		284-3100-53111	1,652.00
	006-32167	03/26 ENGINEERING & TRAFFIC SURVEY		100-3100-53111	204.60
	033-42403	03/26 SAFE ROUTES IMPROV ATP 6		202-5620-59210	28,941.00
	033-42403	03/26 SAFE ROUTES IMPROV ATP 6		203-5620-59210	10,854.00
	033-42403	03/26 SAFE ROUTES IMPROV ATP 6		205-5620-59210	7,245.00
DFT0003455	5/8/2026	EDD	EMPLOYMENT DEVELOPMENT DEPT		2,786.00
	INV0014346	01-03/26 UNEMPLOYMENT INSURANCE		100-1135-53610	2,786.00
				Grand Total:	**2,549,355.68**

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	896,391.24
200 - GAS TAX FUND	43,928.13
202 - RMRA (SB 1)	431,796.91
203 - MEASURE M FUND	10,854.00
205 - MEASURE R FUND	7,245.00
210 - PROP A FUND	77,025.43
215 - PROP C FUND	557,850.81
220 - SB821 (TDA) FUND	79,386.81
260 - CDBG PROGRAM FUND	82.50
275 - PEG ACCESS FUND	5,088.53
280 - MISCELLANEOUS GRANTS FUND	274,676.70
283 - MEASURE A SAFE PARKS FUND	46,049.99
284 - MEASURE W	13,089.26
285 - LIGHTING & LANDSCAPE MAINTENANCE	71,935.36
500 - SEWER CONSTRUCTION/MAINTENANCE FUND	1,506.00
550 - EQUIPMENT REPLACEMENT FUND	3,045.46
555 - VEHICLE MAINTENANCE & REPLACEMENT FUND	29,153.55
600 - SPECIAL DEPOSIT FUND	250.00
Grand Total:	**2,549,355.68**

Account Summary

Account Number	Account Name	Payment Amount
100-1100-53972	Conferences & Meetings	3,733.66
100-1110-53972	Conferences & Meetings	666.34
100-1110-53976	Special Departmental	25.00
100-1120-53976	Special Departmental	1,815.81
100-1130-53111	Contract Services - Priva…	540.71
100-1135-51311	Other Health - DOC	1,872.00
100-1135-53151	Education & Training	462.94
100-1135-53406	Recruitment Expenses	891.76
100-1135-53610	Unemployment Insurance	2,786.00
100-1135-53613	Insurance-Special Events	527.00
100-1135-53976	Special Departmental	175.29
100-1150-53011	Operating Supplies	4,967.88
100-1150-53711	Utility - Gas	784.08
100-1150-53712	Utility - Electricity	2,549.18
100-1150-53714	Utility - Water	254.58
100-1150-53715	Utility - Communications	2,224.36
100-1150-53813	Facility Maintenance	2,976.39
100-1150-53814	Landscape Maintenance	121.39
100-1150-53911	Equipment Lease/Rental	1,165.23
100-1150-53976	Special Departmental	36.99
100-2100-53110	Contract Services - LA Sh…	652,924.36
100-2100-53186	Liability Trust Fund	81,436.47
100-2110-53011	Operating Supplies	58.10
100-2110-53111	Contract Services - Priva…	37,136.76
100-2110-53972	Conferences & Meetings	476.41
100-2130-53011	Operating Supplies	651.82
100-2130-53012	Small Tools & Equipment	5.50
100-2130-53015	Uniform/Boot Reimburs…	502.75
100-2130-53111	Contract Services - Priva…	29,476.86
100-2130-53971	Dues & Memberships	63.75
100-2130-53972	Conferences & Meetings	195.80
100-3100-53012	Small Tools & Equipment	592.74
100-3100-53111	Contract Services - Priva…	204.60
100-3100-53715	Utility - Communications	1,716.59
100-3110-53111	Contract Services - Priva…	441.00

Account Summary

Account Number	Account Name	Payment Amount
100-3110-53121	Industrial Waste Inspect…	4,769.91
100-3300-53011	Operating Supplies	33.63
100-3300-53111	Contract Services - Priva…	1,392.50
100-3300-53972	Conferences & Meetings	1,041.43
100-3300-53976	Special Departmental	65.70
100-3310-53111	Contract Services - Priva…	24,204.53
100-3310-53976	Special Departmental	565.00
100-3320-53111	Contract Services - Priva…	4,112.57
100-3330-53011	Operating Supplies	44.12
100-3330-53012	Small Tools & Equipment	1,173.16
100-3330-53822	Park Maintenance & Re…	283.76
100-3330-53976	Special Departmental	28.00
100-4100-53011	Operating Supplies	393.40
100-4100-53012	Small Tools & Equipment	178.39
100-4100-53111	Contract Services - Priva…	80.00
100-4100-53712	Utility - Electricity	5,778.85
100-4100-53714	Utility - Water	982.15
100-4100-53811	Equipment Maintenance	100.00
100-4100-53813	Facility Maintenance	407.99
100-4100-53971	Dues & Memberships	55.00
100-4100-53972	Conferences & Meetings	85.00
100-4100-53976	Special Departmental	24.15
100-4110-53711	Utility - Gas	101.35
100-4110-53712	Utility - Electricity	9,722.74
100-4110-53714	Utility - Water	982.15
100-4110-53972	Conferences & Meetings	45.00
100-4110-53980	Sports Activities	1,419.61
100-4130-53011	Operating Supplies	26.45
100-4130-53012	Small Tools & Equipment	588.13
100-4130-53712	Utility - Electricity	1,185.52
100-4130-53811	Equipment Maintenance	172.49
100-4130-53813	Facility Maintenance	1,629.71
100-4130-53814	Landscape Maintenance	253.50
100-4130-53979	Special Events	11.72
100-4140-53976	Special Departmental	813.48
100-4140-53979	Special Events	98.05
100-47260	Recreation Programs	40.00
100-47305	Sublease Revenue	-1,000.00
100-48900	Miscellaneous	42.00
200-3120-53016	Graffiti Removal Supplies	895.99
200-3120-53713	Utility - Hwy Lights	10,022.26
200-3120-53714	Utility - Water	6,287.96
200-3120-53814	Landscape Maintenance	7,626.58
200-3120-53815	Parkway Tree Maintena…	10,222.70
200-3120-53819	Signal Maintenance	8,872.64
202-20220	Retention Payable	-20,756.56
202-5598-59300	Construction Costs	423,612.47
202-5620-59210	Design Engineering	28,941.00
203-5620-59210	Design Engineering	10,854.00
205-5620-59210	Design Engineering	7,245.00
210-3130-53816	Bus Shelter Maintenance	4,538.00
210-3130-53915	Public Transit Subsidy	1,047.60
210-3130-53916	Dial-A-Ride Services	14,366.36
210-3130-53917	Fixed Route Shuttle	58,632.72
210-46100	Dial-A-Ride Fares	-75.25
210-46105	Shuttle Fares	-1,484.00
215-20220	Retention Payable	-28,021.42
215-5598-59300	Construction Costs	585,872.23

Account Summary

Account Number	Account Name	Payment Amount
220-20220	Retention Payable	-4,175.09
220-5598-59300	Construction Costs	83,561.90
260-3320-53972	Conferences & Meetings	82.50
275-1125-53111	Contract Services - Priva…	5,088.53
280-20220	Retention Payable	-11,950.80
280-3300-53011	Operating Supplies	7,248.93
280-3300-53151	Education & Training	784.00
280-3300-53406	Recuritment Expense	2,347.65
280-5617-59300	Construction Costs	276,246.92
283-20220	Retention Payable	-2,044.83
283-5618-59300	Construction Costs	48,094.82
284-3100-53111	Contract Services - Priva…	11,937.26
284-5622-59210	Design Engineering	1,152.00
285-3330-53111	Contract Services - Priva…	1,612.00
285-3330-53711	Utility - Gas	267.56
285-3330-53712	Utility - Electricity	55,521.21
285-3330-53714	Utility - Water	810.85
285-3330-53813	Facility Maintenance	3,596.78
285-3330-53814	Landscape Maintenance	4,716.57
285-3330-53822	Park Maintenance & Re…	892.82
285-3330-53911	Equipment Lease/Rental	4,517.57
500-3210-53111	Contract Services - Priva…	596.00
500-5621-59300	Construction Costs	910.00
550-6100-53017	Software & Licensing	299.94
550-6100-53018	Computer Hardware & S…	2,214.27
550-6100-53111	Contract Services - Priva…	531.25
555-3150-53014	Fuel	921.94
555-3150-53812	Vehicle Maintenance	3,282.59
555-3150-53912	Vehicle Lease	24,949.02
600-20230	Refundable Special Depo…	250.00
	Grand Total:	**2,549,355.68**

Project Account Summary

Project Account Key	Payment Amount
None	2,538,460.40
30126E	82.50
61726E	432.20
98726E	3,131.65
99026E	7,248.93
Grand Total:	**2,549,355.68**

Agenda Item No. D.2

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services
Candice Yu, Principal Accountant

Subject: PRESENTATION OF APRIL 2026 REQUISITION SUMMARY REPORT

BACKGROUND/DISCUSSION

On April 24, 2018, the City Council adopted several ordinances and accompanying resolutions amending the City's purchasing procedures to streamline and make the procurement process more efficient. One of the amendments to the purchasing procedures was a provision setting a $5,000 spending limit for Department Heads and a separate provision increasing the City Manager's spending limit to $20,000 for professional services, supplies and equipment. Additionally, on January 27, 2026, the City Council adopted Resolution No. 26-5971, that increased the City Manager's spending limit from $20,000 to $25,000. In order to document purchases approved by the City Manager and/or Department Heads the City Council directed that a monthly report be prepared and filed with the City Council. This action is to receive and file the requisition summary report for April 2026.

FISCAL IMPACT

City staff initiated twelve (12) requisitions during the period totaling $167,624.87.

RECOMMENDATION

It is recommended that the City Council receive and file this report.

ATTACHMENTS

A. April 2026 Requisition Summary Report

Attachment A

Requisition Summary Report

City of La Puente

Requisition Detail

Issued Date Range 04/01/2026 - 04/30/2026

Requisition Number	Description / Vendor	Status	Requested by / Approved by	Issue Date	Trade Discount	Total
REQ001224	KENNEL ADDITONAL PANELS STRHOR - HORIZON STRUCTURES	Approved	ELIZABETH HERRERA City Manager	4/6/2026	0	$ 14,605.00

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
KENNEL ADDITONAL PANELS	1		0	0	0	0	0	$ 14,605.00

Requisition Number	Description / Vendor	Status	Requested by / Approved by	Issue Date	Trade Discount	Total
REQ001226	BACK FLOW REPAIR DOG PARK - VEHICLE A SITEON - SITEONE LANDSCAPE SUPPLY, LLC	Approved	NORMA RAMIREZ Director of Dev. Services	4/14/2026	0	$ 3,159.83

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
BACK FLOW REPAIR DOG PARK -	1		0	0	280.71	0	0	$ 3,159.83

Requisition Number	Description / Vendor	Status	Requested by / Approved by	Issue Date	Trade Discount	Total
REQ001227	DOG PARK IRRIGATION PUMP EWIIRR - EWING IRRIGATION PRODUCTS INC.	Approved	NORMA RAMIREZ City Manager	4/15/2026	0	$ 19,471.67

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
DOG PARK IRRIGATION PUMP	1		0	0	1516.59	0	0	$ 19,471.67

Requisition Number	Description / Vendor	Status	Requested by / Approved by	Issue Date	Trade Discount	Total
REQ001228	SHELTER NETWORK EQUIPMENT ANTINC - ANTROPY, INC	Approved	ELIZABETH HERRERA City Manager	4/20/2026	0	$ 19,391.07

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
SHELTER NETWORK EQUIPMENT	1		0	0	1463.34	0	0	$ 19,391.07

Requisition Number	Description / Vendor	Status	Requested by / Approved by	Issue Date	Trade Discount	Total
REQ001229	CATCH BASIN AT DOG PARK EWIIRR - EWING IRRIGATION PRODUCTS INC.	Approved	NORMA RAMIREZ City Manager	4/21/2026	0	$ 9,501.60

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
CATCH BASIN AT DOG PARK	1		0	0	893.16	300	0	$ 9,501.60

Requisition Number	Description / Vendor	Status	Requested by / Approved by	Issue Date	Trade Discount	Total
REQ001230	ELECTRICAL EQUIPMENT BOLLARDS MARK - MARK'S WELDING SERVICES	Approved	ELIZABETH HERRERA City Manager	4/23/2026	0	$ 16,365.00

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
ELECTRICAL EQUIPMENT BOLLAI	1		0	0	0	0	0	$ 16,365.00

Requisition Number	Description / Vendor	Status	Requested by / Approved by	Issue Date	Trade Discount	Total
REQ001231	CONCRETE DELIVERY NRMSAL - NATIONAL READY MIXED CONCRETE SALES	Approved	NORMA RAMIREZ Director of Dev. Services	4/23/2026	0	$ 3,341.13

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
CONCRETE DELIVERY	1		0	0	310.63	0	0	$ 3,341.13

Requisition Number	Description / Vendor	Status	Requested by / Approved by	Issue Date	Trade Discount	Total

Requisition Number	Vendor	Status	Approved by	Issue Date	Discount	Total
REQ001232	1st quarter class insurance SCMAFI - SOUTHERN CALIF MUNICIPAL	Approved	ADRIANA DOMINGUEZ Director of Comm. Services	4/23/2026	0	$ 3,225.75

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
1st quarter class insurance	1		0	0	0	0	0	$ 3,225.75

Requisition Number	Vendor	Status	Approved by	Issue Date	Discount	Total
REQ001233	DOG PARK PATHEWAYS TERLAC - TLC MATERIALS	Approved	NORMA RAMIREZ Director of Dev. Services	4/23/2026	0	$ 2,595.59

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
DOG PARK PATHWAYS	1		0	0	178.09	680	0	$ 2,595.59

Requisition Number	Vendor	Status	Approved by	Issue Date	Discount	Total
REQ001234	MODULAR RESTROOM-DOG PARK REATRA - READY2GO TRAILER SALES LLC	Approved	ELIZABETH HERRERA City Council	4/27/2026	0	$ 48,798.60

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
MODULAR RESTROOM-DOG PAR	1		0	0	0	5753	0	$ 48,798.60

Requisition Number	Vendor	Status	Approved by	Issue Date	Discount	Total
REQ001236	GIS ONLINE SOFTWARE SUBSCRIPTON ENVSYS - ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC	Approved	ELIZABETH HERRERA Director of Admin. Services	4/29/2026	0	$ 2,200.00

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
GIS ONLINE SOFTWARE SUBSCRI	1		0	0	0	0	0	$ 2,200.00

Requisition Number	Vendor	Status	Approved by	Issue Date	Discount	Total
REQ001237	MULTI COOK OVEN SAMTEL - THE SAM TELL COMPANIES	Approved	ELIZABETH HERRERA City Manager	4/29/2026	0	$ 24,969.63

Items

Description	Sequence	Part Number	Units	Price	Tax	Shipping	Discount	Total
MULTI COOK OVEN	1		0	0	0	0	0	$ 12,484.81
MULTI COOK OVEN	2		0	0	0	0	0	$ 12,484.82

Requisition Count: -12 **Total Discount: 0** **Total: $ 167,624.87**

Agenda Item No. D.3

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services
Candice Yu, Principal Accountant

Subject: PRESENTATION OF APRIL 2026 INVESTMENT REPORT

BACKGROUND/DISCUSSION

This report presents the City's investment portfolio for the periods of April 2026. The attachment provides details of the City's portfolio. It has been prepared to comply with regulations contained in California Government Code Section 53600 and the Statement of Investment Policy approved by the City Council on June 10, 2025.

The investment objectives of the City of La Puente are first, to provide safety of principal to ensure the preservation of capital in the overall portfolio, second, to provide sufficient liquidity to meet all operating requirements, and third, to earn a commensurate rate of return consistent with the constraints imposed by the safety and liquidity objectives.

The City follows the practice of pooling cash and investments for all funds under its direct control. Interest earned on pooled cash and investments is allocated to the various funds based on the respective fund's average quarterly cash balance. It is common for governments to pool the cash and investments of various funds to improve investment performance. By pooling funds, cities are able to benefit from economies of scale, diversification, liquidity and ease of administration.

The Investment Report for April 2026 has been provided as an attachment for your review. Investment activity for the period is summarized as follows:

DATE	TRANSACTION	ASSET TYPE	RATE	AMOUNT
4/16/2026	Sale/Redemption	Greenstate Credit Union CD	0.950%	$249,000.00
4/21/2026	Purchase	Merrick Bank CD	4.000%	$249,000.00
4/30/2026	Sale/Redemption	US Treasury Notes	0.750%	$500,000.00
4/30/2026	Purchase	US Treasury Notes	2.750%	$500,000.00

FISCAL IMPACT

Idle cash invested in certificates of deposit, government securities, and corporate bonds typically return higher yields than LAIF (Local Agency Investment Fund). This maximizes returns without assuming substantial additional risk.

RECOMMENDATION

It is recommended that the City Council receive and file this report.

ATTACHMENTS

A. April 2026 Investment Report

Attachment A

CITY OF LA PUENTE

Cash and Investment Report
April 30, 2026

Investment Type	Issuer	Purchase Date	Maturity Date	Interest Rate	Face Value	Book Value	Market Value	Source of Market Valuation
Local Agency Investment Fund	State of California			3.871%	**$ 6,876,170**	**$ 6,876,170**	**$ 6,884,410**	LAIF
Government Obligations								
U.S. Agency Security	FFCB	08/03/21	08/10/26	0.710%	250,000	250,000	247,868	Stifel
U.S. Agency Security	FFCB	08/30/21	09/01/26	0.870%	500,000	499,915	495,235	Stifel
U.S. Agency Security	FFCB	09/23/21	09/28/26	0.940%	250,000	245,213	247,135	Stifel
U.S. Agency Security	FFCB	09/02/21	09/08/26	0.870%	250,000	250,000	247,443	Stifel
U.S. Agency Security	FFCB	10/07/21	10/07/26	1.000%	250,000	249,632	247,028	Stifel
U.S. Agency Security	FFCB	10/28/21	11/03/26	1.330%	250,000	250,000	246,950	Stifel
U.S. Agency Security	FFCB	11/10/21	11/16/26	1.270%	250,000	250,000	246,460	Stifel
U.S. Agency Security	FFCB	11/24/21	11/30/26	1.460%	500,000	500,000	493,310	Stifel
U.S. Agency Security	FHLB	05/18/21	05/26/26	1.030%	250,000	250,000	249,538	Multi-Bank
U.S. Agency Security	FHLB	09/30/21	10/13/26	1.100%	250,000	249,823	247,065	Stifel
U.S. Agency Security	FHLB	02/25/22	02/25/27	2.000%	250,000	250,000	246,558	Stifel
U.S. Agency Security	FHLB	04/28/22	05/10/27	3.100%	250,000	249,750	248,280	Stifel
U.S. Agency Security	FHLB	10/31/25	10/21/30	3.650%	250,000	250,178	245,748	Stifel
U.S. Agency Security	FHLB	12/23/25	12/23/30	4.000%	250,000	250,000	246,915	Multi-Bank
U.S. Agency Security	FHLB	01/29/26	01/29/31	4.100%	250,000	250,000	247,733	Multi-Bank
U.S. Agency Security	FHLB	02/26/26	02/26/31	4.000%	250,000	250,000	247,113	Multi-Bank
U.S. Agency Security	FHLMC	09/15/22	08/01/27	3.740%	250,000	248,540	248,366	Stifel
U.S. Agency Security	FHLMC	04/09/25	01/01/30	4.000%	250,000	246,924	247,492	Stifel
U.S. Agency Security	FHLMC	05/27/25	10/01/29	4.200%	250,000	248,102	248,274	Stifel
U.S. Agency Security	FHLMC	06/09/25	02/01/30	4.000%	500,000	496,382	494,999	Stifel
U.S. Agency Security	FHLMC	06/30/25	04/01/30	4.120%	500,000	501,191	495,941	Stifel
U.S. Agency Security	FHLMC	03/10/26	03/10/31	3.700%	500,000	498,500	491,845	Stifel
U.S. Agency Security	FNMA	07/21/22	09/01/26	2.150%	250,000	238,655	247,939	Stifel
U.S. Agency Security	FNMA	02/03/25	01/01/30	4.560%	750,000	745,319	752,918	Stifel
U.S. Agency Security	FNMA	04/21/25	03/01/29	2.110%	275,000	255,106	261,034	Stifel
U.S. Agency Security	FNMA	05/28/25	02/01/29	2.990%	525,000	503,537	509,036	Stifel
U.S. Agency Security	FNMA	07/22/25	07/01/30	4.240%	500,000	499,987	498,606	Stifel
U.S. Agency Security	FNMA	07/31/25	09/01/29	2.710%	500,000	473,942	476,716	Stifel
U.S. Agency Security	FNMA	08/19/25	10/01/29	4.060%	500,000	501,015	497,229	Stifel
U.S. Agency Security	FNMA	08/19/25	11/01/28	3.760%	500,000	499,846	496,264	Stifel
U.S. Agency Security	FNMA	08/28/25	08/01/30	4.140%	455,000	456,413	452,589	Stifel
U.S. Agency Security	FNMA	09/03/25	08/01/30	4.005%	250,000	249,978	247,734	Stifel
U.S. Agency Security	FNMA	09/30/25	11/01/29	2.670%	250,000	240,381	236,585	Stifel
U.S. Agency Security	FNMA	10/22/25	05/01/30	3.440%	500,000	466,793	454,371	Stifel
U.S. Agency Security	FNMA	12/09/25	11/01/30	3.900%	250,000	249,670	246,063	Stifel
U.S. Agency Security	FNMA	02/24/26	11/01/30	1.200%	560,000	498,829	489,143	Stifel
U.S. Agency Security	FNMA	12/31/25	12/01/30	3.990%	250,000	250,519	246,655	Stifel
U.S. Agency Security	FNMA	02/12/26	01/01/31	3.890%	500,000	498,094	491,011	Stifel
U.S. Agency Security	FNMA	02/25/26	02/25/31	3.750%	250,000	250,000	245,148	Stifel
U.S. Agency Security	FNMA	03/30/26	09/01/30	1.100%	550,000	485,203	480,288	Stifel
U.S. Agency Security	Treasury	09/29/21	06/30/26	0.875%	250,000	249,550	248,825	Stifel
U.S. Agency Security	Treasury	04/30/26	05/31/29	2.750%	500,000	490,804	483,105	Stifel
Total Government Securities					**15,115,000**	**14,837,788**	**14,738,548**	
Municipal Bonds* **				various	-	-	-	
Negotiable Certificates of Deposit * **				various	**9,418,000**	**9,418,000**	**9,371,877**	
Corporate Bonds* **				various				
		Total Investments			**$ 31,409,170**	**$ 31,131,958**	**$ 30,994,834**	
		Deposits in Bank				359,422 *		
		Miscellaneous Cash				2,200 **		
		Total Cash and Deposits				**361,622**		
		Total Investments, Cash and Deposits				**$ 31,493,580**		

I certify that this investment portfolio is in conformity with the Investment Policy of the City of La Puente as stated in Resolution No. 25-5941 dated June 10, 2025. The Investment Program provides sufficient liquidity to meet the next six months' estimated expenditures.

Troy O. Grunklee, CPA
Dir. Of Aministrative Services

Candice Yu
Principal Accountant

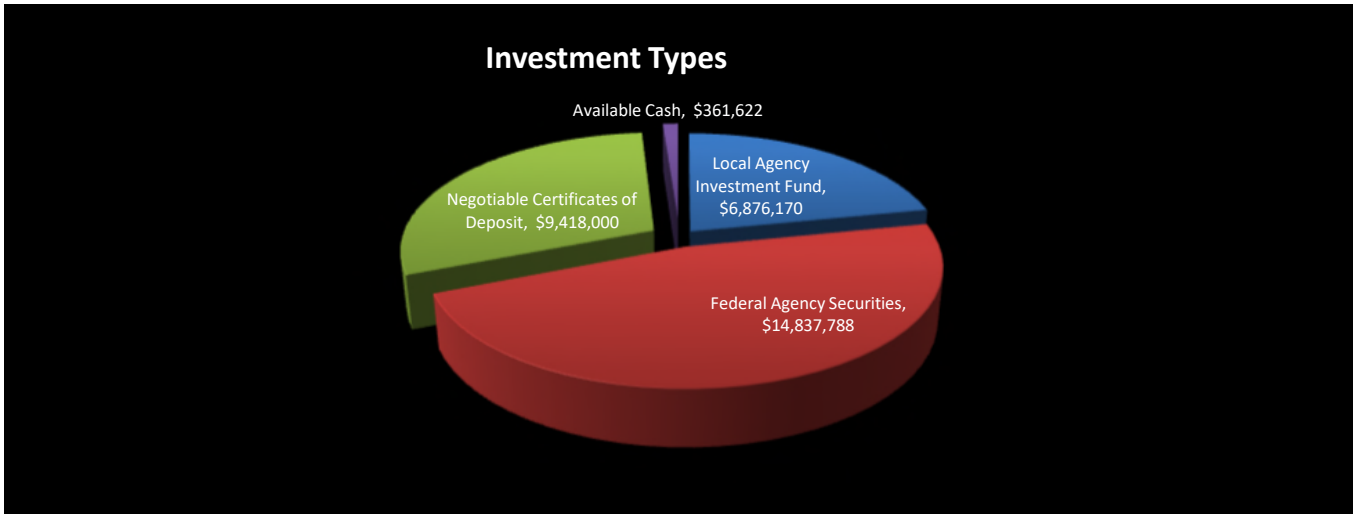
* *Deposits represent the equity in the checking & payroll accounts.*
** *Miscellaneous cash represents a total of all petty cash accounts.*
*** *Detailed list of Negotiable Certificates of Deposit/Corporate Bonds attached*

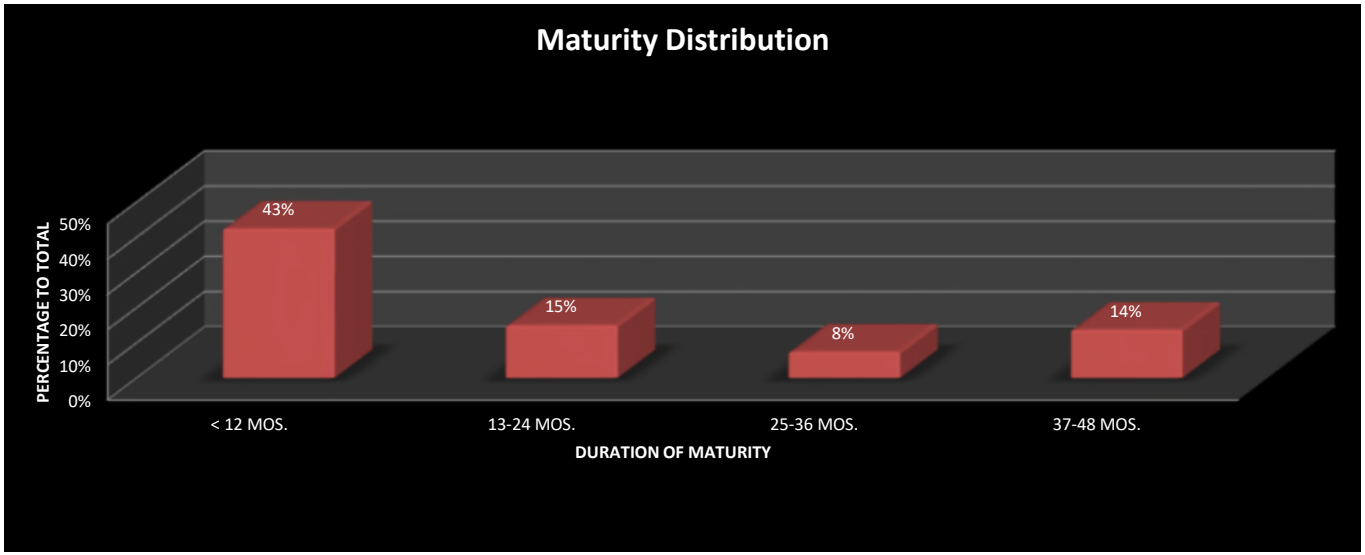
Negotiable Certificates of Deposit

Issuer	Purchase Date	Maturity Date	Interest Rate	Face Value	Book Value	Market Value	Source of Valuation
State Bank of India, NY	5/5/21	5/19/26	1.00%	248,000	248,000	247,623	Stifel
UBS Bank	6/15/21	6/23/26	0.75%	248,000	248,000	246,874	Stifel
Parsons FCU	6/24/21	6/30/26	0.50%	249,000	249,000	247,862	Stifel
Sallie Mae Bank	6/30/21	7/8/26	1.00%	247,000	247,000	245,659	Stifel
Goldman Sachs Bank	7/20/21	7/28/26	1.00%	248,000	248,000	246,224	Stifel
Ally Bank	7/22/22	7/28/26	3.25%	246,000	246,000	245,609	Stifel
Toyota Bank	7/21/21	7/29/26	0.95%	248,000	248,000	246,219	Stifel
Synchrony Bank	8/24/21	8/27/26	0.90%	248,000	248,000	245,701	Stifel
Pentagon FCU	8/17/21	9/1/26	0.85%	249,000	249,000	246,495	Stifel
Healthcare System FCU	9/7/22	9/21/26	3.60%	249,000	249,000	248,729	Stifel
Medallion Bank	9/14/21	9/30/26	0.90%	249,000	249,000	245,932	Stifel
Live Oak Bank	10/4/21	10/19/26	0.90%	249,000	249,000	245,551	Stifel
USF Federal Credit Union	10/14/21	10/28/26	0.90%	249,000	249,000	245,372	Stifel
Capital One Bank NA	11/8/21	11/17/26	1.10%	248,000	248,000	244,268	Stifel
Alabama Credit Union	6/7/23	12/21/26	4.85%	248,000	248,000	249,490	Stifel
Connexus Credit Union	12/20/21	12/23/26	1.15%	249,000	249,000	244,809	Stifel
Bank Hapoalim	12/8/21	12/26/26	1.35%	248,000	248,000	244,077	Stifel
Nelnet Bank	1/24/22	2/2/27	1.45%	248,000	248,000	243,472	Stifel
Amerant Bank	2/14/22	2/16/27	1.60%	248,000	248,000	243,578	Stifel
Beal Bank	3/1/22	3/3/27	2.05%	248,000	248,000	244,154	Stifel
American First Credit Union	4/24/23	4/27/27	4.40%	249,000	249,000	250,210	Stifel
Cy Fair FCU	5/4/23	5/19/27	4.35%	248,000	248,000	249,143	Stifel
Jeep Country FCU	6/21/23	6/29/27	4.70%	248,000	248,000	250,232	Stifel
Capital One Bank USA	7/14/22	7/20/27	3.40%	245,000	245,000	243,483	Stifel
Discover Bank	7/14/22	7/20/27	3.35%	245,000	245,000	243,339	Stifel
American Express National Bank	7/22/22	7/27/27	3.45%	245,000	245,000	243,557	Stifel
St. Vincent Medical Center Credit Union	8/3/22	8/12/27	3.50%	249,000	249,000	247,710	Stifel
Belmont Bank	8/5/22	8/24/27	3.15%	249,000	249,000	246,557	Stifel
Cobalt Credit Union	9/1/22	9/15/27	3.60%	249,000	249,000	247,939	Stifel
Affinity Bank	3/13/23	3/17/28	4.90%	248,000	248,000	252,290	Stifel
Morgan Stanley Private Bank	3/17/23	3/23/28	4.90%	244,000	244,000	248,097	Stifel
Morgan Stanley Private Bank	6/30/25	7/1/30	4.30%	245,000	245,000	247,308	Stifel
Civic Federal Credit Union	7/23/25	10/23/28	4.10%	249,000	249,000	249,881	Stifel
BMW Bank of North America	8/15/25	8/15/28	3.85%	245,000	245,000	244,429	Stifel
Workers Credit Union	8/18/25	8/20/29	3.90%	249,000	249,000	248,402	Stifel
Canandaigua National Bank	11/26/25	11/26/30	4.00%	249,000	249,000	247,040	Stifel
Sunwest Bank	2/27/26	2/27/31	3.70%	249,000	249,000	245,185	Stifel
Merrick Bank	4/21/26	4/20/29	4.00%	249,000	249,000	249,374	Stifel
Total for Negotiable Certificates of Deposit				**$ 9,418,000**	**$ 9,418,000**	**$ 9,371,877**	

CITY OF LA PUENTE

Cash and Investment Report Charts **April 30, 2026**





Agenda Item No. D.4

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services
Candice Yu, Principal Accountant

Subject: CONSIDERATION OF A RESOLUTION ADOPTING A STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR 2026-2027

BACKGROUND/DISCUSSION

California Government Code Section 53646 requires local government agencies to prepare a written investment policy and that the governing body review and approve the policy on an annual basis. The City has had an investment policy in place since 1986. The City's current investment policy was last updated and amended on June 11, 2018. Most recently, the City Council adopted Resolution No. 25-5941 which approved the investment policy for fiscal year 2025-2026 on June 10, 2025.

Within the scope of the 2018 comprehensive review, the City Council amended the policy to ensure compliance with state law and reformatted the policy for clarity, readability and consistency with the California Municipal Treasurers Association ("CMTA") model investment policy. Additionally, the investment policy was submitted to CMTA for their review and certification under their Investment Policy Certification Program. Under this program, a review panel consisting of three (3) certified municipal treasurers reviewed and scored the City's policy. The City received a score of 87.33 out of a possible 100 points. The City also received suggestions from the review panel. These suggestions have been incorporated into the policy.

Staff proposes to revise the "Safekeeping and Custody" section of the investment policy adopted in FY 2025/2026 to include clarifying language regarding the safekeeping of investments and the role of third-party custodial institutions. The revision is intended to better align the policy language with the City's current investment practices and procedures. Staff recommends that the City Council re-certify the investment policy with the proposed clarification.

FISCAL IMPACT

The purpose of the investment policy is to govern the allocation of idle cash in the City's portfolio, ensuring liquidity and safety of capital while maximizing interest earnings.

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-5990 approving the City's Statement of Investment Policy for Fiscal Year 2026-2027.

ATTACHMENTS

A. Investment Policy Resolution FY 26-27 with Exhibit A

RESOLUTION NO. 26-5990

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING THE CITY OF LA PUENTE STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR 2026-2027 AND DELEGATING INVESTMENT AUTHORITY TO CITY TREASURER

WHEREAS, pursuant to Government Code Section 53600.6 the Legislature of the State of California has declared that the deposit and investment of public funds by local officials and local agencies is an issue of statewide concern; and

WHEREAS, the City Council may invest surplus monies not required for the immediate necessities of the City in accordance with the provisions of California Government Code Sections 5920 *et seq*. and 53601 *et seq*.; and

WHEREAS, the City Treasurer of the City of La Puente is authorized and encouraged to prepare and submit an annual statement of investment policy and such policy, and any changes thereto, may be considered by the City Council at a public meeting per Government Code Section 53607; and

WHEREAS, it shall be the policy of the City of La Puente to invest funds in a manner which will provide the highest investment return possible consistent with maximum security while meeting daily cash flow demands and conforming to all other statutes governing the investment of City funds; and

WHEREAS, the investment policy shall apply without exception to any and all financial assets and funds of the City of La Puente.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. All previously adopted policies are hereby rescinded and replaced by this policy.

SECTION 3. The City Council has received, reviewed and adopts the City of La Puente Statement of Investment Policy for Fiscal Year 2026-2027, as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 4. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 5. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 26th day of May, 2026, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

Exhibit A

CITY OF LA PUENTE
STATEMENT OF INVESTMENT POLICY
FISCAL YEAR 2026-2027

1.0 POLICY:

This Policy is intended to provide guidelines for the prudent investment of the City of La Puente's ("City") temporarily idle cash and to outline the investment philosophy for maximizing the efficiency of the City's cash management system. The ultimate goal is to enhance the economic status of the City while protecting its pooled funds in accordance with the applicable local, state and federal laws.

It is the policy of the City Council to review, update and adopt the City's Investment Policy on an annual basis.

2.0 SCOPE:

This investment policy applies to all financial assets of the City.

The Policy applies to the following funds and is accounted for in the City's annual audited financial statements.

A. General Fund
B. Special Revenue Funds
C. Debt Service Funds
D. Capital Improvement Fund
E. Internal Service Funds

This investment policy does not apply to bond proceeds, deferred compensation funds, retirement or other post-employment benefits trust funds as these are governed under separate California Government Code sections or other documentation.

3.0 STANDARDS OF PRUDENCE:

The City of La Puente operates its investment portfolio under the Prudent Investor Standard (California Government Code Section 53600.3) which states, that "when investing, reinvesting, purchasing, acquiring, exchanging, selling or managing public funds, a trustee shall act with care, skill, prudence and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated need of the City, that a prudent person in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City".

4.0 INVESTMENT OBJECTIVES:

The investment of funds of the City is directed to the goals of safety, liquidity and yield. The authority governing investments for municipal governments is set forth in the Government Code, Sections 53600, et. seq.

1. Safety. Safety of principal is the foremost objective of the investment program. Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, the City will diversify its investments by investing funds among a variety of securities with independent returns. Each investment transaction shall seek to first ensure that capital losses are avoided, whether they are from securities default or erosion of market value. Investment decisions should not incur unreasonable investment risks in order to obtain current investment income.

2. Liquidity. The investment portfolio will remain sufficiently liquid to meet all operating requirements which might be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature at the same time as cash is needed to meet anticipated demands. Additionally, since all possible cash demands cannot be anticipated, the portfolio will consist largely of securities with active secondary or resale markets or local government investment pools which offer same-day liquidity for short-term funds.

3. Yield. The investment portfolio shall be designed with the objective of achieving a competitive market rate of return or yield, while taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to safety and liquidity. The core investments shall be limited to low risk securities to be held to maturity with the following exceptions:

    - A security with declining credit may be sold early to minimize loss of principal
    - A security swap would improve the quality, yield or target duration of the portfolio.
    - The liquidity needs of the portfolio require security to be sold.

5.0 DELEGATION OF AUTHORITY

Authority to manage the City's investment program is derived from Section 2.12.020 of the City's Municipal Code which designates the City Treasurer to perform all duties associated with the legal function of the treasurer position. Under Section 2.12.010 of the City's Municipal Code, the City Council may appoint the City Manager, Director of Administrative Services or the Finance Manager to serve as the City Treasurer. Management responsibility is hereby delegated to the City Treasurer who shall be responsible for all transactions undertaken and for establishing a system of controls to regulate the activities of subordinate officials, and their procedures in the absence of the City Treasurer.

6.0 ETHICS AND CONFLICTS OF INTEREST

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair their ability to make impartial investment decisions. Employees and investment officials are required to file annual disclosure statements (Form 700) as required for "public officials who manage public investments" (as defined and required by the Political Reform Act and related regulations, being Government Code Sections 81000 and the Fair Political Practices Commission [FPPC]). The City Manager is required to "e-file" the Form 700 directly with the FPPC. The FPPC reviews the Form 700 for any conflicts of interest. The Director of Administrative Services and Finance Manager file the Form 700 with the City Clerk who reviews for any conflicts of interest.

7.0 AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS

The City Treasurer will maintain a list of approved financial institutions authorized to provide investment services to the public agency in the State of California. These may include "primary" dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule). A determination should be made to insure that all approved broker/dealer firms and individuals covering the City are reputable and trustworthy. In addition, the broker/dealer firms should have the ability to meet all of their financial obligations in dealing with the City. The firms and individuals covering the City should be knowledgeable and experienced in Public Agency investing and the investment products involved. No public deposit shall be made except in a qualified public depository as established by State law. All financial institutions and broker/dealers who desire to conduct investment transactions with the City must supply the City Treasurer with the following: audited financial statements, proof of FINRA certification, trading resolution, proof of State of California registration, completed broker/dealer questionnaire, certification of having read the City's investment policy and depository contracts.

An annual review of the financial condition and registrations of qualified bidders will be conducted by the City Treasurer. A current audited financial statement is required to be on file for each financial institution and broker/dealer with which the City invests. A list of authorized broker/dealers is kept on file in the Finance Department.

8.0 AUTHORIZED AND SUITABLE INVESTMENTS

The City's investments are governed by the California Government Code (CGC). Specific types of investments are defined in CGC Section 53601. Investments will only be made in authorized securities with a maturity date of five (5) years or less from the transaction settlement date.

For the purpose of these investments, the compliance with the investment percentage(s), in regards to the total investment portfolio, shall be calculated on the date the investment is acquired. If the percentage is legally compliant on the date of purchase, then compliance with the law shall have been met.

Investment	California Legal Requirements City of La Puente Requirements
Government Obligations: U.S. Treasury and Agency Obligations (U.S. Treasury obligations are bills, notes and bonds issued by and direct obligations of the U.S. Government. Agency obligations are notes and bonds of Federal agencies and government sponsored enterprises, although not direct obligations of the Treasury, they involve federal sponsorship or guarantees)	Authorized by CGC Section 53601(b) 1. No limit on amount in the portfolio
Bankers Acceptances (A draft or bill of exchange accepted by a bank or trust company and brokered to investors in a secondary market. Its purpose is to facilitate trade and provide liquidity to the import-export markets).	Authorized by CGC Section 53601(f) 1. Not to exceed 180 days 2. Not to exceed 15% of portfolio 3. Not to exceed 2% of portfolio if done with one bank.
Bank Deposits (Include, but not limited to, demand deposit account, savings accounts, market rate accounts and time deposits.)	Authorized by CGC Section 53630 et seq. 1. Up to One Million Dollars ($1,000,000) 2. Must be secured by pledging securities held in the form of an undivided collateral pool equal to at least 110% of the total amount deposited by public agencies.
Medium Term Notes (Corporate notes, deposit notes and bank notes sold by an agent in the open market on a continually offered basis. These notes are debt obligations, generally unsecured, although some issues come to market on a collateralized or securitized basis.)	Authorized by CGC Sections 53601(j) 1. Must have an minimum "A" rating 2. Not to exceed 30% of portfolio 3. Not to exceed 5% of portfolio with single issuer

Negotiable Certificates of Deposit (Issued by commercial banks and thrift institutions against funds deposited for specified periods of time and earn specified or variable rates of interest. NCD's differ from other CD's because of their increased liquidity as they are actively traded on the secondary market. These deposits are insured and collateralized up to the FDIC limit of $250,000.)	Authorized by CGC Sections 53601(h) 1. Not to exceed 30% portfolio 2. All purchases must be from institutions rated by a nationally recognized rating organization as designated by the Security and Exchange Commission.
Certificates of Deposit (Unsecured, direct obligations of a U.S. bank or savings & loan association. Federal Deposit Insurance Corporation (FDIC) coverage is provided for government deposits, but limited to the first $250,000 on deposit on behalf of a given entity at a single financial institution. California law requires that deposits of public funds shall be collateralized if not insured).	Authorized by CGC Sections 53652 1. Must not exceed 30% of portfolio 2. Not to exceed Two Hundred Fifty Thousand Dollars ($250,000) in any single account with the same institution.
Local Agency Obligations (Bonds, notes warrants or other evidences of indebtedness of any local agency or by a department, board or authority of any local agency within the 50 United States).	Authorized by CGC Section 53601(a) 1. Must comply with the financial requirements pertaining to temporary borrowing (TRANS, RANS, GANS) as shown in CGC Sections 53820 – 53858. 2. Minimum credit requirement – Issuers must be at or above the following investment grade from one of these rating firms: Standard & Poors – Sp-1 or A; Fitch – F-1 or A; Moody's – MIG 1 or A 3. Must not exceed 30% of portfolio
Money Market Funds (Shares of beneficial interest issued by management companies. Shares represent ownership of diversified portfolio securities, which are redeemable at their net asset value).	Authorized by CGC Section 53601(l) 1. The pooled investments that comprise these funds must comply with CGC Sections 53601. 2. Must not exceed 15% of portfolio 3. Not to exceed 5% of portfolio with any one mutual fund

Local Agency Investment Fund (LAIF) (Provides high liquidity allowing deposits to be credited to the City's checking account within twenty-four (24) hours. State Pool funds are operated directly by the Office of the State Treasurer, who commingles state and local funds.)	Authorized by CGC Section 16429.1(b) 1. Cannot exceed $65 million 2. No limit on amount in the portfolio
Joint Powers Authority Local Government Investments Pools (Shares of beneficial interest issued by a joint powers authority. Each share shall represent an equal proportional interest in the underlying pool of securities owned by joint powers authority.)	Authorized by CGC Section 53601(p) 1. Cannot exceed $65 million 2. No limit on amount in the portfolio

One of the purposes of this Investment Policy is to define what investments are permitted. If a type of security is not specifically authorized by this policy, it is not a permitted investment.

9.0 REVIEW OF INVESTMENT PORTFOLIO

The securities held by the City must be in compliance with Section 8.0 Authorized and Suitable Investments at the time of purchase. Because some securities may not comply with Section 8.0 subsequent to the date of purchase the City Treasurer shall at least quarterly review the portfolio to identify those securities that do not comply. The City Treasurer shall establish procedures to report to the City Council major and critical incidences of noncompliance identified through the review of the portfolio.

Should any investment listed in Section 8 exceed a percentage-of-portfolio limitation due to an incident such as fluctuation in portfolio size, the affected securities may be held to maturity to avoid losses. When no loss is indicated, the City Treasurer shall consider rebalancing the portfolio after evaluating the expected length of time that it will be imbalanced.

Portfolio percentage limits are in place in order to ensure diversification of the City investment portfolio; a small temporary imbalance will not significantly impair that strategy.

10.0 INVESTMENT POOLS

A thorough investigation of any investment pool is required prior to investing and should be monitored on an ongoing basis. Requisite information on the pool includes the following; a description how securities are safeguarded (including the settlement process) and how often the securities are marked to market and how often an audit is conducted; a description of who may invest in the program, how often, what size deposits and withdrawals are permitted; a description of interest calculations and how it is distributed, and how gains and losses are distributed; a schedule for receiving statements and portfolio listings; a fee schedule that discloses when and how fees are assessed; does the pool/fund maintain a reserve or retain earnings or is all income after expenses distributed to participants.

The purpose of this investigation is to determine the suitability of a pool or fund and evaluate the risk of placing funds with that pool or fund.

11.0 COLLATERALIZATION

Collateralization will be required on certificates of deposit. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 110% of market value of principal and accrued interest. The City Treasurer, at his/her discretion may waive the collateral requirement for deposits up to the maximum dollar amount which are covered by the Federal Deposit Insurance Corporation, currently $250,000.

Section 53649 of the California Government Code specifies that the City Treasurer is responsible for entering into deposit contracts with each depository. Investments held with Third Parties holding collateral for the investment shall be properly collateralized in accordance with collateralization requirements of the California Government Code.

12.0 SAFEKEEPING AND CUSTODY

All security transactions entered into by the City shall be held by a third-party custodian designated by the City Treasurer and evidenced by safekeeping receipts.

13.0 DIVERSIFICATION

The City shall diversify its investments by security, type, issuer, maturity and financial institutions. No percentage limitations are established for United States government, United States government agencies and United States government sponsored enterprises; however percentage limitations are established for other permitted investments as noted in Section 8.0 of this policy. The investments shall be diversified by limiting investment in securities that have higher credit risks and investing in securities with varying maturities.

14.0 MAXIMUM MATURITIES

To the extent possible the City will attempt to match its investments with anticipated cash flow requirements. The prescribed method of the City shall be referred to as “laddering maturities”. Monies not needed to cover immediate operating costs may be invested up to a five year maturity.

15.0 INTERNAL CONTROLS

The City Treasurer shall establish procedures that separate the internal responsibility for management and accounting of the investment portfolio. An analysis by an independent, external auditor shall be conducted bi-annually to review internal controls, account activity and compliance with policies and procedures.

16.0 PERFORMANCE STANDARDS

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with investment risk constraints and cash flow needs.
The City's basic investment strategy is to buy and hold investments until maturity. However, the City Treasurer may sell a security due to adverse changes in credit risk or due to unexpected cash flow needs.

The Market Yield benchmark used by the City Treasurer is to determine whether market yields are being achieved and shall be the rates of return from the following combination of indices: Local Agency Investment Fund (LAIF) and 3-month, 6-month, and 1-year Treasury Bills.

17.0 REPORTING

The City shall submit monthly investment reports to the City Council. The report shall be provided to the City Council within thirty (30) days, or the next available City Council meeting, following the end of the month covered by the report. The report shall contain a summary of investment transaction including: investment types, issuer, purchase date, maturity date, interest rate, dollar amount invested, market value, source of market valuation, and a description of any local agency funds or investments under the management of contracted parties.

The report shall include a statement of compliance of the portfolio to this Investment Policy, or the manner in which the portfolio is not in compliance. The report shall include a statement denoting the ability of the City to meet its expenditure requirements for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.

18.0 Investment Policy Adoption

The City's investment policy shall be adopted by resolution of the City Council. The policy shall be reviewed annually by the City Council and any modifications made thereto must be approved by the City Council.

Attachments: Appendix A - Broker Dealer Questionnaire
Appendix B - Glossary of Cash and Investment Management Terms
Appendix C - Local Agency Investment Fund Description

APPENDIX A
CITY OF LA PUENTE

BROKER/DEALER QUESTIONNAIRE AND CERTIFICATION

1. Name of Firm: _____

2. Address: _____

3. Telephone: (___) _____ (___) _____ ___ _____ __

4. Broker's Representative to the City (attach resume): Name:

   Title: _____

   Telephone: (___) _____

5. Manager/Partner-in-Charge (attach resume): _____

   Name: _____

   Title: _____

   Telephone: (___) _____

6. List all personnel who will be trading with or quoting securities to City employees

   (attach resume)

Name: _____

Title: _____

Telephone: (____) _____ (____) _____ _ ___ _____ __

7. Which of the above personnel have read the City's investment policy?

   _____

   _____

8. Is your firm a primary dealer in United States Government Securities?

   Yes____ No____

9. List the total volume of United States Government and Agency Securities for the last calendar year.

Firm-wide $ _____ No. of Transactions

Your local office $ _____ No. of Transactions

10. Which instruments are offered regularly by your local office?

___	Treasury Bills	___	CMO's
___	Treasury Notes/Bonds	___	Bank CD's
___	BA's (domestic)	___	S & L CD's
___	BA's (foreign)	___	Repos
___	Commercial Paper	___	Reverse Repos
___	Agencies (specify):	___	Other (specify):

11. References -- Please identify your most directly comparable public sector clients in our geographical area.

Entity _____ _____
Contact _____ _____
Telephone (___) _____(___) _____
Client Since _____ _____

12. Have any of your clients ever sustained a loss on a securities transaction arising from a misunderstanding or misrepresentation of the risk characteristics of the instrument? If so, explain.

_____

_____

_____

13. Has your local office ever subject to a regulatory or state/federal agency investigation for alleged improper, fraudulent, disreputable or unfair activities related to the sale of securities? Have any of your employees been so investigated? If so explain:

_____

_____

14. Has a client ever claimed in writing that your firm was responsible for investment losses? If so, explain. _____

_____

_____

_____

15. Explain your normal custody and delivery process. Who audits these fiduciary systems? Can you

meet safekeeping requirements? _____

_____

_____

16. How many and what percentage of your transactions failed Last month? _____ Last year? _____

_____

_____

17. Describe the capital line and trading limits of the office that would conduct business with the City of La Puente.

_____

_____

18. Does your firm participate in the S.I.P.C. insurance program if not, explain.

_____

_____

19. What portfolio information, if any, do you require from your clients?

_____

_____

20. What reports, transactions, confirmations and paper trail will the City receive?

_____

_____

21. Does your firm offer investment training to your clients?

___Yes ___No

22. Please enclose the following:

Latest audited financial statements.

Samples of reports, transactions, and confirmations the City will receive.

Samples of research reports and/or publications that your firm regularly provides to clients.

Complete schedule of fees and charges for various transactions.

CERTIFICATION

I hereby certify that I have personally read the Statement of Investment Policy of the City of La Puente, and have implemented reasonable procedures and a system of controls designed to preclude imprudent investment activities arising out of transactions conducted between our firm and the City of La Puente. All sales personnel will be routinely informed of the City's investment objectives, horizons, outlooks, strategies and risk constraints whenever we are so advised by the City. We pledge to exercise due diligence in informing the City of La Puente of all foreseeable risks associated with financial transactions conducted with our firm. Under penalties of perjury, the responses to this questionnaire are true and accurate to the best of my knowledge.

Signed _____ Date _____

Title _____

Countersignature* _____ Date _____

Title _____

* Company president or person in charge of government securities operations.

Appendix B

Glossary of Cash and Investment Management Terms

Accrued Interest. Interest earned but which has not yet been paid or received.

Agency. See "Federal Agency Securities."

Ask Price. Price at which a broker/dealer offers to sell a security to an investor. Also known as "offered price."

Benchmark. A market index used as a comparative basis for measuring the performance of an investment portfolio. A performance benchmark should represent a close correlation to investment guidelines, risk tolerance and duration of the actual portfolio's investments.

Bond. Financial obligation for which the issuer promises to pay the bondholder (the purchaser or owner of the bond) a specified stream of future cash flows, including periodic interest payments and a principal repayment.

Book Value. The value at which a debt security is reflected on the holder's records at any point in time. Book value is also called "amortized cost" as it represents the original cost of an investment adjusted for amortization of premium or accretion of discount. Also called "carrying value." Book value can vary over time as an investment approaches maturity and differs from "market value" in that it is not affected by changes in market interest rates.

Broker/Dealer. A person or firm transacting securities business with customers. A "broker" acts as an agent between buyers and sellers, and receives a commission for these services. A "dealer" buys and sells financial assets from its own portfolio. A dealer takes risk by owning inventory of securities, whereas a broker merely matches up buyers and sellers. See also "Primary Dealer."

California Asset Management Program (CAMP). CAMP is a California Joint Powers Authority (JPA) established in 1989 to provide California public agencies with professional investment services. The investment objective of CAMP is to earn a high rate of return while preserving principal and providing liquidity.

California Local Agency Bonds. Bonds that are issued by a California county, city, city and county, including a chartered city or county, school district, community college district, public district, county board of education, county superintendent of schools, or any public or municipal corporation.

Call Date. Date at which a call option may be or is exercised.

Call Option. The right, but not the obligation, of an issuer of a security to redeem a security at a specified value and at a specified date or dates prior to its stated maturity date. Most fixed-income calls are a par, but can be at any previously established price. Securities issued with a call provision typically carry a higher yield than similar securities issued without a call feature. There are three primary types of call options (1) European - one-time calls, (2) Bermudan - periodically on a predetermined schedule (quarterly, semi-annual, annual), and (3) American -

continuously callable at any time on or after the call date. There is usually a notice period of at least 5 business days prior to a call date.

Callable Bonds/Notes. Securities, which contain an imbedded call option giving the issuer, the right to redeem the securities prior to maturity at a predetermined price and time.

Certificate of Deposit (CD). Bank obligation issued by a financial institution generally offering a fixed rate of return (coupon) for a specified period of time (maturity). Can be as long as 10 years to maturity, but most CDs purchased by public agencies are one year and under.

Collateral. Investment securities or other property that a borrower pledges to secure repayment of a loan, secure deposits of public monies, or provide security for a repurchase agreement.

Collateralization. Process by which a borrower pledges securities, property, or other deposits for securing the repayment of a loan and/or security.

Commercial Paper. Short term unsecured promissory note issued by a company or financial institution. Issued at a discount and matures for par or face value. Usually a maximum maturity of 270 days, and given a short-term debt rating by one or more NRSROs.

Corporate Note. A debt instrument issued by a corporation with a maturity of greater than one year and less than ten years.

Custody. Safekeeping services offered by a bank, financial institution or trust company, referred to as the "custodian." Service normally includes the holding and reporting of the customer's securities, the collection and disbursement of income, securities settlement and market values.

Dealer. A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

Delivery Versus Payment (DVP). Settlement procedure in which securities are delivered versus payment of cash, but only after cash has been received. Most security transactions, including those through the Fed Securities Wire system and DTC, are done DVP as a protection for both the buyer and seller of securities.

Depository Trust Company (DTC). A firm through which members can use a computer to arrange for securities to be delivered to other members without physical delivery of certificates. A member of the Federal Reserve System and owned mostly by the New York Stock Exchange, the Depository Trust Company uses computerized debit and credit entries. Most corporate securities, commercial paper, CDs and BAs clear through DTC.

Discount Notes. Unsecured general obligations issued by Federal Agencies at a discount. Discount notes mature at par and can range in maturity from overnight to one year. Very large primary (new issue) and secondary markets.

Discount Rate. Rate charged by the system of Federal Reserve Banks on overnight loans to member banks. Changes to this rate are administered by the Federal Reserve and closely mirror changes to the "fed funds rate."

Discount. The amount by which a bond or other financial instrument sells below its face value. See also "Premium."

Diversification. Dividing investment funds among a variety of security types, maturities, industries and issuers offering potentially independent returns.

Dollar Price. A bond's cost expressed as a percentage of its face value. For example, a bond quoted at a dollar price of 95 ½, would have a principal cost of $955 per $1,000 of face value.

Duration. The weighted average maturity of a security's or portfolio's cash flows, where the present values of the cash flows serve as the weights. The greater the duration of a security/portfolio, the greater its percentage price volatility with respect to changes in interest rates. Used as a measure of risk and a key tool for managing a portfolio versus a benchmark and for hedging risk. There are also different kinds of duration used for different purposes (e.g. MacAuley Duration, Modified Duration).

Fannie Mae. See "Federal National Mortgage Association."

Fed Securities Wire. A computerized communications system that facilitates book entry transfer of securities between banks, brokers and customer accounts, used primarily for settlement of U.S. Treasury and Federal Agency securities.

Fed. See "Federal Reserve System."

Federal Agency Security. A debt instrument issued by one of the Federal Agencies. Federal Agencies are considered second in credit quality and liquidity only to U.S. Treasuries.

Federal Agency. Government sponsored/owned entity created by the U.S. Congress, generally for the purpose of acting as a financial intermediary by borrowing in the marketplace and directing proceeds to specific areas of the economy considered to otherwise have restricted access to credit markets. The largest Federal Agencies are GNMA, FNMA, FHLMC, FHLB, FFCB, and TVA.

Federal Deposit Insurance Corporation (FDIC). Federal agency that insures deposits at commercial banks, currently to a limit of $250,000 per depositor per bank.

Federal Farm Credit Bank (FFCB). One of the large Federal Agencies. A government sponsored enterprise (GSE) system that is a network of cooperatively-owned lending institutions that provides credit services to farmers, agricultural cooperatives and rural utilities. The FFCBs act as financial intermediaries that borrow money in the capital markets and use the proceeds to make loans and provide other assistance to farmers and farm-affiliated businesses. Consists of the consolidated operations of the Banks for Cooperatives, Federal Intermediate Credit Banks, and Federal Land Banks. Frequent issuer of discount notes, agency notes and callable agency securities. FFCB debt is not an obligation of, nor is it guaranteed by the U.S. government, although it is considered to have minimal credit risk due to its importance to the U.S. financial system and agricultural industry. Also issues notes under its "designated note" program.

Federal Funds (Fed Funds). Funds placed in Federal Reserve Banks by depository institutions in excess of current reserve requirements, and frequently loaned or borrowed on an overnight basis between depository institutions.

Federal Funds Rate (Fed Funds Rate). The interest rate charged by a depository institution lending Federal Funds to another depository institution. The Federal Reserve influences this rate by establishing a "target" Fed Funds rate associated with the Fed's management of monetary policy.

Federal Home Loan Bank System (FHLB). One of the large Federal Agencies. A government sponsored enterprise (GSE) system, consisting of wholesale banks (currently twelve district banks) owned by their member banks, which provides correspondent banking services and credit to various financial institutions, financed by the issuance of securities. The principal purpose of the FHLB is to add liquidity to the mortgage markets. Although FHLB does not directly fund mortgages, it provides a stable supply of credit to thrift institutions that make new mortgage loans. FHLB debt is not an obligation of, nor is it guaranteed by the U.S. government, although it is considered to have minimal credit risk due to its importance to the U.S. financial system and housing market. Frequent issuer of discount notes, agency notes and callable agency securities. Also issues notes under its "global note" and "TAP" programs.

Federal Home Loan Mortgage Corporation (FHLMC or "Freddie Mac"). One of the large Federal Agencies. A government sponsored public corporation (GSE) that provides stability and assistance to the secondary market for home mortgages by purchasing first mortgages and participation interests financed by the sale of debt and guaranteed mortgage backed securities. FHLMC debt is not an obligation of, nor is it guaranteed by the U.S. government, although it is considered to have minimal credit risk due to its importance to the U.S. financial system and housing market. Frequent issuer of discount notes, agency notes, callable agency securities and MBS. Also issues notes under its "reference note" program.

Federal National Mortgage Association (FNMA or "Fannie Mae"). One of the large Federal Agencies. A government sponsored public corporation (GSE) that provides liquidity to the residential mortgage market by purchasing mortgage loans from lenders, financed by the issuance of debt securities and MBS (pools of mortgages packaged together as a security). FNMA debt is not an obligation of, nor is it guaranteed by the U.S. government, although it is considered to have minimal credit risk due to its importance to the U.S. financial system and housing market. Frequent issuer of discount notes, agency notes, callable agency securities and MBS. Also issues notes under its "benchmark note" program.

Federal Reserve Bank. One of the 12 distinct banks of the Federal Reserve System.

Federal Reserve System (the Fed). The independent central bank system of the United States that establishes and conducts the nation's monetary policy. This is accomplished in three major ways: (1) raising or lowering bank reserve requirements, (2) raising or lowering the target Fed Funds Rate and Discount Rate, and (3) in open market operations by buying and selling government securities. The Federal Reserve System is made up of twelve Federal Reserve District Banks, their branches, and many national and state banks throughout the nation. It is headed by the seven member Board of Governors known as the "Federal Reserve Board" and headed by its Chairman.

Financial Industry Regulatory Authority, Inc. (FINRA). A private corporation that acts as a self-regulatory organization (SRO). FINRA is the successor to the National Association of Securities Dealers, Inc. (NASD). Though sometimes mistaken for a government agency, it is a

non-governmental organization that performs financial regulation of member brokerage firms and exchange markets. The government also has a regulatory arm for investments, the Securities and Exchange Commission.

Fiscal Agent/Paying Agent. A bank or trust company that acts, under a trust agreement with a corporation or municipality, in the capacity of general treasurer. The agent performs such duties as making coupon payments, paying rents, redeeming bonds, and handling taxes relating to the issuance of bonds.

Floating Rate Security (FRN or "floater"). A bond with an interest rate that is adjusted according to changes in an interest rate or index. Differs from variable-rate debt in that the changes to the rate take place immediately when the index changes, rather than on a predetermined schedule. See also "Variable Rate Security."

Freddie Mac. See "Federal Home Loan Mortgage Corporation".

Ginnie Mae. See "Government National Mortgage Association".

Global Notes. Notes designed to qualify for immediate trading in both the domestic U.S. capital market and in foreign markets around the globe. Usually large issues that are sold to investors worldwide and therefore have excellent liquidity. Despite their global sales, global notes sold in the U.S. are typically denominated in U.S. dollars.

Government National Mortgage Association (GNMA or "Ginnie Mae"). One of the large Federal Agencies. Government-owned Federal Agency that acquires, packages, and resells mortgages and mortgage purchase commitments in the form of mortgage-backed securities. Largest issuer of mortgage pass-through securities. GNMA debt is guaranteed by the full faith and credit of the U.S. government (one of the few agencies that is actually full faith and credit of the U.S.).

Government Securities. An obligation of the U.S. government, backed by the full faith and credit of the government. These securities are regarded as the highest quality of investment securities available in the U.S. securities market. See "Treasury Bills, Notes, Bonds, and SLGS."

Government Sponsored Enterprise (GSE). Privately owned entity subject to federal regulation and supervision, created by the U.S. Congress to reduce the cost of capital for certain borrowing sectors of the economy such as students, farmers, and homeowners. GSEs carry the implicit backing of the U.S. Government, but they are not direct obligations of the U.S. Government. For this reason, these securities will offer a yield premium over U.S. Treasuries. Some consider GSEs to be stealth recipients of corporate welfare. Examples of GSEs include: FHLB, FHLMC, FNMA and SLMA.

Government Sponsored Enterprise Security. A security issued by a Government Sponsored Enterprise. Considered Federal Agency Securities.

Index. A compilation of statistical data that tracks changes in the economy or in financial markets.

Interest-Only (IO) STRIP. A security based solely on the interest payments from the bond. After the principal has been repaid, interest payments stop and the value of the security falls to nothing. Therefore, IOs are considered risky investments. Usually associated with mortgage-backed securities.

Internal Controls. An internal control structure ensures that the assets of the entity are protected from loss, theft, or misuse. The internal control structure is designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that 1) the cost of a control should not exceed the benefits likely to be derived and 2) the valuation of costs and benefits requires estimates and judgments by management. Internal controls should address the following points:

1. **Control of collusion** - Collusion is a situation where two or more employees are working in conjunction to defraud their employer.

2. **Separation of transaction authority from accounting and record keeping** - By separating the person who authorizes or performs the transaction from the people who record or otherwise account for the transaction, a separation of duties is achieved.

3. **Custodial safekeeping** - Securities purchased from any bank or dealer including appropriate collateral (as defined by state law) shall be placed with an independent third party for custodial safekeeping.

4. **Avoidance of physical delivery securities** - Book-entry securities are much easier to transfer and account for since actual delivery of a document never takes place. Delivered securities must be properly safeguarded against loss or destruction. The potential for fraud and loss increases with physically delivered securities.

5. **Clear delegation of authority to subordinate staff members** - Subordinate staff members must have a clear understanding of their authority and responsibilities to avoid improper actions. Clear delegation of authority also preserves the internal control structure that is contingent on the various staff positions and their respective responsibilities.

6. **Written confirmation of transactions for investments and wire transfers** - Due to the potential for error and improprieties arising from telephone and electronic transactions, all transactions should be supported by written communications and approved by the appropriate person. Written communications may be via fax if on letterhead and if the safekeeping institution has a list of authorized signatures.

7. **Development of a wire transfer agreement with the lead bank and third-party custodian** - The designated official should ensure that an agreement will be entered into and will address the following points: controls, security provisions, and responsibilities of each party making and receiving wire transfers.

Inverse Floater. A floating rate security structured in such a way that it reacts inversely to the direction of interest rates. Considered risky as their value moves in the opposite direction of normal fixed-income investments and whose interest rate can fall to zero.

Investment Advisor. A company that provides professional advice managing portfolios, investment recommendations and/or research in exchange for a management fee.

Investment Grade. Bonds considered suitable for preservation of invested capital; bonds rated a minimum of Baa3 by Moody's, BBB- by Standard & Poor's, or BBB- by Fitch. Although "BBB" rated bonds are considered investment grade, most public agencies cannot invest in securities rated below "A."

Joint Powers Authority. A Joint Powers Authority (JPA) is a legally recognized entity created by a joint powers agreement between two or more public agencies. This agreement outlines the purpose of the JPA, the powers it will exercise, and how it will be governed. When it comes to investment, a JPA can be formed to manage and invest pooled funds from participating public agencies, with the JPA responsible for making investment decisions and distributing returns according to the terms of the joint powers agreement.

Liquidity. Relative ease of converting an asset into cash without significant loss of value. Also, a relative measure of cash and near-cash items in a portfolio of assets. Also, a term describing the marketability of a money market security correlating to the narrowness of the spread between the bid and ask prices.

Local Agency Investment Fund (LAIF). A voluntary investment fund open to state and local government entities and certain non-profit organizations in California in which organization pools their funds for investment. LAIF is managed by the State Treasurer's Office.

Long-Term Core Investment Program. Funds that are not needed within a one year period.

Market Value. The fair market value of a security or commodity. The price at which a willing buyer and seller would pay for a security.

Mark-to-market. Adjusting the value of an asset to its market value, reflecting in the process unrealized gains or losses.

Master Repurchase Agreement. A widely accepted standard agreement form published by the Bond Market Association (BMA) that is used to govern and document Repurchase Agreements and protects the interest of parties in a repo transaction.

Maturity Date. Date on which principal payment of a financial obligation is to be paid.

Medium Term Notes (MTN's). Used frequently to refer to corporate notes of medium maturity (5-years and under). Technically, any debt security issued by a corporate or depository institution with a maturity from 1 to 10 years and issued under an MTN shelf registration. Usually issued in smaller issues with varying coupons and maturities, and underwritten by a variety of broker/dealers (as opposed to large corporate deals issued and underwritten all at once in large size and with a fixed coupon and maturity).

Money Market. The market in which short-term debt instruments (bills, commercial paper,

bankers' acceptance, etc.) are issued and traded.

Money Market Mutual Fund (MMF). A type of mutual fund that invests solely in money market instruments, such as: U.S. Treasury bills, commercial paper, bankers' acceptances, and repurchase agreements. Money market mutual funds are registered with the SEC under the Investment Company Act of 1940 and are subject "rule 2a-7" which significantly limits average maturity and credit quality of holdings. MMF's are managed to maintain a stable net asset value (NAV) of $1.00. Many MMFs carry ratings by a NRSRO.

Moody's Investors Service. One of several NRSROs that provide credit ratings on corporate and municipal debt issues.

Mortgage Backed Securities (MBS). Mortgage-backed securities represent an ownership interest in a pool of mortgage loans made by financial institutions, such as savings and loans, commercial banks, or mortgage companies, to finance the borrower's purchase of a home or other real estate. The majority of MBS are issued and/or guaranteed by GNMA, FNMA and FHLMC. There are a variety of MBS structures, some of which can be very risky and complicated. All MBS have reinvestment risk as actual principal and interest payments are dependent on the payment of the underlying mortgages which can be prepaid by mortgage holders to refinance and lower rates or simply because the underlying property was sold.

Mortgage Pass-Through Securities. A pool of residential mortgage loans with the monthly interest and principal distributed to investors on a pro-rata basis. Largest issuer is GNMA.

Municipal Note/Bond. A debt instrument issued by a state or local government unit or public agency. The vast majority of municipals are exempt from state and federal income tax, although some non-qualified issues are taxable.

Mutual Fund. Portfolio of securities professionally managed by a registered investment company that issues shares to investors. Many different types of mutual funds exist (bond, equity, money fund); all except money market funds operate on a variable net asset value (NAV).

Negotiable Certificate of Deposit (Negotiable CD). Large denomination CDs ($100,000 and larger) that are issued in bearer form and can be traded in the secondary market.

Net Asset Value. The market value of one share of an investment company, such as a mutual fund. This figure is calculated by totaling a fund's assets which includes securities, cash, and any accrued earnings, subtracting this from the fund's liabilities and dividing this total by the number of shares outstanding. This is calculated once a day based on the closing price for each security in the fund's portfolio. (See below.)

[(Total assets) - (Liabilities)]/(Number of shares outstanding)

NRSRO. A "Nationally Recognized Statistical Rating Organization." A designated rating organization that the SEC has deemed a strong national presence in the U.S. NRSROs provide credit ratings on corporate and bank debt issues. Only ratings of a NRSRO may be used for the regulatory purposes of rating. Includes Moody's, S&P, Fitch and Duff & Phelps.

Offered Price. See also "Ask Price."

Open Market Operations. Federal Reserve monetary policy tactic entailing the purchase or sale of government securities in the open market by the Federal Reserve System from and to primary dealers in order to influence the money supply, credit conditions, and interest rates.

Par Value. Face value, stated value or maturity value of a security.

Physical Delivery. Delivery of readily available underlying assets at contract maturity.

Portfolio. Collection of securities and investments held by an investor.

Premium. The amount by which a bond or other financial instrument sells above its face value. See also "Discount."

Primary Dealer. Any of a group of designated government securities dealers designated by to the Federal Reserve Bank of New York. Primary dealers can buy and sell government securities directly with the Fed. Primary dealers also submit daily reports of market activity and security positions held to the Fed and are subject to its informal oversight. Primary dealers are considered the largest players in the U.S. Treasury securities market.

Principal. Face value of a financial instrument on which interest accrues. May be less than par value if some principal has been repaid or retired. For a transaction, principal is par value times price and includes any premium or discount.

Prudent Investor Standard. Standard that requires that when investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. More stringent than the "prudent person" standard as it implies a level of knowledge commensurate with the responsibility at hand.

Range Note. A type of structured note that accrues interest daily at a set coupon rate that is tied to an index. Most range notes have two coupon levels; a higher accrual rate for the period the index is within a designated range, the lower accrual rate for the period that the index falls outside the designated range. This lower rate may be zero and may result in zero earnings.

Rate of Return. Amount of income received from an investment, expressed as a percentage of the amount invested.

Realized Gains (Losses). The difference between the sale price of an investment and its book value. Gains/losses are "realized" when the security is actually sold, as compared to "unrealized" gains/losses which are based on current market value. See "Unrealized Gains (Losses)."

Repurchase Agreement (Repo). A short-term investment vehicle where an investor agrees to buy securities from a counterparty and simultaneously agrees to resell the securities back to the counterparty at an agreed upon time and for an agreed upon price. The difference between the

purchase price and the sale price represents interest earned on the agreement. In effect, it represents a collateralized loan to the investor, where the securities are the collateral. Can be DVP, where securities are delivered to the investor's custodial bank, or "tri-party" where the securities are delivered to a third party intermediary. Any type of security can be used as "collateral," but only some types provide the investor with special bankruptcy protection under the law. Repos should be undertaken only when an appropriate BMA approved master repurchase agreement is in place.

Reverse Repurchase Agreement (Reverse Repo). A repo from the point of view of the original seller of securities. Used by dealers to finance their inventory of securities by essentially borrowing at short-term rates. Can also be used to leverage a portfolio and in this sense, can be considered risky if used improperly.

Safekeeping. Service offered for a fee, usually by financial institutions, for the holding of securities and other valuables. Safekeeping is a component of custody services.

Secondary Market. Markets for the purchase and sale of any previously issued financial instrument.

Spread. The difference between the price of a security and similar maturity U.S. Treasury investments, expressed in percentage terms or basis points. A spread can also be the absolute difference in yield between two securities. The securities can be in different markets or within the same securities market between different credits, sectors, or other relevant factors.

Standard & Poor's. One of several NRSROs that provide credit ratings on corporate and municipal debt issues.

STRIPS (Separate Trading of Registered Interest and Principal of Securities). Acronym applied to U.S. Treasury securities that have had their coupons and principal repayments separated into individual zero-coupon Treasury securities. The same technique and "strips" description can be applied to non-Treasury securities (e.g. FNMA strips).

Swap. Trading one asset for another.

TAP Notes: Federal Agency notes issued under the FHLB TAP program. Launched in 6/99 as a refinement to the FHLB bullet bond auction process. In a break from the FHLB's traditional practice of bringing numerous small issues to market with similar maturities, the TAP Issue Program uses the four most common maturities and reopens them up regularly through a competitive auction. These maturities (2, 3, 5 and 10 year) will remain open for the calendar quarter, after which they will be closed and a new series of TAP issues will be opened to replace them. This reduces the number of separate bullet bonds issued, but generates enhanced awareness and liquidity in the marketplace through increased issue size and secondary market volume.

Tennessee Valley Authority (TVA). One of the large Federal Agencies. A wholly owned corporation of the United States government that was established in 1933 to develop the resources of the Tennessee Valley region in order to strengthen the regional and national economy and the national defense. Power operations are separated from non-power operations. TVA securities represent obligations of TVA, payable solely from TVA's net power proceeds,

and are neither obligations of nor guaranteed by the United States. TVA is currently authorized to issue debt up to $30 billion. Under this authorization, TVA may also obtain advances from the U.S. Treasury of up to $150 million. Frequent issuer of discount notes, agency notes and callable agency securities.

Total Return. Investment performance measured over a period of time that includes coupon interest, interest on interest, and both realized and unrealized gains or losses. Total return includes, therefore, any market value appreciation/depreciation on investments held at period end.

Treasuries. Collective term used to describe debt instruments backed by the U.S. Government and issued through the U.S. Department of the Treasury. Includes Treasury bills, Treasury notes, and Treasury bonds. Also a benchmark term used as a basis by which the yields of non-Treasury securities are compared (e.g., "trading at 50 basis points over Treasuries").

Treasury Bills (T-Bills). Short-term direct obligations of the United States Government issued with an original term of one year or less. Treasury bills are sold at a discount from face value and do not pay interest before maturity. The difference between the purchase price of the bill and the maturity value is the interest earned on the bill. Currently, the U.S. Treasury issues 4-week, 13-week and 26-week T-Bills

Treasury Bonds. Long-term interest-bearing debt securities backed by the U.S. Government and issued with maturities of ten years and longer by the U.S. Department of the Treasury. The Treasury stopped issuing Treasury Bonds in August 2001.

Treasury Notes. Intermediate interest-bearing debt securities backed by the U.S. Government and issued with maturities ranging from one to ten years by the U.S. Department of the Treasury. The Treasury currently issues
2-year, 5-year and 10-year Treasury Notes.

Trustee. A bank designated by an issuer of securities as the custodian of funds and official representative of bondholders. Trustees are appointed to insure compliance with the bond documents and to represent bondholders in enforcing their contract with the issuer.

Uniform Net Capital Rule. SEC regulation 15C3-1 that outlines the minimum net capital ratio (ratio of indebtedness to net liquid capital) of member firms and non-member broker/dealers.

United States Treasury Securities. See “Treasuries”.

Unrealized Gains (Losses). The difference between the market value of an investment and its book value. Gains/losses are “realized” when the security is actually sold, as compared to “unrealized” gains/losses which are based on current market value. See also “Realized Gains (Losses).”

Weighted Average Maturity (or just “Average Maturity”). The average maturity of all securities and investments of a portfolio, determined by multiplying the par or principal value of each security or investment by its maturity (days or years), summing the products, and dividing the sum by the total principal value of the portfolio. A simple measure of risk of a fixed-income portfolio.

Weighted Average Maturity to Call. The average maturity of all securities and investments of a portfolio, adjusted to substitute the first call date per security for maturity date for those securities with call provisions.

Yield Curve. A graphic depiction of yields on like securities in relation to remaining maturities spread over a time line. The traditional yield curve depicts yields on U.S. Treasuries, although yield curves exist for Federal Agencies and various credit quality corporates as well. Yield curves can be positively sloped (normal) where longer-term investments have higher yields, or "inverted" (uncommon) where longer-term investments have lower yields than shorter ones.

Yield to Call (YTC). Same as "Yield to Maturity," except the return is measured to the first call date rather than the maturity date. Yield to call can be significantly higher or lower than a security's yield to maturity.

Yield to Maturity (YTM). Calculated return on an investment, assuming all cash flows from the security are reinvested at the same original yield. Can be higher or lower than the coupon rate depending on market rates and whether the security was purchased at a premium or discount. There are different conventions for calculating YTM for various types of securities.

Yield. There are numerous methods of yield determination. In this glossary, see also "Current Yield," "Yield Curve," "Yield to Call" and "Yield to Maturity."

Appendix C

Local Agency Investment Fund
Program Description

The Local Agency Investment Fund (LAIF) is a voluntary program created by statute; began in 1977 as an investment alternative for California's local governments and special districts and it continues today under Treasurer John Chiang's administration. The enabling legislation for the LAIF is Section 16429.1 et seq. of the California Government Code.

This program offers local agencies the opportunity to participate in a major portfolio, which invests hundreds of millions of dollars, using the investment expertise of the State Treasurer's Office investment staff at no additional cost to the taxpayer. This in-house management team is comprised of civil servants who have each worked for the State Treasurer's Office for an average of 20 years.

The LAIF is part of the Pooled Money Investment Account (PMIA). The PMIA began in 1955 and oversight is provided by the Pooled Money Investment Board (PMIB) and an in-house Investment Committee. The PMIB members are the State Treasurer, Director of Finance, and State Controller.

The Local Investment Advisory Board (LIAB) provides oversight for LAIF. The Board consists of five members as designated by statute. The State Treasurer, as Chairman, or his designated representative appoints two members qualified by training and experience in the field of investment or finance, and two members who are treasurers, finance or fiscal officers or business managers employed by any county, city or local district or municipal corporation of this state.

The term of each appointment is two years or at the pleasure of the appointing authority.

All securities are purchased under the authority of Government Code Section 16430 and 16480.4. The State Treasurer's Office takes delivery of all securities purchased on a delivery versus payment basis using a third party custodian. All investments are purchased at market and a market valuation is conducted monthly.

Additionally, the PMIA has Policies, Goals and Objectives for the portfolio to make certain that our goals of Safety, Liquidity and Yield are not jeopardized and that prudent management prevails. These policies are formulated by Investment Division staff and reviewed by both the PMIB and the LIAB on an annual basis.

The State Treasurer's Office is audited by the Bureau of State Audits on an annual basis and the resulting opinion is posted to the State Treasurer's Office website following its publication. The Bureau of State Audits also has a continuing audit process throughout the year. All investments and LAIF claims are audited on a daily basis by the State Controller's Office as well as an in-house audit process involving three separate divisions.

Under Federal Law, the State of California cannot declare bankruptcy, thereby allowing the Government Code Section 16429.3 to stand. This Section states that "moneys placed with the Treasurer for deposit in the LAIF by cities, counties, special districts, nonprofit corporations, or qualified quasi-governmental agencies shall not be subject to either of the following: (a) transfer or loan pursuant to Sections 16310, 16312, or 16313, or (b) impoundment or seizure by any state official or state agency."

During the 2002 legislative session, California Government Code Section 16429.4 was added to the LAIF's enabling legislation. This Section states that "the right of a city, county, city and county, special district, nonprofit corporation, or qualified quasi-governmental agency to withdraw its deposited moneys from the LAIF, upon demand, may not be altered, impaired, or denied in any way, by any state official or state agency based upon the state's failure to adopt a State Budget by July 1 of each new fiscal year."

The LAIF has grown from 293 participants and $468 million in 1977 to 2,429 participants and $21.8 billion at the end of February 2018.

State Treasurer's Office
Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916)653-3001
http://www.treasurer.ca.gov/pmia-laif

Agenda Item No. D.5

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services
Juan Galvan, Senior Planner

Subject: CONSIDERATION OF A RESOLUTION DESIGNATING ENTITIES AUTHORIZED TO SELL "SAFE AND SANE" FIREWORKS IN THE CITY FOR 2026

BACKGROUND/DISCUSSION

Pursuant to Section 9.04.090 (Permit to Sell Safe and Sane Fireworks) of Chapter 9.04 (Fire Code) of the City of La Puente Municipal Code ("Code"), the City Council is authorized to designate eligible applicants and issue permits for the retail sale of "safe and sane" fireworks within the City, consistent with the California State Fireworks Law.

2026 Fireworks Sales

For the 2026 fireworks sales season, the City received permit applications from Delhaven Community Center, La Puente Foundation, La Puente Girls Softball, St. Louis of France Catholic Church, and Veterans of Foreign Wars (VFW) Post No. 1944 to operate a total of nine (9) fireworks stand locations throughout the City.

Phantom Fireworks will serve as the wholesaler for the La Puente Foundation stand, while TNT Fireworks will serve as the wholesaler for the remaining eight stand locations. In addition, VFW Post No. 1944 has applied for permits for five (5) stand locations, as it has partnered with various local groups and organizations to assist with the operational logistics of the fireworks sales.

A summary of the nine complete applications received is provided below:

	Address	**Location**	**Organization**
1.	1065 N. Hacienda Boulevard	Crazy Rock'N Sushi	Delhaven Community Center
2.	503 Glendora Avenue	La Puente Park	La Puente Foundation
3.	1411-1445 N. Hacienda Boulevard	Walmart Center	La Puente Girls Softball

4.	13935 E. Temple Avenue	St. Louis of France Catholic Church Site	St. Louis of France Catholic Church
5.	1617 N. Hacienda Boulevard	Auto Zone Center	VFW No. Post 1944
6.	13925 Amar Road	Sunkist Shopping Center	VFW No. Post 1944
7.	17305 Valley Boulevard	Bodega Market Center	VFW No. Post 1944
8.	1807-1857 N. Hacienda Boulevard	Food 4 Less Center	VFW No. Post 1944
9.	755-899 Hacienda Boulevard	Northgate Market Center	VFW No. Post 1944

All of the above-listed groups and organizations were previously approved by the City Council in 2025 to conduct the retail sale of "safe and sane" fireworks within the City.

Permittees are required to obtain Temporary Seller's Permits from the California Department of Tax and Fee Administration (CDTFA) to ensure that sales tax generated from fireworks sales in properly allocated to the City. Permitees must also obtain the necessary electrical permits for the proposed fireworks stand locations and secure approval from the Los Angeles County Fire Department.

FISCAL IMPACT

A City permit application fee of $588.00 is required for each firework stand application, totaling $5,292.00. The fee offsets staff costs associated with application review and processing, as well as site inspections conducted following the placement of the fireworks stands.

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-5991 designating the eligible entities authorized to sell “safe and sane” fireworks within the City.

ATTACHMENTS

A. Safe and Sane Fireworks Resolution with Exhibit A

RESOLUTION NO. 26-5991

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, DESIGNATING THE ENTITIES AUTHORIZED TO SELL "SAFE AND SANE" FIREWORKS IN THE CITY FOR 2026

WHEREAS, pursuant to Section 9.04.090 of the City's Municipal Code ("Code"), the City Council may issue a permit pursuant to and upon the requirements set forth in the Health and Safety Code §§ 12500, *et seq.*, ("State Fireworks Law"), as may be amended from time to time, allowing the sale of safe and sane fireworks in the City, as defined in the State Fireworks Law; and

WHEREAS, under the provisions of the City's Code, before fireworks may be sold, the applicant must submit an application, in writing, to the City Manager; and

WHEREAS, in accordance with Section 9.04.090 of the Code, the applicant who may submit an application for the sale of fireworks must be designated by the City Council; and

WHEREAS, as set forth in Section 9.04.090 of the Code, the City Council must also establish the contents and requirements of the fireworks application, which was previously approved pursuant to Resolution No. 26-5992; and

WHEREAS, City received complete applications from the Delhaven Community Center ("Delhaven"), La Puente Girls Softball ("Softball"), Saint Louis of France Catholic Church ("St. Louis"), and Veterans of Foreign Wars Post No. 1944 ("Post") to sell "Safe and Sane" Fireworks in the City, and TNT Fireworks will serve as the fireworks wholesaler; and

WHEREAS, City received a complete application from the La Puente Foundation ("Foundation") to sell "Safe and Sane" Fireworks within the City, and Phantom Fireworks will serve as the fireworks wholesaler; and

WHEREAS, for the 2026 fireworks sales season, the City Council desires to accept applications submitted by Delhaven, Foundation, Softball, St. Louis, and Post for the sale of "Safe and Sane" fireworks within the City, and to approve the issuance of the corresponding permits.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The City Council hereby approves the fireworks stand locations set forth in Exhibit 1, attached hereto and incorporated herein by reference, for the 2026 sale of "Safe and Sane" fireworks within the City.

SECTION 3. The City Council hereby accepts and approves the applications submitted by the Delhaven, Foundation, Softball, St. Louis, and Post for the sale of "Safe and Sane" fireworks within the City and approves the permits for the 2026 fireworks sales season. Delhaven, the Foundation, Softball, St. Louis, and Post shall comply with all applicable laws governing the sale of "Safe and Sane" fireworks. No other entities or individuals shall be authorized to sell "Safe and Sane" fireworks within the City during 2026.

SECTION 4. Delhaven, the Foundation, Softball, St. Louis, and Post shall each independently obtain and file a Temporary Seller's Permit with the California Department of Tax and Fee Administration (CDTFA) to ensure that any sales tax generated from the sale of "Safe and Sane" fireworks is properly allocated to the City.

SECTION 5. Delhaven, the Foundation, Softball, St. Louis, and Post may only sell "Safe and Sane" fireworks from June 29th through July 4th, 2026, in accordance with the City's Code.

SECTION 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 7. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 26th day of May 2026, by the following vote:

AYES:	COUNCILMEMBER:
NOES:	COUNCILMEMBER:
ABSENT:	COUNCILMEMBER:
ABSTAIN:	COUNCILMEMBER:

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

Exhibit A

TNT FIREWORKS

INSPECTION DATE 6/26

STAND# _____ PLUG SIDE, WHEN LOOKING OUT FROM STAND: RIGHT

SALES SB LOC# LAP1065 CITY LA PUENTE

ORGANIZATION DELHAVEN COMMUNITY CENTER

SIZE 24x8 TYPE NN BACK DOORS 0 A-FRAMES 1

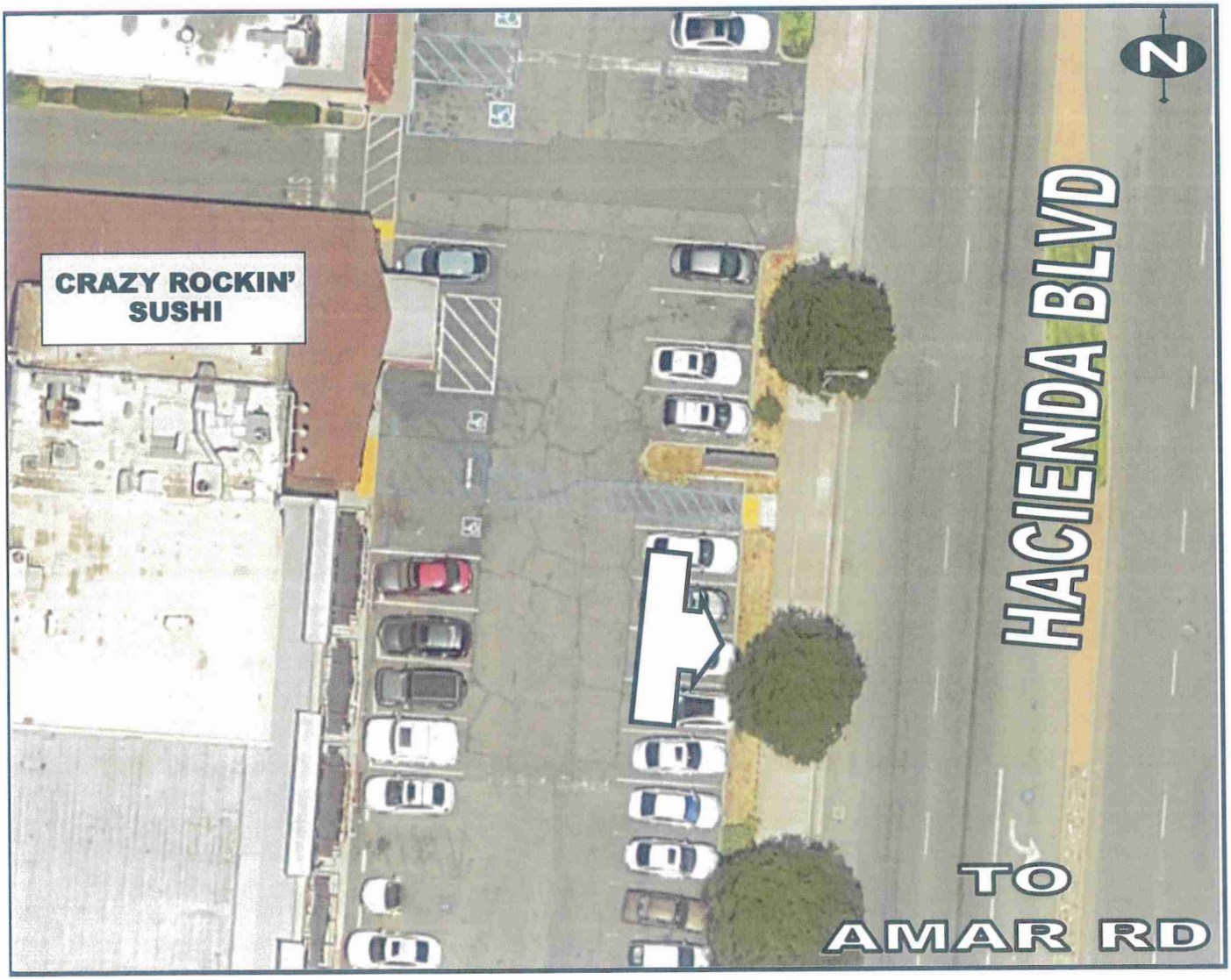
SET-UP 6/21 DOWN DATE 7/7 LIGHTS MCGILLS

DESCRIPTION/ADDRESS 1065 NORTH HACIENDA BLVD

INTERSECTION N OF NWC AMAR ROAD & HACIENDA BLVD

SPECIAL INSTRUCTIONS PLACE STAND FACING STREET—START IN THE FIRST PARKING SPACE FROM SIGN

SETBACKS: CURB _____ SIDEWALK _____ BUILDINGS _____



Phantom Fireworks

STAND YEAR: 2026
CITY: LA PUENTE
ORGANIZATION: LA PUENTE COMMUNITY FOUNDATION.
SIZE: 8' x 32'
METAL: YES
ADDRESS: 503 GLENDORA AVE. LA PUENTE CA91744
INTERSECTION: LOCATED AT LA PUENTE CITY PARK ON N. HACIENDA BLVD.
SPECIAL INSTRUCTIONS: Place on Marks/ Stand windows is facing the Street
SETBACKS / CURBS: 10' **SIDEWALKS:** 25' **BUILDINGS:** 100'

N
W E
S

INSPECTION DATE: 6/29 **TNT FIREWORKS** MC GILLS

SALES ASSOCIATE BENNETT CITY LA PUENTE

LOCATION# CSR5515 ORGANIZATION LA PUENTE SOFTBALL

SIZE 8X24 TYPE NN BACK DOORS 1 A-FRAMES 1

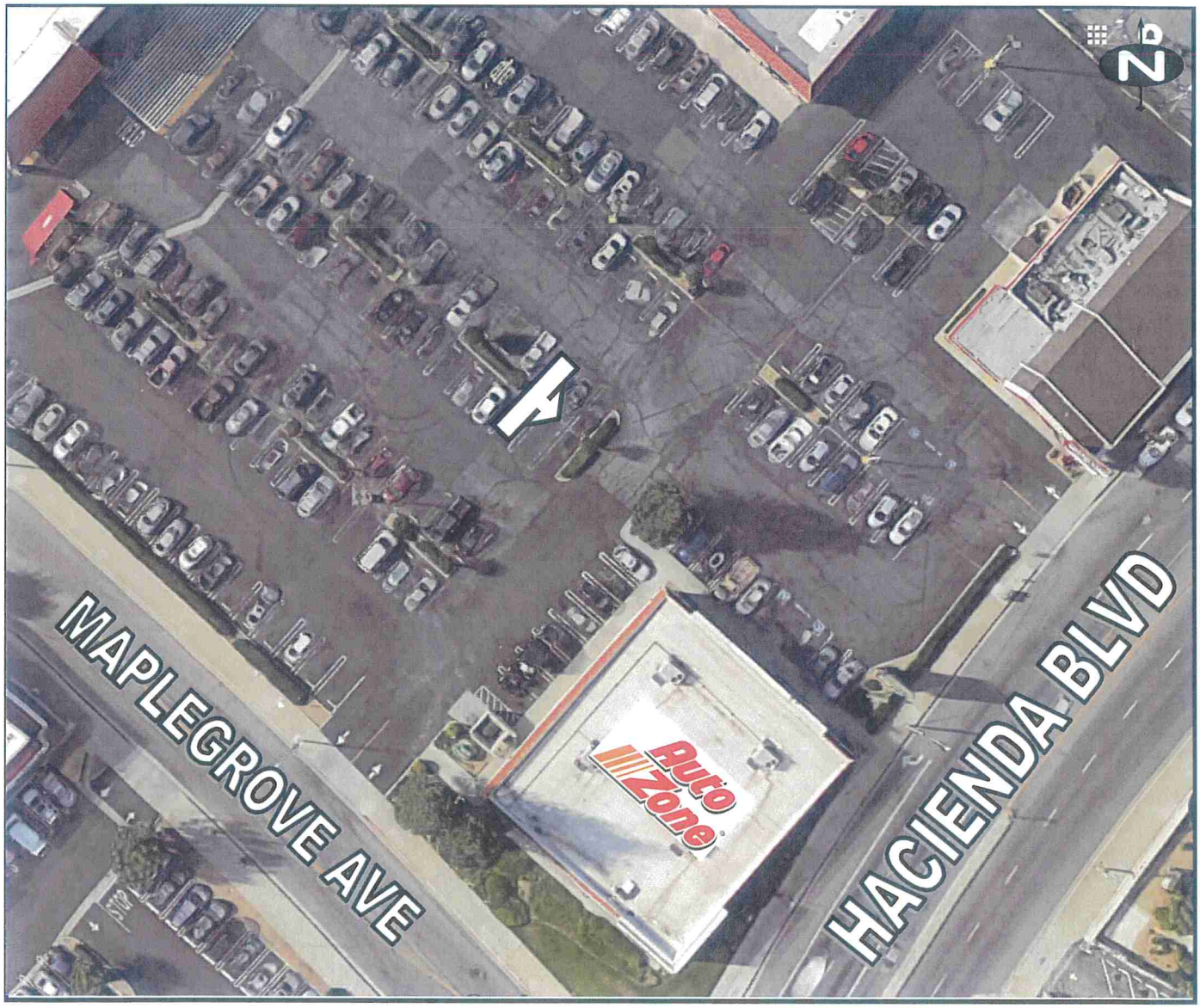
SET-UP 6/25 DOWN DATE 7/6 MUST LIGHTS MC GILLS ($G)

ADDRESS 1411-1445 NORTH HACIENDA BLVD

INTERSECTION NWC HACIENDA BLVD & MAPLEGROVE AVE

THOMAS GUIDE — COUNTY LA PAGE GRID

SPECIAL INSTRUCTIONS SET STAND FACING AUTO ZONE—IN THE CENTER OF THE PAKING STALLS—BACK OF STAND TO BE JUST IN FRONT OF PLANTER



INSPECTION DATE: 6/30 **TNT FIREWORKS** MC GILLS

SALES ASSOCIATE BENNETT CITY LA PUENTE

LOCATION# CSR1390 ORGANIZATION SAINT LOUIS OF FRANCE CHURCH

SIZE 8X24 TYPE NN BACK DOORS 1 A-FRAMES 1

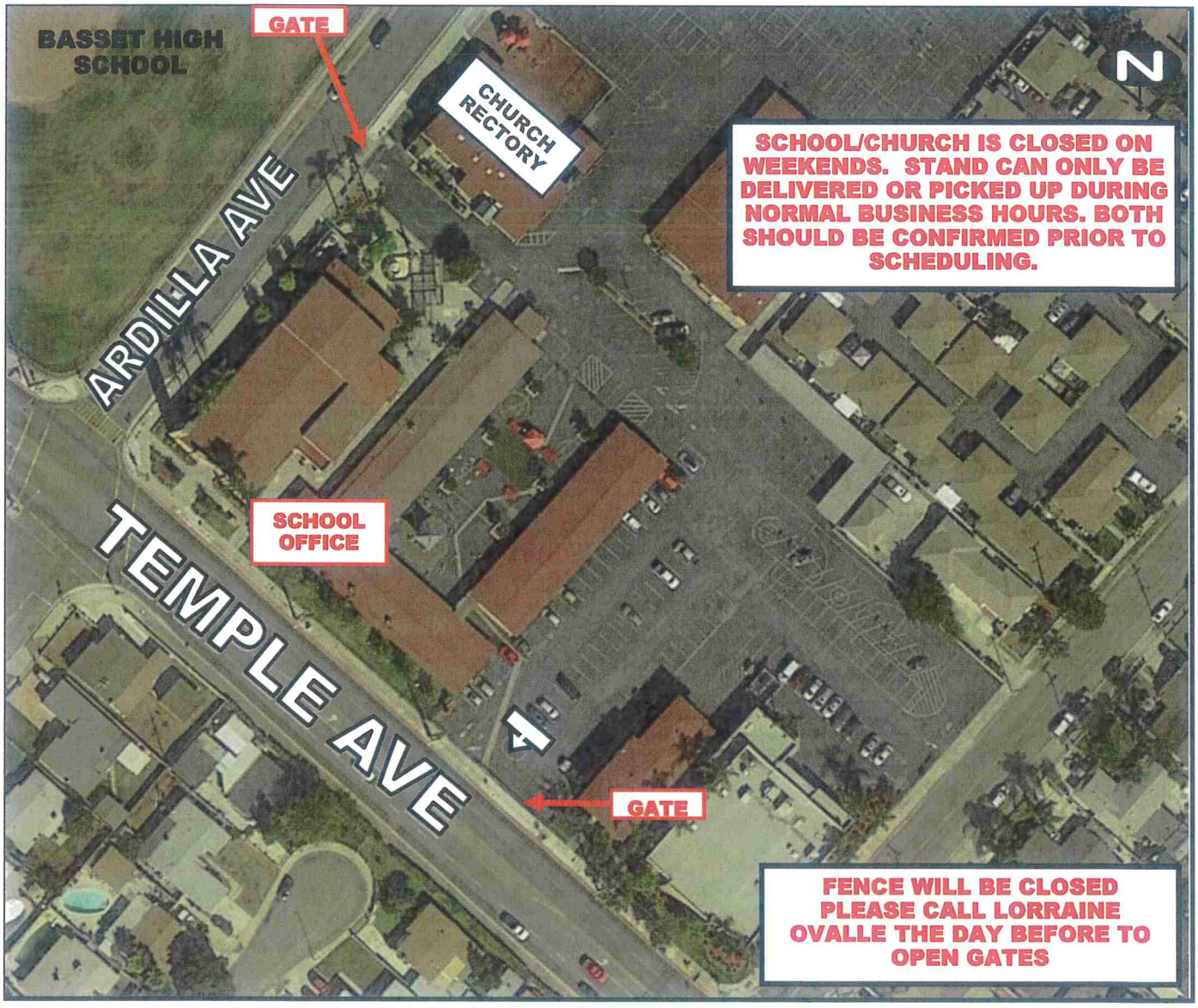
SET-UP 6/18 DOWN DATE 7/7 MUST LIGHTS MC GILLS ($G)

ADDRESS 13901 EAST TEMPLE AVENUE

INTERSECTION NEC TEMPLE AVE & ARDILLA AVE

THOMAS GUIDE — COUNTY LA PAGE GRID

SPECIAL INSTRUCTIONS SET STAND FACING STREET—LOOK FOR MARKS SET IN FIRST FULL PARKING SPACES. CALL LORRAINE OVALLE FOR DETAILS (323) 833-3447



INSPECTION DATE: 6/30 **TNT FIREWORKS** MC GILLS

SALES ASSOCIATE BENNETT CITY LA PUENTE

LOCATION# CSR5503 ORGANIZATION VFW #1944—#3

SIZE 32x8 TYPE NN BACK DOORS 1 A-FRAMES 1

SET-UP 6/19 DOWN DATE 7/5 LIGHTS MC GILLS ($G)

ADDRESS 1617 HACIENDA BLVD

INTERSECTION NWC HACIENDA BLVD & FRANCISQUITO AVENUE

THOMAS GUIDE — COUNTY LA PAGE 638 GRID E3

SPECIAL INSTRUCTIONS SET STAND FACING STORES—LOOK FOR 2007 MARKS ON PAVEMENT—MAKE SURE BACK DOOR OPENS!!

INSPECTION DATE: 6/30 **TNT FIREWORKS** MC GILLS

SALES ASSOCIATE BENNETT CITY LA PUENTE

LOCATION# CSR5505 ORGANIZATION VFW #1944—#2

SIZE 8x32 TYPE NN BACK DOORS 1 A-FRAMES 1

SET-UP 6/19 DOWN DATE 7/9 LIGHTS MC GILLS ($G)

ADDRESS 13925 AMAR ROAD

INTERSECTION NWC AMAR ROAD & WILLOW AVENUE

THOMAS GUIDE — COUNTY LA PAGE 638 GRID B3

SPECIAL INSTRUCTIONS SET STAND FACING ALBIERTO'S WITH FRONT OF STAND ALINGING ON EDGE OF PARKING STRIPES

INSPECTION DATE: 6/30 **TNT FIREWORKS** MC GILLS

SALES ASSOCIATE BENNETT CITY LA PUENTE

LOCATION# CSR5506 ORGANIZATION VFW #1944—#4

SIZE 32x8 TYPE NN BACK DOORS 1 A-FRAMES 1

SET-UP 6/19 DOWN DATE 7/9 LIGHTS MC GILLS ($G)

ADDRESS 17305 VALLEY BLVD

INTERSECTION NWC VALLEY BLVD & AZUSA WAY (NEAR AZUSA AVE)

THOMAS GUIDE — COUNTY LA PAGE 678 GRID G2

SPECIAL INSTRUCTIONS CENTER BETWEEN DRIVEWAYS—SET SO BACK DOOR OPENS—LEAVE A-FRAME BY STAND—LOOK FOR 2007 MARKS

INSPECTION DATE: 6/30 **TNT FIREWORKS** MC GILLS

SALES ASSOCIATE BENNETT CITY LA PUENTE

LOCATION# CSR5507 ORGANIZATION VFW #1944

SIZE 32x8 TYPE NN BACK DOORS 1 A-FRAMES 1

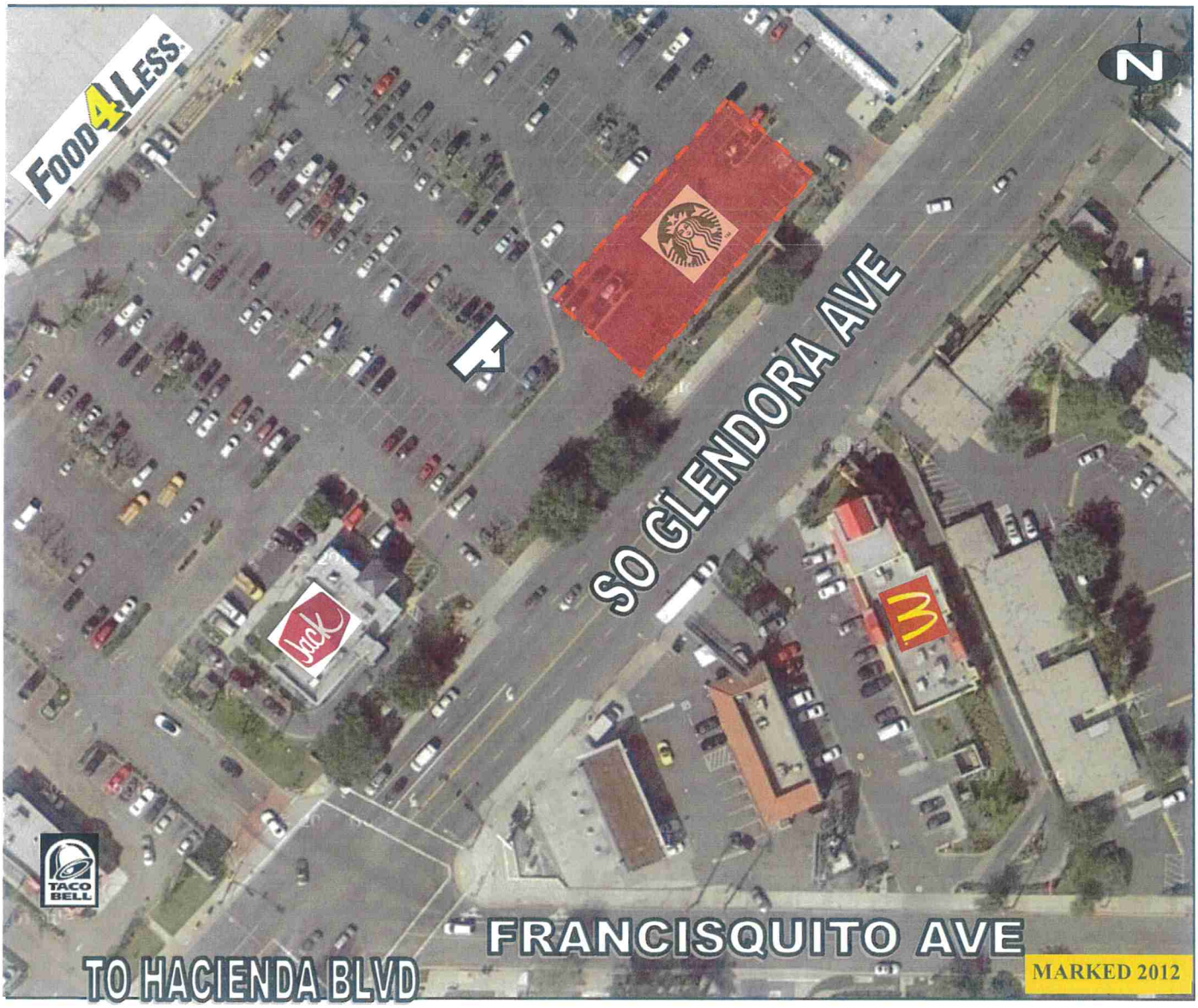
SET-UP 6/19 DOWN DATE 7/9 LIGHTS MC GILLS ($G)

ADDRESS 1807—1857 NORTH HACIENDA AVENUE

INTERSECTION NORTH OF NWC HACIENDA AVE & FRANCISQUITO AVE

THOMAS GUIDE — COUNTY LA PAGE 638 GRID D6

SPECIAL INSTRUCTIONS PLACE INTO FOURTH PARKING SPOTS FROM SOUTH DRIVE LANE—FACE TOWARD HACIENDA BLVD.



INSPECTION DATE: 6/30 **TNT FIREWORKS** MC GILLS

SALES ASSOCIATE BENNETT CITY LA PUENTE

LOCATION# CSR5508 ORGANIZATION VFW #1944—#1

SIZE 32x8 TYPE NN BACK DOORS 1 A-FRAMES 1

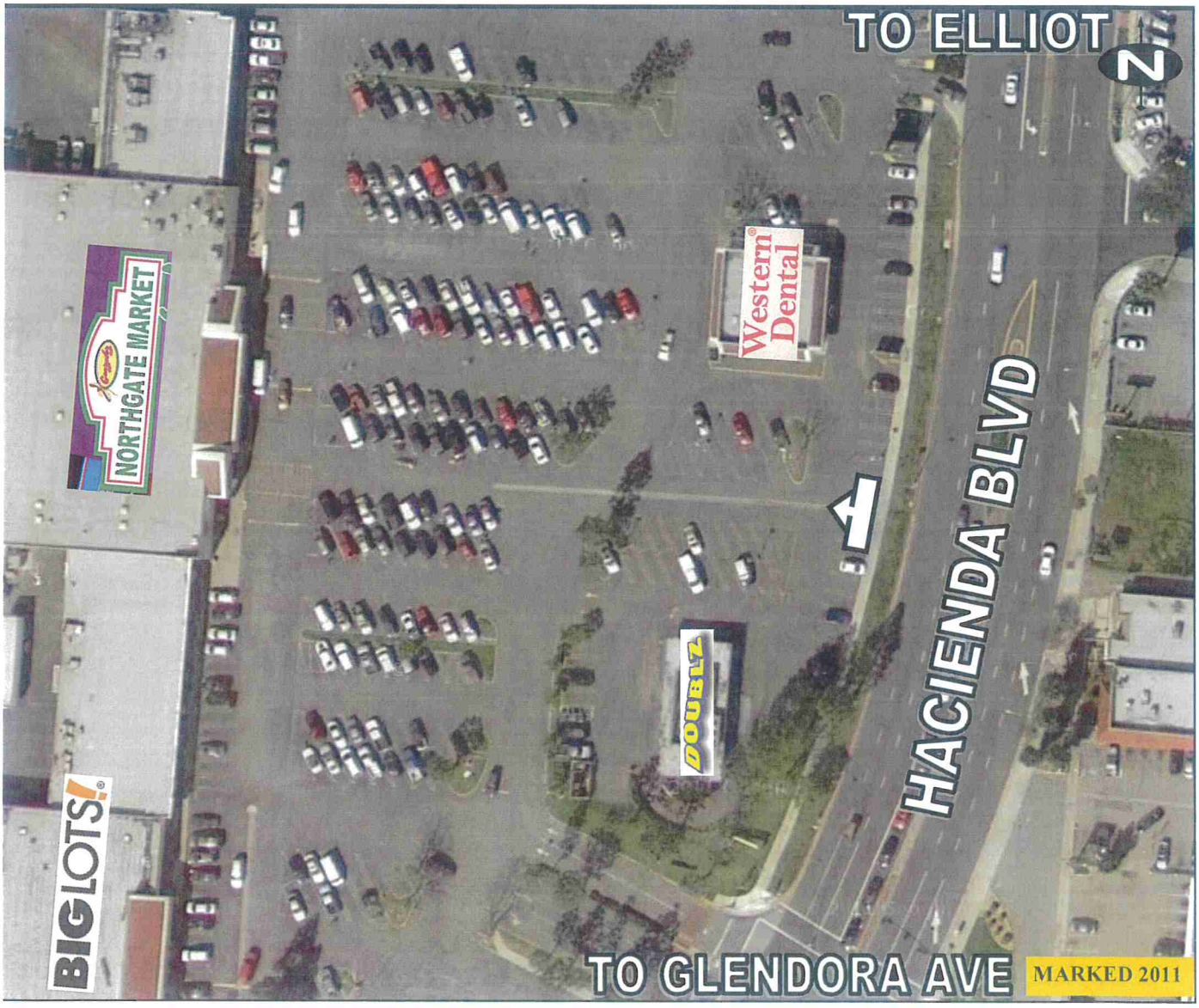
SET-UP 6/19 DOWN DATE 7/9 LIGHTS MC GILLS ($G)

ADDRESS 755-825 NORTH HACIENDA BLVD (825 N. HACIENDA BLVD)

INTERSECTION SWC ELLIOT & HACIENDA BLVD

THOMAS GUIDE — COUNTY LA PAGE 638 GRID D6

SPECIAL INSTRUCTIONS SET STAND BETWEEN DENTAL OFFICE AND FAST FOOD RESTAURANT—LOOK FOR 2007 MARKS



Agenda Item No. D.6

City of La Puente
Agenda Report

To: Mayor and City Council For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services

Subject: CONSIDERATION OF A CHANGE ORDER WITH PONCE STEEL FABRICATORS FOR ADDITIONAL FENCING AND OTHER IMPROVEMENTS AT THE LA PUENTE DOG PARK AT 16550 OLD VALLEY BOULEVARD IN THE AMOUNT OF $154,930.00.

BACKGROUND/DISCUSSION

At the City Council meeting of October 28, 2025, the City Council awarded a contract to Ponce Steel Fabricators in the amount of $246,500 for the manufacture and installation of fencing at La Puente Dog Park at 16550 Old Valley Boulevard. Construction of this project is well underway and nearing completion.

The following change order has been identified as it relates to further fencing and gate access improvements not originally called out in the architectural plans, as well as the addition of handicap railings, exterior access steps to the shelter's exterior kennels, and shelter entrance door safety and access improvements. The cost of the additional work related to the purchase and of all items listed is $140,845.

FISCAL IMPACT

Funding is available for this change order from the California Natural Resources Grant that was received from State Senator Bob Archuleta in the Miscellaneous Grant Fund (Fund 280).

RECOMMENDATION

It is recommended that the City Council: (1) approve the change order with Ponce Steel Fabricators in the amount of $140,845 for stated improvements with an additional 10% ($14,085) contingency to be used at the City Manager's discretion at La Puente Dog Park at 16550 Old Valley Boulevard.

ATTACHMENTS

A. Ponce Steel Fabricators Change Order

PONCE STEEL FABRICATORS
731 Glendora Ave, La Puente, CA 91744

Mobile: (323) 304-7479 | Office: (626) 806-8560
Primary Email: info@poncesteelfab.com
Secondary Email: welderforyou7@gmail.com
Web: poncesteelfab.com
License #: 1136590

Change Order #01	Change Order: 5/13/2026
Project #01	Due Date

BILL TO:

Company Name: City of La Puente
Attention: Troy/Steve
Project Name: La Puente Dog Park
Project Address: 15900 Main Street
City/State/ZIP: La Puente/CA/91744
Phone:
Email: soverstreet@lapuente.org

SCOPE OF WORK

Fabrication and installation of **additional steel fence components**, including cutting, welding, and on-site adjustments per project bid and plan specifications.

SCHEDULE OF VALUES / CHARGES

Item #	Description	Qty	Unit Cost	Amount
1.3x3x1/4 post	Original bid proposal included **(171)** posts, total posts now **(323)**	**(152)**	$95 each	$14,440
2. Labor for post installation	Labor for additional	**(152)**	$65 per hr.	$18,720

	installation **(prev. wage)**	12 days total @ 3 laborers per day		
3.Sliding gates w/ hardware	Change request from dbl. Gates to sliding gates, including hardware	**(3)**	$960 each	$2,880
4.Sliding gate bridge's/stoppers	Sliding gate supports and stoppers made of **4x4x1/4** tubing in a powder coat finish	**(6)**	$860 each	$5,160
5.Sliding gate track	Track and concrete anchors for slide gates	**(120 ft total)**	$7.25 per ft.	$870
6. Single person gates	Original bid includes only **(12)** total gates at **3ft** opening, total now **(17)** at **4ft** opening	**(5)**	$475 each	$2,375
7.Additional **12ft** gate	Additional **12ft** double gate with installation	**(1)**	$1,960	$1,960
8.Fence panels	Additional fencing panels	**(380 ft)**	$115	$43,700

Subtotal:	$__90,105____
Sales Tax:	$_N/A_____

SCOPE OF WORK

Fabrication and installation of additional **steel and composite wood fence** components, including cutting, welding, and on-site adjustments per project bid and plan specifications.

SCHEDULE OF VALUES / CHARGES

Item#	Description	Qty	Unit cost	Amount
1.Privacy fence	**(180ft)** of composite	**180 feet**	$78.50 per ft	$14,130

	wood fencing between dog kennels and park			
2. Steel sheeting	Privacy sheets for dog kennels at new valley	**15 total**	$338	$5,070
Subtotal:				$_19,200_____
Sales Tax:				$_N/A_____

SCOPE OF WORK

Fabrication and installation of additional steel **ADA approved handrailing** components, including cutting, welding, and on-site adjustments per project bid and plan specifications.

SCHEDULE OF VALUES / CHARGES

Item#	Description	Qty	Unit cost	Amount
1.ADA handrailing	**(82ft)** of ADA approved handrailing leading to kennels/offices	**82 feet**	$150	$13,500
2.Main water valve covers (old valley)	Heavy duty main water valve Protective Covers	**(2)**	$1,600	$3,200
Subtotal:				$_16,700____
Sales Tax:				$_N/A_____

SCOPE OF WORK

Fabrication and installation of **additional wood-steps and new door** components, including cutting, woodworking, and on-site adjustments per contractor request and plan specifications.

SCHEDULE OF VALUES / CHARGES

Item#	Description	Qty	Unit cost	Amount

1.Wooden-steps	**(164ft)** of pressure treated wood steps at dog kennel cages	**164 feet**	$35 per ft	$5,740
2.Doors	Remove and replace **(4)** doors, change swing of door to inward (supplied by city)	**(4)**	$1,200	$4,800
3.Trim and door painting	Paint doors and surrounding door trim to color of choice	**(4) locations**	$950	$3,800
4.Removal of work debris	Removal of service-related debris		$500	$500
Subtotal:				$_14,840_____
Sales Tax:				$_N/A_____

TOTAL BALANCE

Subtotal:	$_140,845_____
Sales Tax:	$_N/A_____
TOTAL DUE:	$_140,845____

ADDITIONAL NOTES

All additional work performed stated in this invoice is per agreed scope and specifications separate from original bid.

Thank you for your business.

Agenda Item No. D.7

City of La Puente
Agenda Report

To: Mayor and City Council For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services

Subject: CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR STREET IMPROVEMENTS ON VARIOUS STREETS FY 2024-25

BACKGROUND/DISCUSSION

On September 23, 2025, the City Council awarded a construction contract to Hardy and Harper Inc. in the amount $1,723,350.00 to complete the Citywide Street Improvements on Various Street FY 2024-25 Project ("Project"). The award of contract included a ten percent (10%) contingency of $172,335.00 to cover the cost of any contract change order work approved by the City Manager.

On December 8, 2025, Hardy and Harper Inc. commenced work on the Project and completed work on April 22, 2026. The Project involved the removal and replacement of sidewalk, drive approaches, and curb ramps, and grind and cap with ARAM asphalt. The project also included a maintenance process with an application of a Type II slurry seal on 4 street segments citywide, covering about 0.8 miles of pavement. Finally the work included repainting of the pavement markings, and street legends, and regulatory sign replacement.

The contractor's bid price for this Project was $1,723,350.00. During construction, there were some minor bid item quantity adjustments that resulted in a net increase of $12,206.40, primarily due to the two change orders and a slight decrease in the quantity of localized pavement repairs completed on the overall project.

There were two change orders on the project totaling $26,200.00 for additional traffic striping on Amar Road from Puente Avenue to Willow Avenue. The second change order was for the ramping of two drive approaches for proper clearance. The total construction cost for this Project is $1,761,756.60 which was 2.2% above the original contract amount but well within the project contingency.

FISCAL IMPACT

The current Fiscal Year 2025-26 Capital Improvement Program budget includes funding for this Project from the following funds: SB1 - $800,000; Proposition C - $2,000,000; and TDA - $175,000 for a total of $2,975,000.

The original bid schedule for construction of this Project totaled $1,723,350.00. With the final cost for construction of $1,761,756.60 and actual cost of $240,920.00 for project management, construction observation and material testing, the total Project construction cost was $2,002,676.60. Therefore, the Project was completed within the budget and there was no impact on the City's General Fund.

RECOMMENDATION

It is recommended that the City Council: (1) accept the Project as complete; and (2) authorize the City Clerk to execute the Notice of Completion.

ATTACHMENTS

A. Street Improvement on Various Streets FY 24-25 NOC

Attachment A

RECORDING REQUESTED BY
CITY OF LA PUENTE
AND WHEN RECORDED MAIL TO

NAME CITY OF LA PUENTE
CITY CLERK
STREET ADDRESS 15900 East Main Street
CITY La Puente CA 91744
STATE California
ZIP 91744

SPACE ABOVE LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for complete requirements.)
Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is City of La Puente
3. The full address of the owner is 15900 East Main Street, La Puente, CA 91744
4. The nature of the interest or estate of the owner is: in fee.

(if other than Fee, strike "In fee" and insert, for example, "purchaser under contract of purchase", or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:
NAMES ADDRESSES

6. The full names and addresses of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvements herein referred to:
NAMES ADDRESSES

7. A work of improvement on the property hereinafter described was substantially completed on April 22, 2026.

8. The work done was: Street improvements, repair of the roadway and repair damaged concrete on various City streets.

9. The names of the contractor, if any, for such work of improvement was: Hardy and Harper Inc.
September 23, 2025
(If no contractor for work of improvement as a whole, insert "None") (Date of Contract)

10. The property on which said work of improvement was completed is in the City of: La Puente
County of Los Angeles, State of CA, and is described as follows: Local Street Improvement Project.

11. The street address of said property is Various
(If no street address has been officially assigned, insert "none".)

Dated _____

_____
(Signature of Owner or corporate officer of Owner named in paragraph 2, or his agent)

VERIFICATION

I, the undersigned, say: I am the City Clerk of the City of La Puente, the declarant of the foregoing Notice of Completion:
I have read said Notice of Completion and know the contents thereof; the same is true to my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____ at La Puente, CA

_____
(Personal signature of the individual who is swearing that the contents of the Notice of Completion are true)

Agenda Item No. E.1

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services
Candice Yu, Principal Accountant

Subject: PRESENTATION OF APRIL 2026 BUDGET REPORT

BACKGROUND/DISCUSSION

The City Council adopted the Fiscal Year 2025-2026 Budget and Capital Improvement Program on May 27, 2025. The attached report examines fiscal activity taking place in the month of April and includes all funds within the operating budget. The report analyzes year-to-date transactions in comparison to budgeted amounts for the entire fiscal year, expressing each category using a percentage-of-completion methodology. It additionally provides comparisons in activity level to the same time period last fiscal year.

FISCAL IMPACT

As of the end of April 2026, eighty-three (83%) percent of the fiscal year has elapsed.

REVENUES

General fund revenues to date have reached $13,458,064, representing 61.1% of the annual budget, a slight decrease compared to 63.3% at this point last fiscal year. Property Tax collections total $5,065,215, reflecting a 4.0% increase over the prior year. Sales and Use Tax and Measure LP collections to date total $4,608,274, an increase of 6.4%, or $ 277,750, compared to the prior year. Licenses and permits are down 40%, or $41,898 from the previous year. The decline is primarily due to several large projects contributing to the revenue in the prior year and while no significant development activity has occurred during the current fiscal year. Although property tax and sales tax revenues have increased, those gains have been partially offset by the decline in licenses and permits revenue. Across all funds, total revenue posted through the April 2026 period is $23,139,904 or 58.5% of the annual budget, a minimal increase over 57.9% in FY 24/25.

EXPENDITURES

In aggregate of all funds, total expenditures through April 2026 have reached $ 24,091,770, representing 69.1% of the annual budget. This expenditure level is consistent with the same period in the prior fiscal. Year-to-date expenditures in the General Fund are $16,781,199 or 74.5% of the annual budget, slightly lower in contrast with 75.2% at this time in FY 2024-2025. Overall, expenditure levels remain consistent with prior year trends, indicating a stable spending patterns across fiscal periods.

RECOMMENDATION

It is recommended that the City Council receive and file this report.

ATTACHMENTS

A. April 2026 Budget Report

Attachment A

CITY OF LA PUENTE
Monthly Budget Report - April 2026
Statement of Revenues
83% of the Fiscal Year Complete

	FY 2025-2026 BUDGET	FY 2025-2026 YTD ACTUAL	%	FY 2024-2025 BUDGET	FY 2024-2025 YTD ACTUAL	%
GENERAL FUND						
Property Tax	8,707,300	5,065,215	58.2%	8,494,600	4,886,529	57.5%
Sales Tax	3,849,100	2,500,766	65.0%	3,701,800	2,251,609	60.8%
Sales Tax - Measure LP	3,619,000	2,107,508	58.2%	3,481,000	2,078,916	59.7%
Other Taxes and Assesments	1,900,300	1,252,527	65.9%	1,750,500	1,294,425	73.9%
Licenses and Permits	924,900	538,711	58.2%	851,000	902,463	106.0%
Fines and Forfeitures	763,500	455,065	59.6%	627,500	505,639	80.6%
Use of Money	365,000	391,065	107.1%	320,000	241,356	75.4%
Intergovernmental	163,700	132,869	81.2%	137,500	245,660	178.7%
Charges for Services	967,800	756,197	78.1%	978,300	664,836	68.0%
Other	768,700	258,141	33.6%	691,300	248,259	35.9%
TOTAL GENERAL FUND	22,029,300	13,458,064	61.1%	21,033,500	13,319,693	63.3%
SPECIAL REVENUE FUNDS						
Gas Tax	1,041,200	776,844	74.6%	1,041,200	834,201	80.1%
RMRA (SB1)	888,000	701,476	79.0%	990,000	690,749	69.8%
Measure M	692,200	584,666	84.5%	749,800	568,476	75.8%
Measure R	608,800	515,619	84.7%	659,700	503,321	76.3%
Prop A Fund	1,018,500	851,058	83.6%	1,099,000	836,595	76.1%
Prop C Fund	851,400	747,655	87.8%	894,100	705,043	78.9%
AQMD	52,000	40,106	77.1%	52,000	39,459	75.9%
Miscellaneous Grants	3,987,900	399,536	10.0%	5,950,000	399,614	6.7%
Lighting & Landscape Maintenance District	1,048,200	948,347	90.5%	1,056,100	924,825	87.6%
CDBG	332,400	198,217	59.6%	388,400	187,518	48.3%
Permanent Local Housing Fund (PLHA)	300,500	26,384	8.8%	300,000	638,215	212.7%
PEG Access	27,000	12,742	47.2%	39,700	15,064	37.9%
Supplemetal Law Enforcement Fund	196,000	201,537	102.8%	170,000	194,663	114.5%
Other Special Revenue	1,737,800	560,900	32.3%	1,329,200	569,250	42.8%
TOTAL SPECIAL REVENUE FUNDS	12,781,900	6,565,087	51.4%	14,719,200	7,106,992	48.3%
CAPITAL PROJECTS & DEBT SERVICE FUNDS						
Citywide Debt Service	871,600	867,489	99.5%	849,500	849,500	100.0%
2019A Debt Service	264,200	47,119	17.8%	260,600	50,319	19.3%
2019B Debt Service	233,600	41,800	17.9%	234,400	44,700	19.1%
Capital Projects	53,300	53,287	100.0%	53,300	53,287	100.0%
TOTAL CAP. PROJ. & DEBT SERVICE FUNDS	1,422,700 -	1,009,695	71%	1,397,800	997,806	71.4%
SUCCESSOR AGENCY						
Successor Agency to the LPCDC	703,100	61,792	8.8%	701,000	64,935	9.3%
PROPRIETARY FUNDS						
Sewer Construction/Maintenance Fund	1,595,100	1,284,890	80.6%	1,538,400	1,188,639	77.3%
Equipment Replacement Fund	344,200	268,438	78.0%	265,000	200,990	75.8%
Vehicle Maintenance & Replacement Fund	677,400	491,938	72.6%	633,600	450,830	71.2%
TOTAL INTERNAL SERVICE FUNDS	1,021,600	2,045,266	200.2%	898,600	1,840,459	204.8%
TOTAL REVENUES	39,553,700	23,139,904	58.5%	40,288,500	23,329,884	57.9%

CITY OF LA PUENTE
Monthly Budget Report - April 2026
Statement of Operating Expenditures
83% of the Fiscal Year Complete

	FY 2025-2026 BUDGET	FY 2025-2026 YTD ACTUAL	%	FY 2024-2025 BUDGET	FY 2024-2025 YTD ACTUAL	%
GENERAL FUND						
General Government	1,494,600	1,295,970	86.7%	1,578,500	1,439,796	91.2%
Administrative Services	3,074,800	2,832,715	92.1%	2,250,000	2,321,501	103.2%
General Services	426,800	384,584	90.1%	458,700	387,859	84.6%
Public Safety	11,598,600	7,546,389	65.1%	11,125,400	7,110,669	63.9%
Development Services	3,324,400	2,655,587	79.9%	3,386,100	2,908,865	85.9%
Community Services	2,606,800	2,065,955	79.3%	2,650,000	1,966,150	74.2%
TOTAL GENERAL FUND	22,526,000	16,781,199	74.5%	21,448,700	16,134,841	75.2%
SPECIAL REVENUE FUNDS						
Gas Tax	1,155,400	820,602	71.0%	1,027,900	776,556	75.5%
RMRA/SB1	47,200	59,400	125.8%	74,600	37,141	49.8%
Measure M	615,500	260,975	42.4%	506,000	180,367	35.6%
Measure R	684,300	371,752	54.3%	668,500	324,860	48.6%
Prop A	1,185,900	863,406	72.8%	1,126,900	779,400	69.2%
Prop C	100,800	71,557	71.0%	124,200	84,108	67.7%
AQMD	100	-	0.0%	100	147,748	147747.7%
Lighting & Landscape Maintenance District	1,097,300	831,323	75.8%	1,051,300	850,029	80.9%
CDBG	331,500	243,448	73.4%	388,400	223,229	57.5%
Permanent Local Housing Assistance (PLHA)	300,500	35,082	11.7%	300,000	436,256	145.4%
Supplemental Law Enforcement Fund	196,000	-	0.0%	170,000	-	0.0%
PEG Access	36,000	31,493	87.5%	29,000	37,386	128.9%
American Rescue Plan Act Fund	-	-	0.0%	111,400	113,042	101.5%
Other Special Revenue	1,625,100	1,402,258	86.3%	2,370,300	817,363	34.5%
TOTAL SPECIAL REVENUE FUNDS	7,375,600	4,991,295	67.7%	7,948,600	4,807,485	60.5%
CAPITAL PROJECTS & DEBT SERVICE FUNDS						
Citywide Debt Service Fund	871,600	868,037	99.6%	849,500	849,500	100.0%
Capital Projects	53,300	53,287	100.0%	260,600	50,319	19.3%
Series 2019A Debt Service	264,200	47,119	15.8%	234,400	44,700	19.1%
Series 2019 B Debt Service	233,600	41,800	17.9%	53,300	53,287	100.0%
TOTAL CAP. PROJ. & DEBT SERVICE FUNDS	1,422,700	1,010,243	71.0%	1,397,800	997,806	71.4%
SUCCESSOR AGENCY						
Successor Agency to the LPCDC	1,055,700	504,039	47.7%	1,055,700	502,756	47.6%
PROPRIETARY FUNDS						
Sewer Construction/Maintenance Fund	1,283,000	112,310	8.8%	1,249,800	516,617	41.3%
Equipment Replacement Fund	321,700	211,129	65.6%	262,000	240,132	91.7%
Vehicle Maintenance & Replacement Fund	894,000	481,555	53.9%	870,400	439,727	50.5%
TOTAL INTERNAL SERVICE FUNDS	1,215,700	804,993	66.2%	1,132,400	679,859	60.0%
TOTAL OPERATING EXPENDITURES	34,878,700	24,091,770	69.1%	34,233,000	23,639,364	69.1%

Agenda Item No. E.2

City of La Puente
Agenda Report

To: Mayor and City Council — For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services
Candice Yu, Principal Accountant

Subject: CONSIDERATION AND APPROVAL OF THE FISCAL YEAR 2026-2027 PROPOSED BUDGET AND RESOLUTION ADOPTING THE CITY'S ANNUAL BUDGET, A RESOLUTION ADOPTING THE CITY'S GANN APPROPRIATION LIMIT AND ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS FOR THE VARIOUS FUNDS, ADOPTION OF RESOLUTIONS TO RESCIND RESOLUTIONS NO. 25-5938 AND 26-5983 AMENDING THE COMPREHENSIVE PERSONNEL SYSTEM AND ESTABLISHING AUTHORIZED PART-TIME AND FULL-TIME POSITIONS AND RATES FOR CITY EMPLOYEES, AND APPROVAL OF THE JOB DESCRIPTION FOR THE COMMUNITY OUTREACH PROGRAM SUPERVISOR

BACKGROUND/DISCUSSION

The process of preparing the Fiscal Year 2026-2027 Budget and Capital Improvement Program began in January 2026. Revenue and expenditure forecasts were developed using data analysis techniques. This included an in-depth review of each department's programs and services, undertaken in partnership with the City Manager and departmental directors. Community input was also taken into consideration and integrated into this fiscal plan. An initial draft budget was distributed to the City Council on April 23, 2026, and subsequent conferences took place with individual Councilmembers.

The FY 2026-2027 proposed Budget and Capital Improvement Program establishes priorities for the expenditure of City funds in areas such as animal control services, street and sidewalk improvements, and recreational opportunities for residents.

REVENUES

- General Fund revenues are budgeted in total at $23,429,700.
- Property Tax (including in-lieu Vehicle License Fees) is projected to grow by 6.36% from the prior budget, for a total of $9,261,200, due to consistent increases in real estate values from the prior year.
- Sales & Use Tax and Measure LP Tax are expected to increase from the prior year by 6%, respectively, as the local retail environment continues to grow from the previous year.
- Charges for Services are forecasted to increase by 23%, the majority of which coming from Building Plan Check Fees due to an increase in home renovation projects occurring throughout the city.

EXPENDITURES

Operating expenditures in the General Fund are $23,429,700, creating a balanced budget. The General Fund operating expenditures represent a 4% increase from the FY 25/26 budget. The following represents a summary of noteworthy operating expenditure fluctuations in the new fiscal year:

- Administration – 19% increase in appropriations due to the addition of Contract Services – Private line item for a contract related to the promoting the City's social media and the creation of content for all City events.
- City Clerk — 29% increase in appropriations due to the inclusion of costs related to the upcoming November 2026 General Election.
- Animal Control Services – 82% increase in appropriations due to an increase in the private security contract to provide additional overnight support and expansion of services with the completed animal shelter.

PERSONNEL

In recent years, the City has greatly increased its service offerings to the public. This budget provides ambitious plans for addressing the most pressing concerns in the local area. In order to manage these new and expanded programs for residents, maintain our investments in physical infrastructure, and support the safety of our community, management has identified a need for several changes in employee staffing levels, responsibilities, and compensation. Below is a listing that provides a summary of these proposed changes:

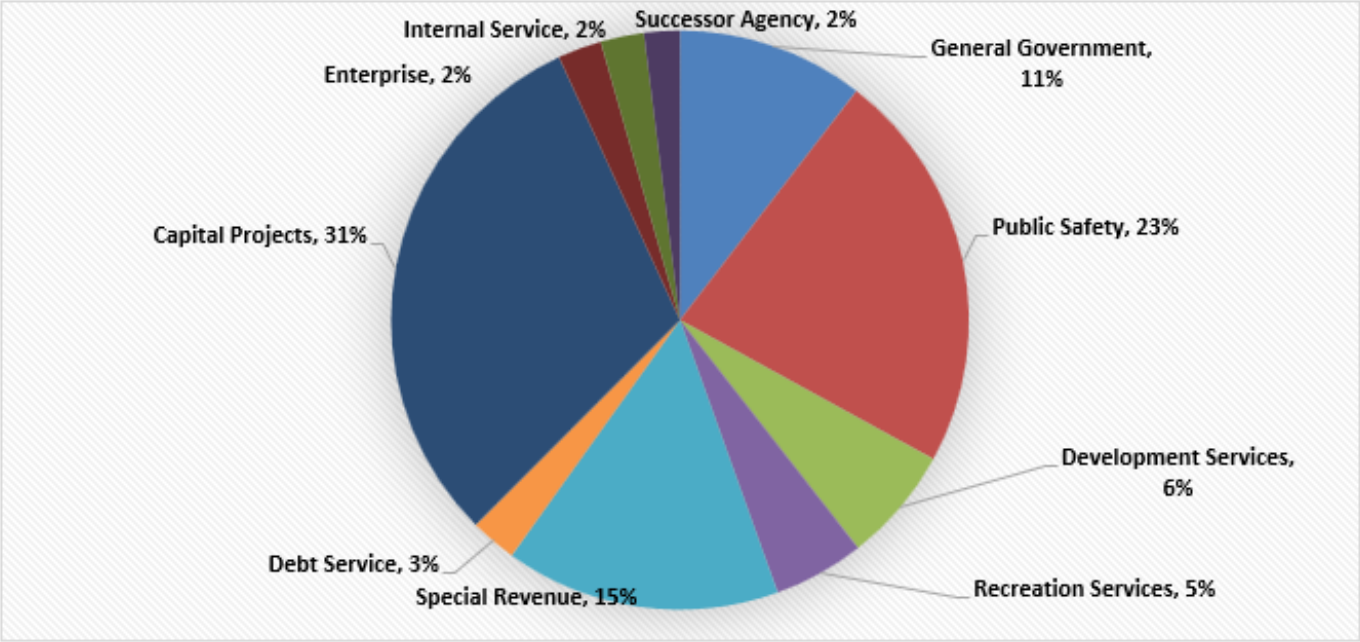
- Code Enforcement Officer — addition of an additional full-time position due to an increase in animal services being provided with the opening of the La Puente Animal Shelter and Dog Park.
- Community Services Specialist — addition of an additional full-time position to assist with city special events and senior services
- Community Outreach Program Supervisor — update the job description to include duties related to the city's business watch program.

FUND BALANCE

Staff estimates that the General Fund will have a total fund balance of $28,517,200 on June 30, 2027, a decrease of $40,000 from the beginning of the budget year. This amount corresponds to the budgeted Capital Improvement projects.

CITY-WIDE BUDGET ANALYSIS

The agency-wide revenue budget across all funds is $47,028,600. The total expenditure budget for all City funds, including special revenue funds, proprietary funds, and fiduciary funds is $52,641,300. The graph on the following page displays each functional area of the City government based on its percentage of the total budget.



CAPITAL IMPROVEMENT PROGRAM

The FY 26/27 Capital Improvement Program (CIP) provides for long-term investments in key community facilities. Total CIP expenditure appropriations are budgeted at $16,124,200. Highlights from the larger projects are listed below:

- Park Activity Center — $3,900,000 from Miscellaneous Grant Fund
- Animal Shelter and Kennel — $150,000 from Miscellaneous Grant Fund
- Local Streets Pavement Resurfacing — $4,762,200 (Prop C, RMRA/SB1 funds, and Measure M and Measure R)
- STP-L Street Improvements - $820,000 (STP-L Federal Grant Funds)
- ATP Cycle 6–$4,250,000 (Measure M, Measure R, and State Grant Fund)
- Catch Basin Retrofit — $192,000 from Measure W Fund
- Sewer Improvements on Various Streets — $2,000,000 from Sewer Fund

FISCAL IMPACT

The City Budget is an authorization for appropriations of the use of public funds for the fiscal year ending June 30, 2027. General fund revenues and operating expenditures total $23,429,700. Total revenues are appropriated at $47,028,600 and total expenditures are appropriated at $52,641,300.

RECOMMENDATION

It is recommended that the City Council:

1. Approve the FY 2026-2027 Proposed Budget effective July 1, 2026;
2. Direct the City Manager to make any necessary changes to the recommended budget for incorporation

into the final budget;

3. Adopt Resolution No. 26-5992 adopting the City's Fiscal Year 2026-2027 annual budget;
4. Adopt Resolution No. 26-5993 adopting the City's Gann Appropriation Limit for FY 2026-2027 and establishing controls on changes in appropriations for the various funds;
5. Adopt Resolutions No. 26-5994 and No. 26-5995 rescinding resolutions No. 25-5938 and No. 26-5983 amending the comprehensive personnel system and establishing authorized part-time and full-time positions and rates for City employees;
6. Approve the job description for the Community Outreach Program Supervisor.

ATTACHMENTS

A. FY 26-27 Budget Book - Proposed
B. Resolution No. 26-5992 (Approving FY 26-27 Budget)
C. Resolution No. 26-5993 (Gann Appropriation Limit)
D. Resolution No. 26-5994 (PT Salary)
E. Resolution No. 26-5995 (FT Salary)
F. Job Description for Community Outreach Program Supervisor

City of La Puente
CALIFORNIA

BUDGET

FOR THE FISCAL YEAR ENDED
JUNE 30, 2027

THE CITY OF
La Puente
"WHERE THE PAST MEETS THE FUTURE"

THE CITY OF
La Puente
"WHERE THE PAST MEETS THE FUTURE"

Summary of Estimated Fund Balances
Fiscal Year 2025-2026

	Fund Balance July 1, 2025	Revenues	Operating Expenditures
GENERAL FUND			
100 General Fund	$ 29,511,700	$ 21,182,300	$ 21,429,100
Total General Fund	**$ 29,511,700**	**$ 21,182,300**	**$ 21,429,100**
SPECIAL REVENUE FUNDS			
200 Gas Tax Fund	$ 72,400	$ 1,043,400	$ 973,600
202 RMRA (SB 1) Fund	600,500	1,018,000	66,000
203 Measure M Fund	292,600	709,000	269,700
205 Measure R Fund	296,600	638,000	268,900
210 Proposition A Fund	665,800	1,046,600	1,117,100
215 Proposition C Fund	3,451,500	929,000	82,800
220 Local Transportation (SB 821) Fund	-	175,000	-
240 Supplement Law Enf Fund	-	201,500	-
250 Office of Traffic Safety Fund	16,100	300	500
260 CDBG Program Fund	-	353,000	353,000
264 Permanent Local Housing (PLHA)	(3,600)	142,200	138,600
265 Cal Home Grant Fund	1,432,100	15,000	212,000
270 Air Quality Improvement Fund	124,800	54,300	-
275 PEG Access Fund	94,900	25,000	36,000
280 Miscellaneous Grant Fund	(297,000)	2,918,800	1,471,800
283 Measure A - Safe Parks Fund	(162,600)	1,203,100	61,600
284 Measure W Fund	790,000	363,100	122,900
285 Lighting & Landscaping Fund	827,800	1,104,300	1,071,200
290 Housing	650,400	11,000	-
Total Special Revenue Funds	**$ 8,852,300**	**$ 11,950,600**	**$ 6,245,700**
DEBT SERVICE FUNDS			
300 Citywide Debt Service Fund	$ -	$ -	$ 868,100
305 Series 2019A Debt Service Fund	-	-	264,200
310 Series 2019B Debt Service Fund	-	-	233,600
Total Debt Service Funds	**$ -**	**$ -**	**$ 1,365,900**
CAPITAL PROJECTS FUNDS			
400 Capital Projects Fund	$ 500	$ -	$ 53,300
Total Capital Projects Funds	**$ 500**	**$ -**	**$ 53,300**
ENTERPRISE FUNDS			
500 Sewer Construction/Mtce Fund	$ 10,110,800	$ 1,441,000	$ 873,900
Total Enterprise Funds	**$ 10,110,800**	**$ 1,441,000**	**$ 873,900**
INTERNAL SERVICE FUNDS			
550 Equipment Replacement Fund	$ 624,300	$ 336,200	$ 279,600
555 Vehicle Mtce/Replacement Fund	1,360,700	647,800	984,200
Total Internal Service Funds	**$ 1,985,000**	**$ 984,000**	**$ 1,263,800**
SUCCESSOR AGENCY			
610 Successor Agency Fund	$ (17,397,200)	$ 697,100	$ 598,400
Total Successor Agency	**$ (17,397,200)**	**$ 697,100**	**$ 598,400**

Capital Improvements	Total Expenditures	Interfund Transfers		Net Change to Fund Balance	Estimated Fund Balance June 30, 2026
		Transfers In	Transfers Out		
$ 185,900	$ 21,615,000	$ 483,000	$ 1,004,800	$ (954,500)	$ 28,557,200
$ 185,900	**$ 21,615,000**	**$ 483,000**	**$ 1,004,800**	**$ (954,500)**	**$ 28,557,200**
$ -	$ 973,600	$ -	$ -	$ 69,800	$ 142,200
827,400	893,400	-	-	124,600	725,100
127,600	397,300	-	264,200	47,500	340,100
57,000	325,900	-	286,900	25,200	321,800
-	1,117,100	-	-	(70,500)	595,300
1,051,400	1,134,200	-	-	(205,200)	3,246,300
175,000	175,000	-	-	-	-
-	-	-	201,500	-	-
-	500	-	-	(200)	15,900
-	353,000	-	-	-	-
-	138,600	-	-	3,600	-
-	212,000	37,100	-	(159,900)	1,272,200
-	-	-	-	54,300	179,100
-	36,000	-	-	(11,000)	83,900
1,150,000	2,621,800	-	-	297,000	-
978,900	1,040,500	-	-	162,600	-
26,900	149,800	-	-	213,300	1,003,300
-	1,071,200	-	-	33,100	860,900
-	-	85,100	-	96,100	746,500
$ 4,394,200	**$ 10,639,900**	**$ 122,200**	**$ 752,600**	**$ 680,300**	**$ 9,532,600**
$ -	$ 868,100	$ 868,100	$ -	$ -	$ -
-	264,200	264,200	-	-	-
-	233,600	233,600	-	-	-
$ -	**$ 1,365,900**	**$ 1,365,900**	**$ -**	**$ -**	**$ -**
$ -	$ 53,300	$ 53,300	$ 500	$ (500)	$ -
$ -	**$ 53,300**	**$ 53,300**	**$ 500**	**$ (500)**	**$ -**
$ 130,600	$ 1,004,500	$ -	$ 281,500	$ 155,000	$ 10,265,800
$ 130,600	**$ 1,004,500**	**$ -**	**$ 281,500**	**$ 155,000**	**$ 10,265,800**
$ -	$ 279,600	$ 15,000	$ -	$ 71,600	$ 695,900
-	984,200	-	-	(336,400)	1,024,300
$ -	**$ 1,263,800**	**$ 15,000**	**$ -**	**$ (264,800)**	**$ 1,720,200**
$ -	$ 598,400	$ -	$ 440,600	$ (341,900)	$ (17,739,100)
$ -	**$ 598,400**	**$ -**	**$ 440,600**	**$ (341,900)**	**$ (17,739,100)**

Summary of Estimated Fund Balances
Fiscal Year 2026-2027

	Fund Balance July 1, 2026	Revenues	Operating Expenditures
GENERAL FUND			
100 General Fund	$ 28,557,200	$ 22,940,200	$ 22,468,000
Total General Fund	**$ 28,557,200**	**$ 22,940,200**	**$ 22,468,000**
SPECIAL REVENUE FUNDS			
200 Gas Tax Fund	$ 142,200	$ 1,063,400	$ 1,160,800
202 RMRA (SB 1) Fund	725,100	891,000	50,300
203 Measure M Fund	340,100	620,600	367,100
205 Measure R Fund	321,800	701,200	421,900
210 Proposition A Fund	595,300	1,036,700	1,189,900
215 Proposition C Fund	3,246,300	900,500	107,200
225 STPL	-	820,000	-
240 Supplement Law Enf Fund	-	205,000	-
250 Office of Traffic Safety Fund	15,900	-	-
260 CDBG Program Fund	-	370,400	370,400
264 Permanent Local Housing (PLHA)	-	300,500	300,500
265 Cal Home Grant Fund	1,272,200	254,000	410,000
270 Air Quality Improvement Fund	179,100	52,000	100
275 PEG Access Fund	83,900	24,000	36,000
280 Miscellaneous Grant Fund	-	9,791,600	1,541,600
283 Measure A - Safe Parks Fund	-	125,700	125,700
284 Measure W Fund	1,003,300	377,000	109,400
285 Lighting & Landscaping Fund	860,900	1,127,000	1,096,100
290 Housing	746,500	7,800	-
		$ 18,668,400	**$ 7,287,000**
Total Special Revenue Funds			
300 Citywide Debt Service Fund	-	-	871,600
305 Series 2019A Debt Service Fund	-	-	264,200
310 Series 2019B Debt Service Fund	-	-	233,600
		$ -	**$ 1,369,400**
Total Debt Service Funds			
400 Capital Projects Fund	-	-	53,300
		$ -	**$ 53,300**
Total Capital Projects Funds			
500 Sewer Construction/Mtce Fund	10,265,800	1,615,100	1,010,000
		$ 1,615,100	**$ 1,010,000**
Total Enterprise Funds			
550 Equipment Replacement Fund	695,900	315,900	307,900
555 Vehicle Mtce/Replacement Fund	1,024,300	755,500	968,800
		$ 1,071,400	**$ 1,276,700**
Total Internal Service Funds			
610 Successor Agency Fund	(17,739,100)	731,200	585,200
		$ 731,200	**$ 585,200**

Capital Improvements	Total Expenditures	Interfund Transfers		Net Change to Fund Balance	Estimated Fund Balance June 30, 2027
		Transfers In	Transfers Out		
$ 40,000	$ 22,508,000	$ 489,500	$ 961,700	$ (40,000)	$ 28,517,200
$ 40,000	**$ 22,508,000**	**$ 489,500**	**$ 961,700**	**$ (40,000)**	**$ 28,517,200**
$ 10,000	$ 1,170,800	$ -	$ -	$ (107,400)	$ 34,800
1,565,800	1,616,100	-	-	(725,100)	-
124,000	491,100	-	264,200	(134,700)	205,400
120,200	542,100	-	286,900	(127,800)	194,000
-	1,189,900	-	-	(153,200)	442,100
3,002,200	3,109,400	-	-	(2,208,900)	1,037,400
820,000	820,000	-	-	-	-
-	-	-	205,000	-	-
-	-	-	-	-	15,900
-	370,400	-	-	-	-
-	300,500	-	-	-	-
-	410,000	-	3,000	(159,000)	1,113,200
-	100	-	-	51,900	231,000
-	36,000	-	-	(12,000)	71,900
8,250,000	9,791,600	-	-	-	-
-	125,700	-	-	-	-
192,000	301,400	-	-	75,600	1,078,900
-	1,096,100	-	-	30,900	891,800
-	-	90,100	-	97,900	844,400
$ 14,084,200		**$ 90,100**	**$ 759,100**		
-	871,600	871,600	-	-	-
-	264,200	264,200	-	-	-
-	233,600	233,600	-	-	-
$ -		**$ 1,369,400**	**$ -**		
-	53,300	53,300	-	-	-
$ -		**$ 53,300**	**$ -**		
2,000,000	$ 3,010,000	-	281,500	$ (1,676,400)	$ 8,589,400
$ 2,000,000		**$ -**	**$ 281,500**		
-	307,900	-	-	8,000	703,900
-	968,800	-	-	(213,300)	811,000
-	$ 585,200	-	465,200	$ (319,200)	$ (18,058,300)
$ -		**$ -**	**$ 465,200**		

REVENUE SUMMARY

Annual Budget 2027

Revenue Details
Fiscal Year 2026-2027

Account Number	Revenue Source	FY 24-25 Actuals	FY 25-26 Adopted Budget	FY 25-26 Estimated Actuals	FY 26-27 Requested Budget	% Change From Prior Year Budget
GENERAL FUND - 100						
Taxes & Assessments						
100-41050	Sales and Use Tax	$ 3,841,763	$ 3,849,100	$ 4,152,300	$ 4,274,100	11%
100-41055	Sales and Use Tax - Measure LP	3,317,770	3,619,000	3,376,200	3,665,000	1%
100-41100	Franchise - Edison Co.	277,957	284,900	276,800	297,900	5%
100-41110	Franchise - So. Ca. Gas Co.	88,391	132,600	90,000	100,000	-25%
100-41120	Franchise - SGV Water Co	25,168	26,300	26,200	34,000	29%
100-41130	Franchise - SuburbanWater	62,964	65,000	66,000	70,000	8%
100-41140	Franchise - Cable/Video	129,793	163,800	120,000	126,800	-23%
100-41150	Franchise - Waste	697,396	632,500	767,100	790,200	25%
100-41160	Implementation Fee -AB939	100,000	100,000	100,000	100,000	0%
100-41180	Property Tax	2,131,025	2,139,600	2,162,100	2,398,900	12%
100-41181	Property Tax Administration	(24,504)	(24,000)	(24,700)	(25,400)	6%
100-41182	Property Tax In-Lieu of VLF	6,283,626	6,591,700	6,577,300	6,887,700	4%
100-41190	Sales & Uses Tax in-Lieu	13,226	13,200	13,200	13,200	0%
100-41200	Transient Occupancy Tax	314,866	312,000	284,000	316,000	1%
100-41210	Property Transfer Tax	73,557	75,000	70,000	75,000	0%
100-41220	Business License/Permits	98,826	95,000	91,300	99,000	4%
	Total Taxes & Assessments	**$ 17,431,824**	**$ 18,075,700**	**$ 18,147,800**	**$ 19,222,400**	**6%**
Licenses & Permits						
100-42100	Industrial Waste Permits	$ 39,218	$ 40,000	$ 42,800	$ 44,000	10%
100-42110	Bldg & Safety Permits	827,650	650,700	418,600	575,700	-12%
100-42130	Special Permits	31,016	29,000	33,500	35,000	21%
100-42135	RV Permits	190	100	300	100	0%
100-42140	Animal License Fees	96,543	112,600	95,400	115,600	3%
100-42150	Business License App Fee	74,650	86,000	86,000	89,000	3%
100-42160	SB 1186 (CASP Fee)	5,554	6,500	6,000	6,500	0%
	Total Licenses and Permits	**$ 1,074,821**	**$ 924,900**	**$ 682,600**	**$ 865,900**	**-6%**
Fines & Forfeitures						
100-43100	Court Fines	$ 12,106	$ 20,000	$ 20,000	$ 20,000	0%
100-43110	Parking Citations	587,674	680,000	580,000	687,000	1%
100-43120	Admin. Penalties - Code	65,819	57,000	35,000	59,000	4%
100-43130	Admin Penalties - Animal	7,880	6,500	9,500	7,500	15%
	Total Fines & Forfeitures	**$ 673,479**	**$ 763,500**	**$ 644,500**	**$ 773,500**	**1%**
Use of Money						
100-44100	Interest On Investments	$ 399,596	$ 365,000	$ 400,000	$ 455,000	25%
100-44150	Interest on Leases	13,320	-	-	-	0%
	Total Use of Money	**$ 412,916**	**$ 365,000**	**$ 400,000**	**$ 455,000**	**25%**

Revenue Details
Fiscal Year 2026-2027

Account Number	Revenue Source	FY 24-25 Actuals	FY 25-26 Adopted Budget	FY 25-26 Estimated Actuals	FY 26-27 Requested Budget	% Change From Prior Year Budget
Intergovernmental						
100-45100	Federal Grant	$ 32,066	$ 8,500	$ -	$ 8,500	0%
100-45110	State Grants	56,388	58,200	9,600	-	-100%
100-45120	County Grant	32,120	-	-	-	0%
100-45140	State Mandated Reimbursements	33,562	36,000	36,000	37,000	3%
100-45145	Motor Vehicle License Fees	59,928	61,000	56,900	65,000	7%
	Total Intergovernmental	**$ 214,064**	**$ 163,700**	**$ 102,500**	**$ 110,500**	**-32%**
Charges for Services						
100-47100	Zoning Fees	$ 95,671	$ 95,000	$ 76,000	$ 95,000	0%
100-47110	Building Plan Check Fees	249,871	201,000	240,000	295,000	47%
100-47120	Public Works Inspection Fees	156,035	173,500	234,200	263,200	52%
100-47150	Repair to Public Property	1,296	8,900	6,700	9,900	11%
100-47160	Facility Rental	49,932	52,000	52,000	79,000	52%
100-47170	Subdivision Fees	(1,050)	2,000	1,000	2,000	0%
100-47210	Emergency Response Progrm	142	500	-	500	0%
100-47220	Vehicle Impound Fees	19,771	27,900	20,000	28,900	4%
100-47240	Foreclosure Registration Fee	200	200	300	200	0%
100-47260	Recreation Programs	152,547	263,000	152,000	270,000	3%
100-47270	Senior Center Programs	931	2,000	500	2,000	0%
100-47280	Landscape Maintenance	11,394	10,000	12,000	12,000	20%
100-47290	Passport Program	31,320	40,000	27,000	40,000	0%
100-47300	Telecommunication Lease/Rental	25,212	38,000	38,000	38,000	0%
100-47305	Sublease Revenue	25,033	40,800	40,800	40,800	0%
100-47440	Solid Waste Review Fee	2,898	3,000	3,000	3,000	0%
100-47445	EV Charging Fees	9,551	10,000	7,000	12,000	20%
	Total Charges For Services	**$ 830,754**	**$ 967,800**	**$ 910,500**	**$ 1,191,500**	**23%**
Other Financing Sources						
100-48100	Successor Agency Reimbursement	$ 15,000	$ 15,000	$ 15,000	$ 15,000	0%
100-48105	LPCF Reimbursement	194,948	222,000	158,300	235,200	6%
100-48120	Tap Card Sales	22	100	100	100	0%
100-48130	Donations	1,500	1,000	1,000	1,000	0%
100-48140	Military Banner Donation	130	100	-	100	0%
100-48900	Miscellaneous	44,557	50,000	120,000	70,000	40%
100-49120	Revenue-Unrealized Gain	1,012,535	-	-	-	0%
100-49130	Loan Proceeds	366,223	-	-	-	0%
100-49900	Transfers in from Other Funds	487,507	480,500	483,000	489,500	2%
	Total Other Financing Sources	**$ 2,122,422**	**$ 768,700**	**$ 777,400**	**$ 810,900**	**5%**
	Total General Fund	**$22,760,280**	**$ 22,029,300**	**$ 21,665,300**	**$ 23,429,700**	**6%**

Revenue Details
Fiscal Year 2026-2027

Account Number	Revenue Source	FY 24-25 Actuals	FY 25-26 Adopted Budget	FY 25-26 Estimated Actuals	FY 26-27 Requested Budget	% Change From Prior Year Budget
SPECIAL REVENUE FUNDS						
Gas Tax Fund						
200-44100	Interest On Investments	$ 390	$ 1,000	$ 2,400	$ 1,500	50%
200-45144	Gas Tax - 2107.5	6,000	6,000	6,000	6,000	0%
200-45150	Gas Tax - 2103	362,558	337,600	337,600	342,600	1%
200-45151	Gas Tax - 2105	236,373	236,000	236,000	244,700	4%
200-45152	Gas Tax - 2106	139,383	137,700	137,700	140,700	2%
200-45153	Gas Tax - 2107	313,565	322,600	322,600	327,600	2%
200-47150	Repair to Public Property	16,184	300	1,100	300	0%
	Total State Gas Tax	**$ 1,074,453**	**$ 1,041,200**	**$ 1,043,400**	**$ 1,063,400**	**2%**
RMRA (SB 1) Fund						
202-44100	Interest On Investments	$ 7,516	$ 15,000	$ 18,000	$ 18,000	20%
202-45154	Gas Tax - RMRA	1,037,204	873,000	1,000,000	873,000	0%
	Total RMRA (SB 1)	**$ 1,044,720**	**$ 888,000**	**$ 1,018,000**	**$ 891,000**	**0%**
Measure M Fund						
203-44100	Interest On Investments	$ 4,224	$ 9,000	$ 9,000	$ 9,000	0%
203-45205	Measure M Allocations	690,723	683,200	700,000	611,600	-10%
	Total Measure M	**$ 694,947**	**$ 692,200**	**$ 709,000**	**$ 620,600**	**-10%**
Measure R Fund						
205-44100	Interest On Investments	$ 5,633	$ 6,000	$ 8,000	$ 8,000	33%
205-45200	Measure R Allocations	609,659	602,800	630,000	693,200	15%
	Total Measure R	**$ 615,292**	**$ 608,800**	**$ 638,000**	**$ 701,200**	**15%**
Proposition A Fund						
210-44100	Interest On Investments	$ 12,867	$ 12,500	$ 17,000	$ 16,500	32%
210-45210	Prop A Transportation Funds	980,174	969,000	1,000,000	983,200	1%
210-46100	Dial-A-Ride Fares	980	600	600	600	0%
210-46105	Shuttle Fares	20,095	20,300	20,000	20,300	0%
210-46110	Foothill Pass Sales	9,474	12,000	7,000	12,000	0%
210-46120	Metrolink Pass Sales	-	100	-	100	0%
210-46130	MTA Pass Sales	2,138	4,000	2,000	4,000	0%
	Total Proposition A	**$ 1,025,728**	**$ 1,018,500**	**$ 1,046,600**	**$ 1,036,700**	**2%**
Proposition C Fund						
215-44100	Interest On Investments	$ 53,762	$ 47,600	$ 89,000	$ 85,000	79%
215-45220	Prop C Transportation Funds	813,029	803,800	840,000	815,500	1%
215-49900	Transfers in from Other Funds	23,417	-	-	-	0%
	Total Proposition C	**$ 890,208**	**$ 851,400**	**$ 929,000**	**$ 900,500**	**6%**
Local Transportation Fund						
220-45190	SB 821 Allocation	$ 10,000	$ 175,000	$ 175,000	$ -	-100%
	Total Local Transportation Fund	**$ 10,000**	**$ 175,000**	**$ 175,000**	**$ -**	**-100%**

Revenue Details
Fiscal Year 2026-2027

Account Number	Revenue Source	FY 24-25 Actuals	FY 25-26 Adopted Budget	FY 25-26 Estimated Actuals	FY 26-27 Requested Budget	% Change From Prior Year Budget
STPL Grant Fund						
225-45100	Federal Grant	$ -	$ -	$ -	$ 820,000	0%
	Total STPL Grant	**$ -**	**$ -**	**$ -**	**$ 820,000**	**0%**
HSIP Grant Fund						
230-45100	Federal Grant	$ 40,000	$ -	$ -	$ -	0%
	Total HSIP Grant	**$ 40,000**	**$ -**	**$ -**	**$ -**	**0%**
Supplemental Law Enforcement Fund						
240-45160	Citizen's Option for Public Safety	$ 194,663	$ 196,000	$ 201,500	$ 205,000	5%
	Total Supplemental Law Enforcement	**$ 194,663**	**$ 196,000**	**$ 201,500**	**$ 205,000**	**5%**
Office of Traffic Safety Fund						
250-44100	Interest On Investments	$ 275	$ -	$ 300	$ -	0%
	Total Traffic Safety Fund	**$ 275**	**$ -**	**$ 300**	**$ -**	**0%**
Community Development Block Grant Fund						
260-46141	Program Income	$ -	$ 600	$ -	$ 600	0%
260-46150	CDBG Revenue	286,271	331,800	353,000	369,800	11%
	Total Community Development Block Grant	**$ 286,271**	**$ 332,400**	**$ 353,000**	**$ 370,400**	**11%**
Permanent Local Housing Fund (PLHA)						
264-45110	State Grants	$ 643,969	$ 300,500	$ 142,200	$ 300,500	0%
	Total PLHA	**$ 643,969**	**$ 300,500**	**$ 142,200**	**$ 300,500**	**0%**
Cal Home Grant Fund						
265-44100	Interest On Investments	$ 11,822	$ 4,000	$ 15,000	$ 9,000	125%
265-45110	State Grants	-	245,000	-	245,000	0%
265-49900	Transfers in from Other Funds	-	-	37,100	-	0%
	Total Cal Home Grant	**$ 11,822**	**$ 249,000**	**$ 52,100**	**$ 254,000**	**2%**
Air Quality Improvement District Fund						
270-44100	Interest On Investments	$ 2,773	$ 1,000	$ 3,300	$ 1,000	0%
270-45170	AB 2766 Fees	49,459	51,000	51,000	51,000	0%
	Total Air Quality Improvement District	**$ 52,232**	**$ 52,000**	**$ 54,300**	**$ 52,000**	**0%**
PEG Access Fund						
275-41140	Franchise - Cable/Video	$ 26,132	$ 26,000	$ 23,000	$ 23,000	-12%
275-44100	Interest On Investments	1,628	1,000	2,000	1,000	0%
	Total PEG Access	**$ 27,760**	**$ 27,000**	**$ 25,000**	**$ 24,000**	**-11%**
Miscellaneous Grant Fund						
280-45110	State Grants	$ 2,788,533	$ 1,987,900	$ 2,918,800	$ 8,791,600	342%
280-45130	Miscellaneous Grants	-	3,000,000	-	1,000,000	-67%
	Total Miscellaneous Grant	**$ 2,788,533**	**$ 4,987,900**	**$ 2,918,800**	**$ 9,791,600**	**96%**

Revenue Details
Fiscal Year 2026-2027

Account Number	Revenue Source	FY 24-25 Actuals	FY 25-26 Adopted Budget	FY 25-26 Estimated Actuals	FY 26-27 Requested Budget	% Change From Prior Year Budget
Measure A Safe Parks Fund						
283-45240	Measure A Allocations - M & S	$ 51,268	$ 114,900	$ 61,600	$ 125,700	9%
283-45245	Measure A Allocations - CPIP	25,084	750,000	1,141,500	-	-100%
	Total Measure A Safe Parks Fund	**$ 76,352**	**$ 864,900**	**$ 1,203,100**	**$ 125,700**	**-85%**
Measure W Fund						
284-44100	Interest On Investments	$ 11,556	$ 8,000	$ 20,500	$ 18,000	125%
284-45215	Measure W Allocation	344,658	348,000	342,600	359,000	3%
	Total Measure W	**$ 356,214**	**$ 356,000**	**$ 363,100**	**$ 377,000**	**6%**
Lighting & Landscape Maint. Fund						
285-41180	Property Tax	$ 1,047,084	$ 1,055,400	$ 1,100,000	$ 1,129,300	7%
285-41181	Property Tax Administration	(13,677)	(13,300)	(13,700)	(14,300)	8%
285-44100	Interest On Investments	11,933	6,100	15,000	12,000	97%
285-47150	Repair to Public Property	23,861	-	3,000	-	0%
285-49130	Loan Proceeds	177,432	-	-	-	0%
	Total Lighting & Landscape Maint.	**$ 1,246,633**	**$ 1,048,200**	**$ 1,104,300**	**$ 1,127,000**	**8%**
Low-Mod Housing Asset Fund						
290-44100	Interest On Investments	$ 9,847	$ 7,800	$ 11,000	$ 7,800	**0%**
290-49900	Transfers in from Other Funds	83,834	85,100	85,100	90,100	6%
	Total Low-Mod Housing Asset Fund	**$ 93,681**	**$ 92,900**	**$ 96,100**	**$ 97,900**	**5%**
	Total Special Revenue Funds	**$ 11,173,753**	**$ 13,781,900**	**$ 12,072,800**	**$ 18,758,500**	**36%**
DEBT SERVICE FUNDS						
Citywide Debt Service Fund						
300-44100	Interest On Investments	$ 1	$ -	$ -	$ -	0%
300-49900	Transfers in from Other Funds	849,500	871,600	868,100	871,600	0%
	Total Series Citywide Debt Service Fund	**$ 849,501**	**$ 871,600**	**$ 868,100**	**$ 871,600**	**0%**
Series 2019A Debt Service Fund						
305-49900	Transfers in from Other Funds	$ 260,638	$ 264,200	$ 264,200	$ 264,200	0%
	Total Series 2019A Debt Service Fund	**$ 260,638**	**$ 264,200**	**$ 264,200**	**$ 264,200**	**0%**
Series 2019B Debt Service Fund						
310-49900	Transfers in from Other Funds	$ 234,400	$ 233,600	$ 233,600	$ 233,600	0%
	Total Series 2019B Debt Service Fund	**$ 234,400**	**$ 233,600**	**$ 233,600**	**$ 233,600**	**0%**
	Total Debt Service Funds	**$ 1,344,539**	**$ 1,369,400**	**$ 1,365,900**	**$ 1,369,400**	**0%**
CAPITAL PROJECTS FUNDS						
Capital Projects Fund						
400-49900	Transfers in from Other Funds	$ 53,287	$ 53,300	$ 53,300	$ 53,300	0%
	Total Capital Projects	**$ 53,287**	**$ 53,300**	**$ 53,300**	**$ 53,300**	**0%**
Series 2019A Capital Project Fund						
405-44100	Interest On Investments	$ 15	$ -	$ -	$ -	0%
	Total Series 2019A Capital Project Fund	**$ 15**	**$ -**	**$ -**	**$ -**	**0%**
	Total Capital Projects Funds	**$ 53,302**	**$ 53,300**	**$ 53,300**	**$ 53,300**	**0%**

Revenue Details
Fiscal Year 2026-2027

Account Number	Revenue Source	FY 24-25 Actuals	FY 25-26 Adopted Budget	FY 25-26 Estimated Actuals	FY 26-27 Requested Budget	% Change From Prior Year Budget
PROPRIETARY FUNDS						
Sewer Construction/Maintenance Fund						
500-44100	Interest On Investments	$ 55,065	$ 45,000	$ 76,000	$ 65,000	44%
500-47150	Repair to Public Property	-	1,000	-	1,000	0%
500-47400	Sewer Impact Fee	-	85,700	33,000	85,700	0%
500-47405	Sewer Maintenance Fee (178.22) CSMD	438,036	481,900	440,000	481,900	0%
500-47410	Sewer Maintenance Fee (178.51) Bond	901,930	981,500	892,000	981,500	0%
	Total Sewer Construction/Maint.	**$ 1,395,031**	**$ 1,595,100**	**$ 1,441,000**	**$ 1,615,100**	**1%**
Equipment Replacement Fund						
550-44100	Interest On Investments	$ 6,120	$ 4,000	$ 10,000	$ 8,000	100%
550-47420	Sale of Real & Personal Property	-	-	4,500	-	0%
550-49150	Equipment Replacement Charge	262,000	340,200	321,700	307,900	-9%
550-49900	Transfers in from Other Funds	9,432	-	15,000	-	0%
	Total Equipment Replacement	**$ 277,552**	**$ 344,200**	**$ 351,200**	**$ 315,900**	**-8%**
Vehicle Maintenance & Replacement Fund						
555-44100	Interest On Investments	$ 5,886	$ 2,200	$ 11,000	$ 9,200	318%
555-47150	Repair to Public Property	-	-	3,900	-	0%
555-47420	Sale of Real & Personal Property	73,126	20,000	(22,300)	20,000	0%
555-49140	Vehicle/Equipment Replacement Charges	632,400	655,200	655,200	726,300	11%
555-49800	Contributions from Other Funds	147,748	-	-	-	0%
	Total Vehicle Maintenance & Replacement	**$ 859,160**	**$ 677,400**	**$ 647,800**	**$ 755,500**	**12%**
	Total Proprietary Funds	**$ 2,531,743**	**$ 2,616,700**	**$ 2,440,000**	**$ 2,686,500**	**3%**
Successor Agency Fund						
610-41180	Property Tax	$ 700,281	$ 697,100	$ 697,100	$ 725,200	4%
610-44100	Interest On Investments	6,801	6,000	-	6,000	0%
	Total Successor Agency	**$ 707,082**	**$ 703,100**	**$ 697,100**	**$ 731,200**	**4%**
	Total City	**$ 38,570,699**	**$ 40,553,700**	**$ 38,294,400**	**$ 47,028,600**	**16%**

EXPENDITURE SUMMARY

Annual Budget 2027

Budgeted Expenditure by Type
Fiscal Year 2026-2027

Acct. No.	Department	Personnel Services	Operating Expenditures	Capital Outlay	Capital Improvement	Debt Services	Transfer Out	Total
100-1100	City Council	$ 195,500	$ 103,400	$ -	$ -	$ -	$ -	$ 298,900
100-1110	Administration	760,500	288,200	-	-	-	-	1,048,700
100-1120	City Clerk	295,800	117,300	-	-	-	-	413,100
100-1130	Financial Services	767,600	113,300	-	-	-	-	880,900
100-1135	Human Resources/Rsk Mgmt	567,000	985,100	-	-	-	871,600	2,423,700
100-1150	General Services	-	444,100	-	-	-	-	444,100
275-1125	Peg Access Channel	-	26,000	10,000	-	-	-	36,000
300-1135	Human Resources/Rsk Mgmt	-	-	-	-	871,600	-	871,600
550-6100	Information Technology	-	307,900	-	-	-	-	307,900
	General Government	**$ 2,586,400**	**$ 2,385,300**	**$ 10,000**	**$ -**	**$ 871,600**	**$ 871,600**	**$ 6,724,900**
100-2100	Public Safety Services	$ -	$ 9,011,700	$ -	$ -	$ -	$ -	$ 9,011,700
100-2110	Code Enforcement Svcs	1,161,200	716,700	-	-	-	-	1,877,900
100-2120	Emergency Preparedness	-	4,900	-	-	-	-	4,900
100-2130	Animal Control Services	718,500	238,100	-	-	-	-	956,600
240-2100	Public Safety Services	-	-	-	-	-	205,000	205,000
	Public Safety	**$ 1,879,700**	**$ 9,971,400**	**$ -**	**$ -**	**$ -**	**$ 205,000**	**$ 12,056,100**
100-3100	Public Works Services	$ -	$ 118,300	$ -	$ -	$ -	$ -	$ 118,300
100-3110	Engineering Svcs	-	210,500	-	-	-	-	210,500
100-3300	Planning/Zoning Svcs	305,800	73,200	-	-	-	-	379,000
100-3310	Building & Safety Svcs	-	525,100	-	-	-	-	525,100
100-3320	Housing/Community Svcs	138,900	23,900	-	-	-	90,100	252,900
100-3325	Comm Outreach	561,300	63,100	-	-	-	-	624,400
100-3330	Parks	954,800	327,100	-	-	-	-	1,281,900
200-3120	Streets/Sidewalks	334,800	826,000	-	-	-	-	1,160,800
202-3120	Streets/Sidewalks	50,300	-	-	-	-	-	50,300
203-3120	Streets/Sidewalks	363,600	3,500	-	-	-	264,200	631,300
205-3120	Streets/Sidewalks	418,400	3,500	-	-	-	286,900	708,800
210-3130	Transportation	216,200	973,700	-	-	-	-	1,189,900
215-3130	Transportation	107,200	-	-	-	-	-	107,200
260-3320	Housing/Community Svcs	248,800	121,600	-	-	-	-	370,400
264-3320	Housing/Community Svcs	-	300,500	-	-	-	-	300,500
265-3320	Housing/Community Svcs	-	410,000	-	-	-	3,000	413,000
270-3100	Public Works Services	100	-	-	-	-	-	100
280-3300	Planning/Zoning Svcs	803,200	738,400	-	-	-	-	1,541,600
283-3330	Parks	98,500	27,200	-	-	-	-	125,700
284-3100	Public Works Services	-	109,400	-	-	-	-	109,400
285-3330	Parks	118,100	978,000	-	-	-	-	1,096,100
305-3120	Streets/Sidewalks	-	-	-	-	264,200	-	264,200
310-3120	Streets/Sidewalks	-	-	-	-	233,600	-	233,600
400-3120	Streets/Sidewalks	-	-	-	-	53,300	-	53,300
555-3150	Vehicle Mtce & Replacement	-	914,800	25,000	-	29,000	-	968,800
	Development Services	**$ 4,720,000**	**$ 6,747,800**	**$ 25,000**	**$ -**	**$ 580,100**	**$ 644,200**	**$ 12,717,100**

Budgeted Expenditure by Type
Fiscal Year 2026-2027

Acct. No.	Department	Personnel Services	Operating Expenditures	Capital Outlay	Capital Improvement	Debt Services	Transfer Out	Total
500-3210	Sewer Maintenance	$ -	$ 435,900	$ -	$ -	$ 574,100	$ 281,500	$ 1,291,500
	Sewer	**$ -**	**$ 435,900**	**$ -**	**$ -**	**$ 574,100**	**$ 281,500**	**$ 1,291,500**
100-4100	Recreation Services	$ 1,179,100	$ 225,600	$ -	$ -	$ -	$ -	$ 1,404,700
100-4110	Youth Learning Activity Services	436,700	108,700	-	-	-	-	545,400
100-4130	Senior Services	98,900	76,500	-	-	-	-	175,400
100-4140	Community Promotions	-	551,600	-	-	-	-	551,600
	Community Services	**$ 1,714,700**	**$ 962,400**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,677,100**
610-5100	Rpttf	$ -	$ 4,000	$ -	$ -	$ 581,200	$ 465,200	$ 1,050,400
	Successor Agency	**$ -**	**$ 4,000**	**$ -**	**$ -**	**$ 581,200**	**$ 465,200**	**$ 1,050,400**
	Capital Improvement Projects	$ -	$ -	$ -	$ 16,124,200	$ -	$ -	$ 16,124,200
	Capital Improvements	**$ -**	**$ -**	**$ -**	**$ 16,124,200**	**$ -**	**$ -**	**$ 16,124,200**
	Total	**$ 10,900,800**	**$ 20,506,800**	**$ 35,000**	**$ 16,124,200**	**$ 2,607,000**	**$ 2,467,500**	**$ 52,641,300**

Budgeted Expenditure by Fund
Fiscal Year 2026-2027

Dept	Fund	Description	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
GENERAL FUND							
1100	100	City Council	$ 265,047	$ 289,800	$ 260,500	$ 298,900	3%
1110	100	Administration	1,145,803	883,800	1,020,600	1,048,700	19%
1120	100	City Clerk	277,493	321,000	297,300	413,100	29%
1130	100	Financial Services	858,248	851,800	858,100	880,900	3%
1135	100	Human Resources/Rsk Mgmt	1,570,972	2,223,000	2,120,900	2,423,700	9%
1150	100	General Services	472,798	426,800	456,800	444,100	4%
2100	100	Public Safety Services	9,032,373	9,203,800	9,266,300	9,011,700	-2%
2110	100	Code Enforcement Svcs	1,555,993	1,863,900	1,780,400	1,877,900	1%
2120	100	Emergency Preparedness	2,935	5,400	3,100	4,900	-9%
2130	100	Animal Control Services	542,757	525,500	585,100	956,600	82%
3100	100	Public Works Services	158,979	130,200	143,100	118,300	-9%
3110	100	Engineering Svcs	181,136	152,800	199,900	210,500	38%
3300	100	Planning/Zoning Svcs	528,036	426,900	428,200	379,000	-11%
3310	100	Building & Safety Svcs	648,696	514,000	426,400	525,100	2%
3320	100	Housing/Community Svcs	199,521	242,500	245,200	252,900	4%
3325	100	Comm Outreach	531,589	553,600	550,400	624,400	13%
3330	100	Parks	1,388,768	1,298,400	1,319,000	1,281,900	-1%
4100	100	Recreation Services	1,219,374	1,329,000	1,232,400	1,404,700	6%
4110	100	Youth Learning Activity Services	456,502	542,100	475,900	545,400	1%
4130	100	Senior Services	181,156	187,300	186,800	175,400	-6%
4140	100	Community Promotions	504,587	548,400	577,500	551,600	1%
		Total General Fund	**$ 21,722,763**	**$ 22,520,000**	**$ 22,433,900**	**$ 23,429,700**	**4%**
GAS TAX FUND							
3120	200	Streets/Sidewalks	$ 998,079	$ 1,155,400	$ 973,600	$ 1,160,800	0%
		Total State Gas Tax Fund	**$ 998,079**	**$ 1,155,400**	**$ 973,600**	**$ 1,160,800**	**0%**
RMRA (SB 1)							
3120	202	Streets/Sidewalks	$ 43,040	$ 47,200	$ 66,000	$ 50,300	7%
		Total RMRA (SB 1) Fund	**$ 43,040**	**$ 47,200**	**$ 66,000**	**$ 50,300**	**7%**
MEASURE M FUND							
3120	203	Streets/Sidewalks	$ 413,587	$ 615,500	$ 533,900	$ 631,300	3%
		Total Measure M Fund	**$ 413,587**	**$ 615,500**	**$ 533,900**	**$ 631,300**	**3%**
MEASURE R FUND							
3120	205	Streets/Sidewalks	$ 566,504	$ 684,300	$ 555,800	$ 708,800	4%
		Total Measure R Fund	**$ 566,504**	**$ 684,300**	**$ 555,800**	**$ 708,800**	**4%**
PROP A FUND							
3130	210	Transportation	$ 1,107,660	$ 1,185,900	$ 1,117,100	$ 1,189,900	0%
		Total Proposition A Fund	**$ 1,107,660**	**$ 1,185,900**	**$ 1,117,100**	**$ 1,189,900**	**0%**
PROP C FUND							
3130	215	Transportation	$ 99,324	$ 100,800	$ 82,800	$ 107,200	6%
		Total Proposition C Fund	**$ 99,324**	**$ 100,800**	**$ 82,800**	**$ 107,200**	**6%**

Budgeted Expenditure by Fund
Fiscal Year 2026-2027

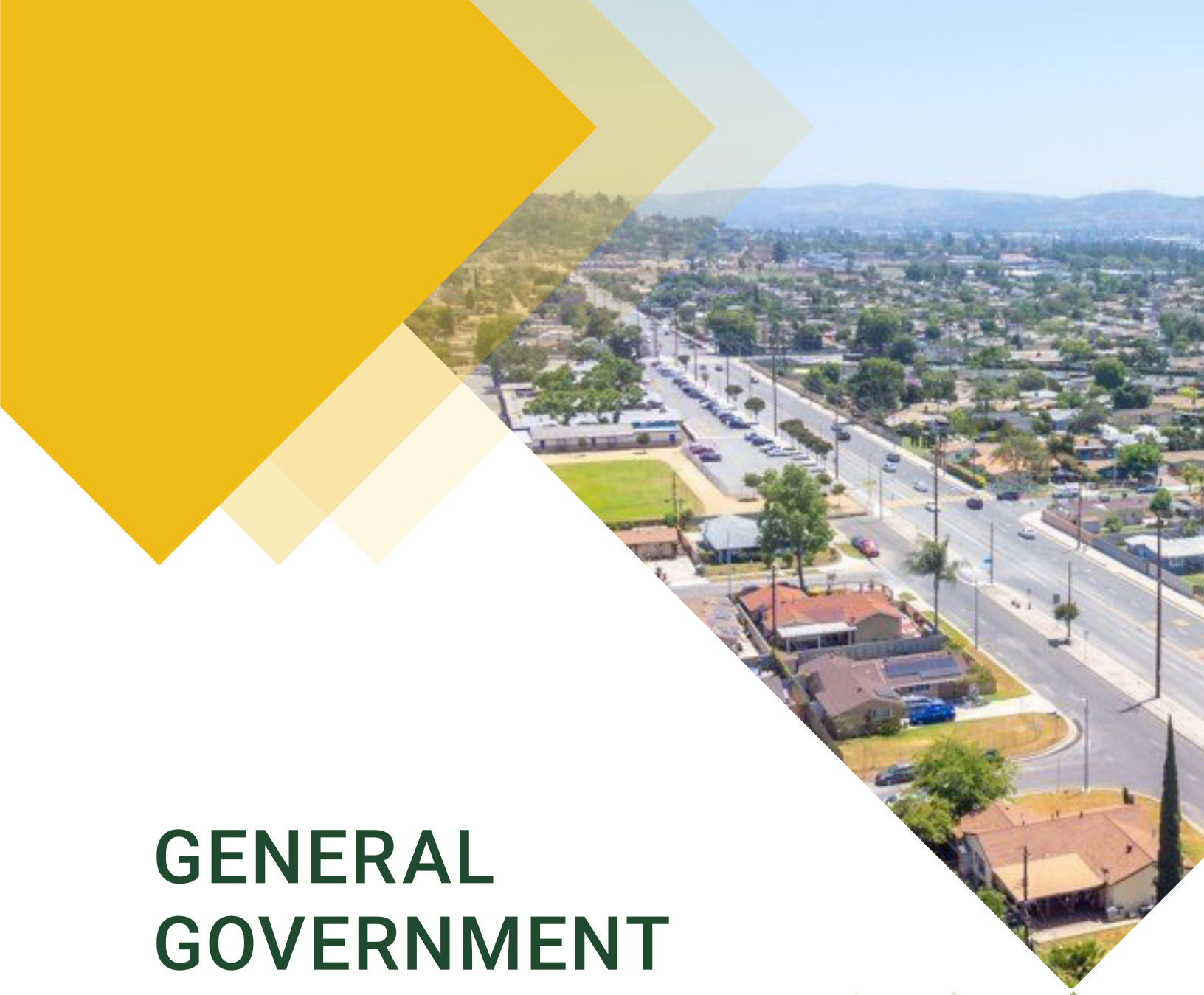
Dept	Fund	Description	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
SUPPLEMENTAL LAW ENFORCEMENT FUND							
2100	240	Public Safety Services	$ 194,663	$ 196,000	$ 201,500	$ 205,000	5%
		Total Supplemental Law Enforcement Fund	**$ 194,663**	**$ 196,000**	**$ 201,500**	**$ 205,000**	**5%**
CDBG PROGRAM FUND							
3320	260	Housing/Community Svcs	$ 286,270	$ 331,500	$ 353,000	$ 370,400	12%
		Total CDBG Program Fund	**$ 286,270**	**$ 331,500**	**$ 353,000**	**$ 370,400**	**12%**
AMERICAN RESCUE PLAN ACT FUND							
3320	263	Housing/Community Svcs	$ 113,041	$ -	$ -	$ -	0%
		Total ARPA Fund	**$ 113,041**	**$ -**	**$ -**	**$ -**	**0%**
Permanent Local Housing (PLHA)							
3320	264	Housing/Community Svcs	$ 445,518	$ 300,500	$ 138,600	$ 300,500	0%
		Total ARPA Fund	**$ 445,518**	**$ 300,500**	**$ 138,600**	**$ 300,500**	**0%**
CAL HOME GRANT FUND							
3320	265	Housing/Community Svcs	$ 54,517	$ 413,000	$ 212,000	$ 413,000	0%
		Total Cal Home Loan Fund	**$ 54,517**	**$ 413,000**	**$ 212,000**	**$ 413,000**	**0%**
AIR QUALITY IMPROVEMENT FUND							
3100	270	Public Works Services	$ 147,748	$ 100	$ -	$ 100	0%
		Total Air Quality Improvement Fund	**$ 147,748**	**$ 100**	**$ -**	**$ 100**	**0%**
PEG ACCESS FUND							
1125	275	Peg Access Channel	$ 37,386	$ 36,000	$ 36,000	$ 36,000	0%
		Total Peg Access Fund	**$ 37,386**	**$ 36,000**	**$ 36,000**	**$ 36,000**	**0%**
MISCELLANEOUS GRANTS FUND							
3300	280	Planning/Zoning Svcs	$ 853,843	$ 987,800	$ 1,471,800	$ 1,541,600	56%
		Total Miscellaneous Grant Fund	**$ 853,843**	**$ 987,800**	**$ 1,471,800**	**$ 1,541,600**	**56%**
MEASURE A SAFE PARKS FUND							
3330	283	Parks	$ 56,721	$ 114,900	$ 61,600	$ 125,700	9%
		Total Measure A Safe Parks Fund	**$ 56,721**	**$ 114,900**	**$ 61,600**	**$ 125,700**	**9%**
MEASURE W							
3100	284	Public Works Services	$ 116,923	$ 109,400	$ 122,900	$ 109,400	0%
		Total Measure W Fund	**$ 116,923**	**$ 109,400**	**$ 122,900**	**$ 109,400**	**0%**
LIGHTING & LANDSCAPE MAINTENANCE							
3330	285	Parks	$ 1,092,010	$ 1,097,300	$ 1,071,200	$ 1,096,100	0%
		Total Lighting & Landscaping Fund	**$ 1,092,010**	**$ 1,097,300**	**$ 1,071,200**	**$ 1,096,100**	**0%**
CITYWIDE DEBT SERVICE							
1135	300	Human Resources/Rsk Mgmt	$ 849,500	$ 871,600	$ 868,100	$ 871,600	0%

Budgeted Expenditure by Fund
Fiscal Year 2026-2027

Dept	Fund	Description	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
		Total Citywide Debt Service Fund	**$ 849,500**	**$ 871,600**	**$ 868,100**	**$ 871,600**	**0%**
2019A - DEBT SERVICE FUND							
3120	305	Streets/Sidewalks	$ 260,638	$ 264,200	$ 264,200	$ 264,200	0%
		Total Series 2019A Debt Service Fund	**$ 260,638**	**$ 264,200**	**$ 264,200**	**$ 264,200**	**0%**
2019B - DEBT SERVICE FUND							
3120	310	Streets/Sidewalks	$ 234,400	$ 233,600	$ 233,600	$ 233,600	0%
		Total Series 2019B Debt Service Fund	**$ 234,400**	**$ 233,600**	**$ 233,600**	**$ 233,600**	**0%**
CAPITAL PROJECTS FUND							
3120	400	Streets/Sidewalks	$ 53,287	$ 53,300	$ 53,800	$ 53,300	0%
		Total Capital Projects Fund	**$ 53,287**	**$ 53,300**	**$ 53,800**	**$ 53,300**	**0%**
SEWER CONSTRUCTION/MAINTENANCE FUND							
3210	500	Sewer Maintenance	$ 792,881	$ 1,001,500	$ 1,155,400	$ 1,291,500	29%
		Total Sewer Construction/Mtce Fund	**$ 792,881**	**$ 1,001,500**	**$ 1,155,400**	**$ 1,291,500**	**29%**
EQUIPMENT REPLACEMENT FUND							
6100	550	Information Technology	$ 319,634	$ 321,700	$ 279,600	$ 307,900	-4%
		Total Equipment Replacement Fund	**$ 319,634**	**$ 321,700**	**$ 279,600**	**$ 307,900**	**-4%**
VEHICLE MAINTENANCE & REPLACEMENT FUND							
3150	555	Vehicle Mtce & Replacement	$ 930,160	$ 966,300	$ 984,200	$ 968,800	0%
		Total Vehicle Maintenance & Replacement Fund	**$ 930,160**	**$ 966,300**	**$ 984,200**	**$ 968,800**	**0%**
SUCCESSOR AGENCY FUND							
5100	610	RPTTF	$ 485,702	$ 1,055,700	$ 1,039,000	$ 1,050,400	-1%
		Total Successor Agency Fund	**$ 485,702**	**$ 1,055,700**	**$ 1,039,000**	**$ 1,050,400**	**-1%**

Budgeted Expenditure by Fund
Fiscal Year 2026-2027

Dept	Fund	Description	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
CAPITAL IMPROVEMENTS							
	100	General Fund	$ 1,190,599	$ 670,000	$ 185,900	$ 40,000	-94%
	200	Gas Tax Fund	-	10,000	-	10,000	0%
	202	Rmra (Sb 1)	630,959	1,000,000	827,400	1,565,800	57%
	203	Measure M Fund	65,259	175,000	127,600	124,000	-29%
	205	Measure R Fund	-	50,000	57,000	120,200	140%
	215	Prop C Fund	303,631	2,000,000	1,051,400	3,002,200	50%
	220	Sb821 (Tda) Fund	10,000	175,000	175,000	-	-100%
	225	Stpl Fund	-	-	-	820,000	0%
	280	Miscellaneous Grants Fund	-	4,000,000	1,150,000	8,250,000	106%
	283	Measure A Safe Parks Fund	105,856	750,000	978,900	-	-100%
	284	Measure W	15,000	100,500	26,900	192,000	91%
	285	Lighting & Landscape Maintenance	177,432	-	-	-	0%
	500	Sewer Construction/Maintenance Fund	619,835	75,000	130,600	2,000,000	2567%
		Total Capital Improvements	**$ 3,118,571**	**$ 9,005,500**	**$ 4,710,700**	**$ 16,124,200**	**79%**
		GRAND TOTAL	**$ 35,394,370**	**$ 43,669,000**	**$ 39,020,300**	**$ 52,641,300**	**21%**



GENERAL GOVERNMENT

Annual Budget 2027

Annual Budget 2027

City Council 100-1100

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 179,707	$ 188,200	$ 174,400	$ 195,500	4%
Operating Expenditures	85,340	101,600	86,100	103,400	2%
TOTAL	**$ 265,047**	**$ 289,800**	**$ 260,500**	**$ 298,900**	**3%**
FUNDING SOURCES					
100 - General Fund	$ 265,047	$ 289,800	$ 260,500	$ 298,900	3%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Stipends for City Council Members
51211	Retirement	City and Council Member's share of CalPERS retirement
51212	FICA/Medicare	Medicare benefits for Council Members
51311	Other Health - DOC	Dental, optical and audio reimbursements
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
51316	Auto Allowance	Automotive allowance for each Council Member
51317	Telecommunication Allowance	Telecommunication allowance for each Council Member
53012	Small Tools & Equipment	Small equipment for Council Chambers
53111	Contract Services - Private	Legislative consultant
53971	Dues & Memberships	Memberships for California Contract Cities, League of California Cities Association, San Gabriel Valley Council of Government, and Southern California Association of Government
53972	Conferences & Meetings	Attendance at professional association conferences and meetings
53976	Special Departmental	Miscellaneous expenses for Council activities such as flowers, recognition gifts and awards, shirts, jackets and other expenses.
53996	MIS/Equipment Charges	Allocated information technology and equipment charges

City Council 100-1100

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 32,160	$ 33,200	$ 32,200	$ 32,200
Retirement	51211	5,243	8,700	6,600	7,400
FICA/Medicare	51212	1,268	500	1,300	500
Other Health - DOC	51311	9,035	10,000	10,100	12,500
Disability Insurance	51312	96	600	100	600
Life Insurance	51313	900	1,100	900	1,100
Health Insurance	51314	85,429	88,500	77,600	95,600
Auto Allowance	51316	27,576	18,000	27,600	27,600
Telecommunication Allowance	51317	18,000	27,600	18,000	18,000
Total Personnel Services		**$ 179,707**	**$ 188,200**	**$ 174,400**	**$ 195,500**
Operating Expenditures					
Small Tools & Equipment	53012	$ 386	$ 500	$ -	$ 500
Contract Services - Private	53111	30,000	30,000	30,000	30,000
Dues & Memberships	53971	35,788	38,200	37,700	37,600
Conferences & Meetings	53972	10,064	22,500	8,000	22,500
Special Departmental	53976	2,902	3,000	3,000	2,000
MIS/Equipment Charges	53996	6,200	7,400	7,400	10,800
Total Operating Expenditures		**$ 85,340**	**$ 101,600**	**$ 86,100**	**$ 103,400**
TOTAL EXPENDITURES		**$ 265,047**	**$ 289,800**	**$ 260,500**	**$ 298,900**

City Manager's Office 100-1110

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 687,483	$ 668,600	$ 740,400	$ 760,500	14%
Operating Expenditures	458,320	215,200	280,200	288,200	34%
TOTAL	**$ 1,145,803**	**$ 883,800**	**$ 1,020,600**	**$ 1,048,700**	**19%**
FUNDING SOURCES					
100 - General Fund	$ 1,145,803	$ 883,800	$ 1,020,600	$ 1,048,700	19%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for City Manager (100%), Management Analyst (35%) , Management Assistant (60%), Community Engagement Supervisor (40%), Communications/IT Analyst (50%), and IT Technician (50%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51117	Overtime	Overtime pay for employees
51118	Leave Conversion Incentives	Conversion of earned leave
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursements
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
51317	Telecommunication Allowance	Telecommunication allowance for City Manager
51318	Deferred Comp Match	Deferred compensation contribution for City Manager
53011	Operating Supplies	Office supplies for the City Manager's office
53111	Contract Services - Private	Contracted services for social media
53114	Legal Services - General	City Attorney fees for general counsel services
53118	Legal Fees - Litigation	Legal services for litigation
53971	Dues & Memberships	Memberships in professional associations
53972	Conferences & Meetings	City Manager and staff attendance at various conferences and meetings
53976	Special Departmental	Miscellaneous expenses such as recognition gifts & awards
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
53997	Vehicle Charges	Allocated vehicle charges

City Manager's Office 100-1110

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 469,757	$ 479,400	$ 485,200	$ 497,500
Salaries - Part Time	51112	31,447	-	36,100	18,000
Overtime	51117	133	-	-	-
Leave Conversion Incentives	51118	28,507	-	24,400	20,000
Retirement	51211	58,443	76,500	63,300	101,900
FICA/Medicare	51212	7,732	7,000	8,200	7,300
Other Health - DOC	51311	6,505	6,700	6,800	8,400
Disability Insurance	51312	4,100	8,100	4,100	8,400
Life Insurance	51313	959	700	1,000	700
Health Insurance	51314	78,100	84,400	109,500	93,500
Telecommunication Allowance	51317	1,800	1,800	1,800	1,800
Deferred Comp Match	51318	-	4,000	-	3,000
Total Personnel Services		**$ 687,483**	**$ 668,600**	**$ 740,400**	**$ 760,500**
Operating Expenditures					
Operating Supplies	53011	$ 21	$ 1,000	$ 1,500	$ 1,000
Contract Services - Private	53111	-	-	-	78,000
Legal Services - General	53114	434,943	180,000	247,800	180,000
Legal Fees - Litigation	53118	-	1,500	-	1,000
Dues & Memberships	53971	135	300	800	300
Conferences & Meetings	53972	2,609	4,000	3,500	3,500
Special Departmental	53976	112	2,000	200	1,500
MIS/Equipment Charges	53996	12,400	18,000	18,000	14,400
Vehicle Charges	53997	8,100	8,400	8,400	8,500
Total Operating Expenditures		**$ 458,320**	**$ 215,200**	**$ 280,200**	**$ 288,200**
TOTAL EXPENDITURES		**$ 1,145,803**	**$ 883,800**	**$ 1,020,600**	**$ 1,048,700**

City Clerk 100-1120

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 224,301	$ 262,000	$ 238,500	$ 295,800	13%
Operating Expenditures	53,192	59,000	58,800	117,300	99%
TOTAL	**$ 277,493**	**$ 321,000**	**$ 297,300**	**$ 413,100**	**29%**
FUNDING SOURCES					
100 - General Fund	$ 277,493	$ 321,000	$ 297,300	$ 413,100	29%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for City Clerk (100%) and Management Assistant (40%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51118	Leave Conversion Incentives	Conversion of earned leave
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursements
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Office supplies
53111	Contract Services - Private	Translation services for City Council and other meetings
53115	Contract Services - Election	Contract services for assistance with election
53211	Postage & Mailing Services	Postage for election notifications and miscellaneous mailings
53411	Printing & Publishing	Costs for ads for required public notices
53412	Municipal Code Publishing	Municipal code updates and legal publications
53971	Dues & Memberships	Membership dues for International Institute of Municipal Clerks and City Clerks Association of California
53972	Conferences & Meetings	Staff training
53976	Special Departmental	Miscellaneous supplies for committees and commissions
53996	MIS/Equipment Charges	Allocated information technology and equipment charges

City Clerk 100-1120

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 152,667	$ 170,900	$ 165,800	$ 190,300
Salaries - Part Time	51112	10,237	22,300	10,200	24,500
Leave Conversion Incentives	51118	4,812	-	-	-
Retirement	51211	17,790	22,600	21,800	31,500
FICA/Medicare	51212	2,433	2,800	2,500	3,200
Other Health - DOC	51311	2,530	2,800	2,800	3,500
Disability Insurance	51312	1,302	2,900	1,400	3,200
Life Insurance	51313	239	300	300	300
Health Insurance	51314	32,291	37,400	33,700	39,300
Total Personnel Services		**$ 224,301**	**$ 262,000**	**$ 238,500**	**$ 295,800**
Operating Expenditures					
Operating Supplies	53011	$ 1,207	$ 2,000	$ 2,000	$ 1,500
Contract Services - Private	53111	16,974	23,000	18,000	21,000
Contract Services - Election	53115	159	-	2,000	68,000
Postage & Mailing Services	53211	174	200	-	200
Printing & Publishing	53411	6,392	4,000	7,000	4,000
Municipal Code Publishing	53412	1,050	2,000	2,000	2,000
Dues & Memberships	53971	1,075	1,200	1,200	1,200
Conferences & Meetings	53972	585	2,000	2,000	2,000
Special Departmental	53976	4,076	3,000	3,000	3,000
MIS/Equipment Charges	53996	21,500	21,600	21,600	14,400
Total Operating Expenditures		**$ 53,192**	**$ 59,000**	**$ 58,800**	**$ 117,300**
TOTAL EXPENDITURES		**$ 277,493**	**$ 321,000**	**$ 297,300**	**$ 413,100**

PEG Access Cable Fund 275-1125

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 37,267	$ 26,000	$ 26,000	$ 26,000	0%
Capital Outlay	119	10,000	10,000	10,000	0%
TOTAL	**$ 37,386**	**$ 36,000**	**$ 36,000**	**$ 36,000**	**0%**
FUNDING SOURCES					
275 - PEG Access Cable Fund	$ 37,386	$ 36,000	$ 36,000	$ 36,000	0%

ACCOUNT NUMBER EXPLANATION

53111	Contract Services - Private	Contract with Granicus
54585	Furniture/Office Equipment	Equipment upgrade for Council Chambers

PEG Access Cable Fund 275-1125

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Contract Services - Private	53111	$ 37,267	$ 26,000	$ 26,000	$ 26,000
Total Operating Expenditures		**$ 37,267**	**$ 26,000**	**$ 26,000**	**$ 26,000**
Capital Outlay					
Furniture/Office Equipment	54585	$ 119	$ 10,000	$ 10,000	$ 10,000
Total Capital Outlay		**$ 119**	**$ 10,000**	**$ 10,000**	**$ 10,000**
TOTAL EXPENDITURES		**$ 37,386**	**$ 36,000**	**$ 36,000**	**$ 36,000**

ADMINISTRATIVE SERVICES

Annual Budget 2027

Financial Services 100-1130

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 697,446	$ 707,600	$ 716,800	$ 767,600	8%
Operating Expenditures	160,802	144,200	141,300	113,300	-21%
TOTAL	**$ 858,248**	**$ 851,800**	**$ 858,100**	**$ 880,900**	**3%**
FUNDING SOURCES					
100 - General Fund	$ 858,248	$ 851,800	$ 858,100	$ 880,900	3%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Director of Administrative Services (90%), Principal Accountant (65%), Accounting Technician II (65%), Accounting Assistant (116%), Communications/IT Analyst (50%), and IT Technician (50%)
51117	Overtime	Overtime pay for employees
51118	Leave Conversion Incentives	Conversion of earned leave
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursements
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Office supplies needed for A/P, payroll, business licenses, budget, bus passes, business forms, etc.
53111	Contract Services - Private	Contract costs for financial and single audit, State Controller's report, annual street report, budget printing, cost recovery system, actuarial reports, ACFR statistical information, HDL property tax data and sales tax data, and armored car services.
53965	Financial Service Fees	Fees for bank monthly charges, LAFCO, investment safekeeping, and bond trustee services.
53971	Dues & Memberships	Membership dues for professional organizations.
53972	Conferences & Meetings	Registration and training costs for attending annual conferences and meetings.
53976	Special Departmental	Miscellaneous special departmental supplies
53996	MIS/Equipment Charges	Allocated information technology and equipment charges

Financial Services 100-1130

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 481,798	$ 493,500	$ 499,700	$ 527,000
Overtime	51117	4,445	1,000	2,000	1,000
Leave Conversion Incentives	51118	36,451	10,000	10,900	8,000
Retirement	51211	59,339	73,700	72,600	90,700
FICA/Medicare	51212	7,640	7,200	7,600	7,700
Other Health - DOC	51311	7,951	8,800	9,200	10,900
Disability Insurance	51312	4,238	8,300	4,400	8,900
Life Insurance	51313	810	900	900	900
Health Insurance	51314	94,774	104,200	109,500	112,500
Total Personnel Services		**$ 697,446**	**$ 707,600**	**$ 716,800**	**$ 767,600**
Operating Expenditures					
Operating Supplies	53011	$ 6,041	$ 4,000	$ 3,500	$ 4,000
Contract Services - Private	53111	124,188	104,000	104,000	77,800
Financial Service Fees	53965	4,774	8,400	7,000	3,900
Dues & Memberships	53971	1,700	1,500	1,500	1,500
Conferences & Meetings	53972	3,392	3,700	3,700	3,700
Special Departmental	53976	2,307	1,000	-	1,000
MIS/Equipment Charges	53996	18,400	21,600	21,600	21,400
Total Operating Expenditures		**$ 160,802**	**$ 144,200**	**$ 141,300**	**$ 113,300**
TOTAL EXPENDITURES		**$ 858,248**	**$ 851,800**	**$ 858,100**	**$ 880,900**

Human Resources/Risk Management 100-1135

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 204,650	$ 509,900	$ 435,100	$ 567,000	11%
Operating Expenditures	516,822	841,500	818,200	985,100	17%
Transfer to Other Funds	849,500	871,600	867,600	871,600	0%
TOTAL	**$ 1,570,972**	**$ 2,223,000**	**$ 2,120,900**	**$ 2,423,700**	**9%**
FUNDING SOURCES					
100 - General Fund	$ 1,570,972	$ 2,223,000	$ 2,120,900	$ 2,423,700	9%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salary for Management Analyst (50%)
51112	Salaries - Part Time	Salaries for part-time Office Specialist
51211	Retirement	Replacement Benefit Fund (RBF) annual payment; CalPERS retirement for department employee
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement for City retirees & department employee
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage for City retirees and department employee
53011	Operating Supplies	Office supplies
53012	Small Tools & Equipment	Purchase of small office equipment
53151	Education & Training	CJPIA on-location training and education reimbursement program
53406	Recruitment Expenses	Advertising, pre-employment physical, background investigation, fingerprinting and personnel supplies
53610	Unemployment Insurance	Unemployment insurance
53611	Workers Compensation Insurance	Workers compensation insurance
53612	Insurance-General Liability	CJPIA general liability insurance
53613	Insurance-Special Events	Special event insurance
53614	Insurance-Property	Property insurance
53615	Employee Fidelity Bond	Employee fidelity bond
53616	Insurance - Environmental Liability	Environmental liability insurance
53971	Dues & Memberships	Membership dues for professional organizations.
53972	Conferences & Meetings	Seminar and training costs
53976	Special Departmental	Summer and holiday celebrations
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
54999	Transfers to Other Funds	2020A and 2022A debt service

Human Resources/Risk Management 100-1135

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 42,386	$ 46,500	$ 49,700	$ 52,300
Salaries - Part Time	51112	-	35,100	2,300	36,800
Retirement	51211	27,124	25,800	27,300	29,500
FICA/Medicare	51212	614	1,200	800	1,300
Other Health - DOC	51311	14,655	53,000	58,200	66,300
Disability Insurance	51312	368	800	500	900
Life Insurance	51313	93	200	100	200
Health Insurance	51314	119,410	347,300	296,200	379,700
Total Personnel Services		**$ 204,650**	**$ 509,900**	**$ 435,100**	**$ 567,000**
Operating Expenditures					
Operating Supplies	53011	$ 1,035	$ 1,000	$ 500	$ 1,000
Small Tools & Equipment	53012	-	500	-	500
Education & Training	53151	9,578	20,400	10,000	6,000
Recruitment Expenses	53406	12,281	10,000	8,000	9,000
Unemployment Insurance	53610	22,856	13,000	26,000	13,000
Workers Compensation Insurance	53611	91,036	148,800	148,800	144,800
Insurance-General Liability	53612	272,493	528,800	528,800	711,300
Insurance-Special Events	53613	10,886	9,000	9,000	9,000
Insurance-Property	53614	80,775	90,600	70,400	72,600
Employee Fidelity Bond	53615	1,329	1,500	1,500	1,600
Insurance - Environmental Liability	53616	1,885	2,000	2,300	2,500
Dues & Memberships	53971	475	1,000	500	1,000
Conferences & Meetings	53972	902	2,500	-	1,500
Special Departmental	53976	7,991	5,000	5,000	4,000
MIS/Equipment Charges	53996	3,300	7,400	7,400	7,300
Total Operating Expenditures		**$ 516,822**	**$ 841,500**	**$ 818,200**	**$ 985,100**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ 849,500	$ 871,600	$ 867,600	$ 871,600
Total Transfer to Other Funds		**$ 849,500**	**$ 871,600**	**$ 867,600**	**$ 871,600**
TOTAL EXPENDITURES		**$ 1,570,972**	**$ 2,223,000**	**$ 2,120,900**	**$ 2,423,700**

Human Resources/Risk Management 300-1135

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Debt Services	$ 849,500	$ 871,600	$ 868,100	$ 871,600	0%
TOTAL	**$ 849,500**	**$ 871,600**	**$ 868,100**	**$ 871,600**	**0%**
FUNDING SOURCES					
300 - Citywide Debt Service Fund	$ 849,500	$ 871,600	$ 868,100	$ 871,600	0%

ACCOUNT NUMBER EXPLANATION

53989	Principal Payments	Payment of Principal for Series 2020A and 2022A
53990	Interest Payments	Payment of Interest for Series 2020A and 2022A

Human Resources/Risk Management 300-1135

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Debt Services					
Principal Payments	53989	$ 548,533	$ 583,200	$ 583,200	$ 583,200
Interest Payments	53990	300,967	288,400	284,900	288,400
Total Debt Services		**$ 849,500**	**$ 871,600**	**$ 868,100**	**$ 871,600**
TOTAL EXPENDITURES		**$ 849,500**	**$ 871,600**	**$ 868,100**	**$ 871,600**

General Services 100-1150

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 457,035	$ 426,800	$ 441,800	$ 444,100	4%
Capital Outlay	15,763	-	-	-	0%
Transfer to Other Funds	-	-	15,000	-	0%
TOTAL	**$ 472,798**	**$ 426,800**	**$ 456,800**	**$ 444,100**	**4%**
FUNDING SOURCES					
100 - General Fund	$ 472,798	$ 426,800	$ 456,800	$ 444,100	4%

ACCOUNT NUMBER EXPLANATION

53011	Operating Supplies	City Hall general office supplies and First Aid/AED Program costs
53012	Small Tools & Equipment	Janitorial supplies and cost of small equipment purchases
53211	Postage & Mailing Services	Meter postage, express mail, FedEx and postal permits
53711	Utility - Gas	Gas utility service for City Hall
53712	Utility - Electricity	Electrical utility service for City Hall
53714	Utility - Water	Water service for City Hall
53715	Utility - Communications	Telephone services for City Hall and cell phones for department staff
53811	Equipment Maintenance	Maintenance of City Hall heating and air conditioning, elevator, mail meter, emergency generator, AQMD annual fees, and other miscellaneous equipment
53813	Facility Maintenance	Custodial services, alarm, door mat rentals and pest control for City Hall
53814	Landscape Maintenance	Backflow testing and incidental landscape decorations at City Hall
53911	Equipment Lease/Rental	Lease and usage costs for City-wide copier machines and mailing equipment
53913	Real Estate Lease	Costs for property lease
53971	Dues & Memberships	Membership charges for office supplies
53976	Special Departmental	Miscellaneous special departmental supplies
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
53997	Vehicle Charges	Allocated vehicle charges
54585	Furniture/Office Equipment	Costs for purchase of furniture and office equipment
54999	Transfers to Other Funds	Transfers to Internal Service Funds

General Services 100-1150

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Operating Supplies	53011	$ 57,644	$ 46,000	$ 46,000	$ 46,000
Small Tools & Equipment	53012	9,883	5,800	5,800	5,800
Postage & Mailing Services	53211	17,069	16,000	19,000	16,000
Utility - Gas	53711	14,560	14,000	12,000	14,000
Utility - Electricity	53712	30,691	33,100	40,000	33,100
Utility - Water	53714	13,886	10,200	10,200	10,200
Utility - Communications	53715	36,550	41,000	41,300	52,800
Equipment Maintenance	53811	28,267	23,000	10,300	20,000
Facility Maintenance	53813	52,114	41,000	34,500	39,000
Landscape Maintenance	53814	7,851	6,000	7,400	6,000
Equipment Lease/Rental	53911	27,665	32,000	27,500	34,300
Real Estate Lease	53913	120,000	120,000	150,000	120,000
Dues & Memberships	53971	347	500	100	500
Special Departmental	53976	1,908	1,000	500	1,000
MIS/Equipment Charges	53996	30,500	28,800	28,800	28,500
Vehicle Charges	53997	8,100	8,400	8,400	16,900
Total Operating Expenditures		**$ 457,035**	**$ 426,800**	**$ 441,800**	**$ 444,100**
Capital Outlay					
Furniture/Office Equipment	54585	$ 15,763	$ -	$ -	$ -
Total Capital Outlay		**$ 15,763**	**$ -**	**$ -**	**$ -**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ -	$ -	$ 15,000	$ -
Total Transfer to Other Funds		**$ -**	**$ -**	**$ 15,000**	**$ -**
TOTAL EXPENDITURES		**$ 472,798**	**$ 426,800**	**$ 456,800**	**$ 444,100**

PUBLIC SAFETY

Annual Budget 2027

Public Safety Services 100-2100

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 9,032,373	$ 9,203,800	$ 9,266,300	$ 9,011,700	-2%
TOTAL	**$ 9,032,373**	**$ 9,203,800**	**$ 9,266,300**	**$ 9,011,700**	**-2%**
FUNDING SOURCES					
100 - General Fund	$ 9,032,373	$ 9,203,800	$ 9,266,300	$ 9,011,700	-2%

ACCOUNT NUMBER EXPLANATION

53012	Small Tools & Equipment	Supplies and small equipment for SAO team
53110	Contract Services - LA Sheriff	Contract costs with the Los Angeles County Sheriffs Department
53111	Contract Services - Private	ALPR Cameras
53113	Contract Services - Special Deployment	Law enforcement services for special deployments
53183	Special Event Services	Law enforcement services for special events
53184	Prisoner Maintenance	Costs of maintaining prisoners arrested for crimes committed in the City
53186	Liability Trust Fund	Liability trust fund for all services provided by Sheriffs Department
53715	Utility - Communications	Cell phones for SAO team
53811	Equipment Maintenance	Annual calibration and repair of traffic equipment
53996	MIS/Equipment Charges	Allocated information technology and equipment charges

Public Safety Services 100-2100

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Small Tools & Equipment	53012	$ 2,562	$ 1,000	$ -	$ 1,000
Contract Services - LA Sheriff	53110	7,732,278	7,923,900	7,951,800	7,642,600
Contract Services - Private	53111	248,000	221,100	245,000	220,500
Contract Services - Special Deployment	53113	87,112	50,000	50,000	50,000
Special Event Services	53183	26,427	50,000	23,500	31,000
Prisoner Maintenance	53184	-	2,000	-	1,000
Liability Trust Fund	53186	928,282	951,600	992,400	1,061,500
Utility - Communications	53715	4,712	-	-	-
Equipment Maintenance	53811	-	600	-	600
MIS/Equipment Charges	53996	3,000	3,600	3,600	3,500
Total Operating Expenditures		**$ 9,032,373**	**$ 9,203,800**	**$ 9,266,300**	**$ 9,011,700**
TOTAL EXPENDITURES		**$ 9,032,373**	**$ 9,203,800**	**$ 9,266,300**	**$ 9,011,700**

Supplemental Law Enforcement 240-2100

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Transfer to Other Funds	$ 194,663	$ 196,000	$ 201,500	$ 205,000	5%
TOTAL	**$ 194,663**	**$ 196,000**	**$ 201,500**	**$ 205,000**	**5%**
FUNDING SOURCES					
240 -Supplement Law Enforcement Fund	$ 194,663	$ 196,000	$ 201,500	$ 205,000	5%

ACCOUNT NUMBER EXPLANATION

54999	Transfers to Other Funds	Transfers to the General Fund to assist in funding front-line police services

Supplemental Law Enforcement 240-2100

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Transfer to Other Funds					
Transfers to Other Funds	54999	$ 194,663	$ 196,000	$ 201,500	$ 205,000
Total Transfer to Other Funds		**$ 194,663**	**$ 196,000**	**$ 201,500**	**$ 205,000**
TOTAL EXPENDITURES		**$ 194,663**	**$ 196,000**	**$ 201,500**	**$ 205,000**

Code Enforcement 100-2110

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 1,064,184	$ 1,215,300	$ 1,123,800	$ 1,161,200	-4%
Operating Expenditures	491,809	648,600	656,600	716,700	10%
TOTAL	**$ 1,555,993**	**$ 1,863,900**	**$ 1,780,400**	**$ 1,877,900**	**1%**
FUNDING SOURCES					
100 - General Fund	$ 1,555,993	$ 1,863,900	$ 1,780,400	$ 1,877,900	1%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Chief/Director of Public Safety (50%), Senior Public Safety Supervisor (50%), Public Safety Supervisor (100%), AC/Code Enf. Officer (130%), and Office Specialist (15%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51117	Overtime	Overtime pay for employees
51118	Leave Conversion Incentives	Conversion of earned leave
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	General office supplies, pens, file folders, printer ink, and other miscellaneous items
53012	Small Tools & Equipment	Miscellaneous tools and equipment
53015	Uniform/Boot Reimbursement	Uniforms for division staff
53111	Contract Services - Private	Parking and Administrative citation processing and collections and recovery service
53114	Legal Services - General	City Prosecutor services
53151	Education & Training	Certified Code Enforcement Officer (CCEO) training and certification
53411	Printing & Publishing	Printing of parking citations, envelopes, fliers and other distributed notifications
53715	Utility - Communications	Cell phones for department staff
53971	Dues & Memberships	Membership to the CA Association of Code Enforcement Officers (CACEO)
53972	Conferences & Meetings	CACEO conference and meetings
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
53997	Vehicle Charges	Allocated vehicle charges

Code Enforcement 100-2110

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 307,632	$ 359,600	$ 362,700	$ 377,700
Salaries - Part Time	51112	601,418	723,100	592,200	622,800
Overtime	51117	3,347	5,500	4,300	4,500
Leave Conversion Incentives	51118	12,085	-	7,800	-
Retirement	51211	35,817	42,000	48,600	69,100
FICA/Medicare	51212	13,532	15,400	13,900	14,300
Other Health - DOC	51311	5,873	7,300	7,400	8,700
Disability Insurance	51312	2,937	6,100	3,300	6,400
Life Insurance	51313	688	800	700	800
Health Insurance	51314	80,855	55,500	82,900	56,900
Total Personnel Services		**$ 1,064,184**	**$ 1,215,300**	**$ 1,123,800**	**$ 1,161,200**
Operating Expenditures					
Operating Supplies	53011	$ 2,043	$ 6,500	$ 4,000	$ 5,500
Small Tools & Equipment	53012	1,554	12,000	5,000	10,000
Uniform/Boot Reimbursement	53015	7,611	6,000	5,500	6,000
Contract Services - Private	53111	338,290	485,000	515,000	530,600
Legal Services - General	53114	7,117	14,000	7,000	10,000
Education & Training	53151	2,520	2,000	500	1,000
Printing & Publishing	53411	1,758	3,000	200	1,000
Utility - Communications	53715	4,088	6,400	5,800	5,800
Dues & Memberships	53971	300	1,500	400	1,000
Conferences & Meetings	53972	3,828	2,000	3,000	2,000
MIS/Equipment Charges	53996	33,500	43,000	43,000	42,500
Vehicle Charges	53997	89,200	67,200	67,200	101,300
Total Operating Expenditures		**$ 491,809**	**$ 648,600**	**$ 656,600**	**$ 716,700**
TOTAL EXPENDITURES		**$ 1,555,993**	**$ 1,863,900**	**$ 1,780,400**	**$ 1,877,900**

Emergency Preparedness Services 100-2120

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 2,935	$ 5,400	$ 3,100	$ 4,900	-9%
TOTAL	**$ 2,935**	**$ 5,400**	**$ 3,100**	**$ 4,900**	**-9%**
FUNDING SOURCES					
100 - General Fund	$ 2,935	$ 5,400	$ 3,100	$ 4,900	-9%

ACCOUNT NUMBER EXPLANATION

53011	Operating Supplies	Operating supplies
53971	Dues & Memberships	Membership in Area D professional organization

Emergency Preparedness Services 100-2120

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Operating Supplies	53011	$ 530	$ 3,000	$ 100	$ 2,500
Dues & Memberships	53971	2,405	2,400	3,000	2,400
Total Operating Expenditures		**$ 2,935**	**$ 5,400**	**$ 3,100**	**$ 4,900**
TOTAL EXPENDITURES		**$ 2,935**	**$ 5,400**	**$ 3,100**	**$ 4,900**

Animal Services 100-2130

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 355,591	$ 413,200	$ 428,300	$ 718,500	74%
Operating Expenditures	187,166	112,300	156,800	238,100	112%
TOTAL	**$ 542,757**	**$ 525,500**	**$ 585,100**	**$ 956,600**	**82%**
FUNDING SOURCES					
100 - General Fund	$ 542,757	$ 525,500	$ 585,100	$ 956,600	82%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Chief/Director of Public Safety (50%), Senior Public Safety Supervisor (50%), AC/TNR Supervisor (100%) Code Enf. Officer (200%), and Office Specialist (60%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51117	Overtime	Overtime pay for employees
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	General office supplies, pens, file folders, printer ink, and other miscellaneous items
53012	Small Tools & Equipment	Miscellaneous tools and equipment
53015	Uniform/Boot Reimbursement	Uniforms for division staff including jackets for special events and uniform accessories
53111	Contract Services - Private	Animal control sheltering contract, disposal, and emergency medical care
53112	Contract Services - Public	Animal control contract with Los Angeles County
53151	Education & Training	Education and training for animal control staff
53411	Printing & Publishing	Printing of animal license notifications, envelopes, fliers and other distributed notifications
53715	Utility - Communications	Cell phones for department staff
53971	Dues & Memberships	Membership costs for animal control associations
53972	Conferences & Meetings	CACEO conference and meetings
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
53997	Vehicle Charges	Allocated vehicle charges

Animal Services 100-2130

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 190,697	$ 250,200	$ 235,300	$ 420,400
Salaries - Part Time	51112	86,419	52,800	103,600	76,300
Overtime	51117	3,943	3,000	2,000	2,000
Retirement	51211	19,441	25,600	25,500	68,900
FICA/Medicare	51212	4,129	4,100	4,800	7,000
Other Health - DOC	51311	4,337	5,200	5,300	11,500
Disability Insurance	51312	1,713	4,200	2,000	7,100
Life Insurance	51313	402	600	500	1,000
Health Insurance	51314	44,510	67,500	49,300	124,300
Total Personnel Services		**$ 355,591**	**$ 413,200**	**$ 428,300**	**$ 718,500**
Operating Expenditures					
Operating Supplies	53011	$ 3,583	$ 7,000	$ 8,500	$ 6,000
Small Tools & Equipment	53012	1,862	2,000	500	2,000
Uniform/Boot Reimbursement	53015	1,544	2,500	2,000	2,500
Contract Services - Private	53111	129,457	54,000	103,300	171,800
Contract Services - Public	53112	9,155	9,000	5,000	3,000
Education & Training	53151	-	2,000	3,000	6,000
Printing & Publishing	53411	2,024	2,000	300	1,000
Utility - Communications	53715	78	400	800	400
Dues & Memberships	53971	-	200	200	200
Conferences & Meetings	53972	163	600	600	600
MIS/Equipment Charges	53996	6,900	7,400	7,400	10,800
Vehicle Charges	53997	32,400	25,200	25,200	33,800
Total Operating Expenditures		**$ 187,166**	**$ 112,300**	**$ 156,800**	**$ 238,100**
TOTAL EXPENDITURES		**$ 542,757**	**$ 525,500**	**$ 585,100**	**$ 956,600**

DEVELOPMENT SERVICES

Annual Budget 2027

Public Works Services 100-3100

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 158,979	$ 130,200	$ 143,100	$ 118,300	-9%
TOTAL	**$ 158,979**	**$ 130,200**	**$ 143,100**	**$ 118,300**	**-9%**
FUNDING SOURCES					
100 - General Fund	$ 158,979	$ 130,200	$ 143,100	$ 118,300	-9%

ACCOUNT NUMBER EXPLANATION

53011	Operating Supplies	Miscellaneous Public Works supplies
53012	Small Tools & Equipment	Miscellaneous supplies and equipment
53111	Contract Services - Private	Traffic Control Services, Traffic Closure Plans, and Traffic Survey throughout City
53715	Utility - Communications	Cell phones for department staff
53976	Special Departmental	Miscellaneous special departmental supplies
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
53997	Vehicle Charges	Allocated vehicle charges

Public Works Services 100-3100

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Operating Supplies	53011	$ 924	$ 1,000	$ 400	$ 1,000
Small Tools & Equipment	53012	38,743	29,500	34,200	29,000
Contract Services - Private	53111	57,852	55,000	65,000	35,000
Utility - Communications	53715	12,467	2,200	2,200	2,200
Special Departmental	53976	2,193	1,500	300	1,500
MIS/Equipment Charges	53996	6,300	7,400	7,400	7,400
Vehicle Charges	53997	40,500	33,600	33,600	42,200
Total Operating Expenditures		**$ 158,979**	**$ 130,200**	**$ 143,100**	**$ 118,300**
TOTAL EXPENDITURES		**$ 158,979**	**$ 130,200**	**$ 143,100**	**$ 118,300**

Measure "W" Fund 284-3100

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 116,923	$ 109,400	$ 122,900	$ 109,400	0%
TOTAL	**$ 116,923**	**$ 109,400**	**$ 122,900**	**$ 109,400**	**0%**
FUNDING SOURCES					
284 - Measure W Fund	$ 116,923	$ 109,400	$ 122,900	$ 109,400	0%

ACCOUNT NUMBER EXPLANATION

53111	Contract Services - Private	Catch basin cleaning and maintenance
53112	Contract Services - Public	MS4 Permit and CIMP

Measure "W" Fund 284-3100

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Contract Services - Private	53111	$ 68,834	$ 60,400	$ 75,000	$ 60,400
Contract Services - Public	53112	48,089	49,000	47,900	49,000
Total Operating Expenditures		**$ 116,923**	**$ 109,400**	**$ 122,900**	**$ 109,400**
TOTAL EXPENDITURES		**$ 116,923**	**$ 109,400**	**$ 122,900**	**$ 109,400**

AQMD Fund 270-3100

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ -	$ 100	$ -	$ 100	0%
Capital Outlay	147,748	-	-	-	0%
TOTAL	**$ 147,748**	**$ 100**	**$ -**	**$ 100**	**0%**
FUNDING SOURCES					
270 - AQMD Fund	$ 147,748	$ 100	$ -	$ 100	0%

ACCOUNT NUMBER EXPLANATION

51314	Health Insurance	CalPERS health insurance coverage
54484	Vehicle Purchase	Purchase of a clean-air vehicles - La Puente Link Bus

AQMD Fund 270-3100

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Health Insurance	51314	$ -	$ 100	$ -	$ 100
Total Personnel Services		**$ -**	**$ 100**	**$ -**	**$ 100**
Capital Outlay					
Vehicle Purchase	54484	$ 147,748	$ -	$ -	$ -
Total Capital Outlay		**$ 147,748**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES		**$ 147,748**	**$ 100**	**$ -**	**$ 100**

Engineering Services 100-3110

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 181,136	$ 152,800	$ 199,900	$ 210,500	38%
TOTAL	**$ 181,136**	**$ 152,800**	**$ 199,900**	**$ 210,500**	**38%**
FUNDING SOURCES					
100 - General Fund	$ 181,136	$ 152,800	$ 199,900	$ 210,500	38%

ACCOUNT NUMBER EXPLANATION

53111	Contract Services - Private	Miscellaneous engineering services
53119	Subdivision Plan Check	Costs associated with plan checking subdivision maps and lot line adjustments
53120	Engineering Permits	Public works plan check and inspection services for engineering permits
53121	Industrial Waste Inspections	Cost of inspection services provided by Los Angeles County Public Works Department

Engineering Services 100-3110

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Contract Services - Private	53111	$ 8,067	$ 4,400	$ 27,400	$ 4,400
Subdivision Plan Check	53119	1,155	1,500	300	1,000
Engineering Permits	53120	103,112	112,800	152,200	171,000
Industrial Waste Inspections	53121	68,802	34,100	20,000	34,100
Total Operating Expenditures		**$ 181,136**	**$ 152,800**	**$ 199,900**	**$ 210,500**
TOTAL EXPENDITURES		**$ 181,136**	**$ 152,800**	**$ 199,900**	**$ 210,500**

Streets — State Gas Tax Fund 200-3120

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 182,572	$ 320,900	$ 239,400	$ 334,800	4%
Operating Expenditures	815,507	834,500	734,200	826,000	-1%
TOTAL	**$ 998,079**	**$ 1,155,400**	**$ 973,600**	**$ 1,160,800**	**0%**
FUNDING SOURCES					
200 - State Gas Tax Fund	$ 998,079	$ 1,155,400	$ 973,600	$ 1,160,800	0%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries of Director of Administrative Services (2%), Director of Development Services (5%), Principal Accountant (6%), Accounting Technician II (10%), Accounting Assistant (4%), Maintenance Superintendent (75%), Maintenance Worker (105%), and Administrative Assistant (15%)
51117	Overtime	Overtime pay for employees
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursements
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53012	Small Tools & Equipment	Tools and equipment for work in the public right-of-way
53016	Graffiti Removal Supplies	Paint and supplies for removal of graffiti within the public right-of-way
53111	Contract Services - Private	Vehicle Miles Traveled Analysis
53713	Utility - Hwy Lights	Electrical costs for all highway safety lights at signalized locations in the City
53714	Utility - Water	Water costs for medians and other public right-of-way
53814	Landscape Maintenance	Weekly maintenance of islands and medians city-wide and other landscaped public rights-of-way
53815	Parkway Tree Maintenance	Annual grid street tree trimming services and as-needed tree removal, plantings, and emergency tree trimming
53817	Street/Sidewalk Maintenance	Contract street, sidewalk/curb and gutter, and other public right-of-way maintenance
53819	Signal Maintenance	Regular monthly maintenance and emergency repairs to traffic signals at intersections in the City
53821	Traffic Markings/Signs	Replacement/repair and new street and traffic signs, traffic stripping and markings
53997	Vehicle Charges	Allocated vehicle charges

Streets — State Gas Tax Fund 200-3120

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 125,491	$ 201,900	$ 155,200	$ 215,600
Overtime	51117	-	2,000	-	2,000
Retirement	51211	20,537	49,700	40,600	44,200
FICA/Medicare	51212	1,821	3,000	2,300	3,200
Other Health - DOC	51311	2,710	4,500	4,500	5,600
Disability Insurance	51312	1,057	3,400	1,200	3,600
Life Insurance	51313	245	500	300	500
Health Insurance	51314	30,711	55,900	35,300	60,100
Total Personnel Services		**$ 182,572**	**$ 320,900**	**$ 239,400**	**$ 334,800**
Operating Expenditures					
Small Tools & Equipment	53012	$ 11,285	$ 12,000	$ 10,100	$ 12,000
Graffiti Removal Supplies	53016	25,116	20,800	16,800	20,800
Contract Services - Private	53111	17,568	18,000	3,100	18,000
Utility - Hwy Lights	53713	121,448	124,900	104,000	120,000
Utility - Water	53714	60,302	55,200	57,600	57,600
Landscape Maintenance	53814	86,351	83,500	78,000	83,500
Parkway Tree Maintenance	53815	220,302	216,900	240,000	240,000
Street/Sidewalk Maintenance	53817	27,910	74,400	10,600	35,000
Signal Maintenance	53819	148,416	140,000	140,000	150,000
Traffic Markings/Signs	53821	48,109	38,400	23,600	38,400
Vehicle Charges	53997	48,700	50,400	50,400	50,700
Total Operating Expenditures		**$ 815,507**	**$ 834,500**	**$ 734,200**	**$ 826,000**
TOTAL EXPENDITURES		**$ 998,079**	**$ 1,155,400**	**$ 973,600**	**$ 1,160,800**

Streets — RMRA (SB1) Fund 202-3120

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 43,040	$ 47,200	$ 44,400	$ 50,300	7%
Operating Expenditures	-	-	21,600	-	0%
TOTAL	**$ 43,040**	**$ 47,200**	**$ 66,000**	**$ 50,300**	**7%**
FUNDING SOURCES					
202 - RMRA (SB 1) Fund	$ 43,040	$ 47,200	$ 66,000	$ 50,300	7%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salary of Director of Development Services (20%)
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursements
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53111	Contract Services - Private	Pavement Condition Index Study

Streets — RMRA (SB1) Fund 202-3120

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 34,423	$ 34,200	$ 33,300	$ 38,600
Retirement	51211	3,007	10,200	9,800	8,600
FICA/Medicare	51212	499	500	500	600
Other Health - DOC	51311	361	400	400	500
Disability Insurance	51312	296	600	300	700
Life Insurance	51313	29	100	100	100
Health Insurance	51314	4,425	1,200	-	1,200
Total Personnel Services		**$ 43,040**	**$ 47,200**	**$ 44,400**	**$ 50,300**
Operating Expenditures					
Contract Services - Private	53111	$ -	$ -	$ 21,600	$ -
Total Operating Expenditures		**$ -**	**$ -**	**$ 21,600**	**$ -**
TOTAL EXPENDITURES		**$ 43,040**	**$ 47,200**	**$ 66,000**	**$ 50,300**

Measure "M" Fund 203-3120

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 147,611	$ 347,800	$ 251,700	$ 363,600	5%
Operating Expenditures	5,338	3,500	18,000	3,500	0%
Transfer to Other Funds	260,638	264,200	264,200	264,200	0%
TOTAL	**$ 413,587**	**$ 615,500**	**$ 533,900**	**$ 631,300**	**3%**
FUNDING SOURCES					
203 - Measure "M" Fund	$ 413,587	$ 615,500	$ 533,900	$ 631,300	3%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries of Director of Administrative Services (2%), Director of Development Services (10%), Principal Accountant (6%), Maintenance Superintendent (25%), Senior Maintenance Worker (50%), Maintenance Worker (100%), and Administrative Assistant (7%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51117	Overtime	Overtime pay for employees
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53111	Contract Services - Private	2019A trustee fees and reporting
54999	Transfers to Other Funds	Transfer to Debt Service Fund for payment of principal and interest on Series 2019A bonds

Measure "M" Fund 203-3120

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 78,440	$ 164,300	$ 137,300	$ 173,900
Salaries - Part Time	51112	37,189	94,100	56,000	95,700
Overtime	51117	-	1,000	-	1,000
Retirement	51211	11,223	33,800	24,100	45,400
FICA/Medicare	51212	1,678	3,800	2,800	4,000
Other Health - DOC	51311	1,446	4,000	4,000	5,000
Disability Insurance	51312	686	2,800	1,200	3,000
Life Insurance	51313	121	500	300	500
Health Insurance	51314	16,828	43,500	26,000	35,100
Total Personnel Services		**$ 147,611**	**$ 347,800**	**$ 251,700**	**$ 363,600**
Operating Expenditures					
Contract Services - Private	53111	$ 5,338	$ 3,500	$ 18,000	$ 3,500
Total Operating Expenditures		**$ 5,338**	**$ 3,500**	**$ 18,000**	**$ 3,500**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ 260,638	$ 264,200	$ 264,200	$ 264,200
Total Transfer to Other Funds		**$ 260,638**	**$ 264,200**	**$ 264,200**	**$ 264,200**
TOTAL EXPENDITURES		**$ 413,587**	**$ 615,500**	**$ 533,900**	**$ 631,300**

Measure "R" Fund 205-3120

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 273,479	$ 393,900	$ 250,900	$ 418,400	6%
Operating Expenditures	5,338	3,500	18,000	3,500	0%
Transfer to Other Funds	287,687	286,900	286,900	286,900	0%
TOTAL	**$ 566,504**	**$ 684,300**	**$ 555,800**	**$ 708,800**	**4%**
FUNDING SOURCES					
205 - Measure "R" Fund	$ 566,504	$ 684,300	$ 555,800	$ 708,800	4%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries of Director of Administrative Services (2%), Director of Development Services (10%), Principal Accountant (6%), Maintenance Superintendent (80%), Administrative Assistant (7%), and Maintenance Worker (50%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51117	Overtime	Overtime pay for employees
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53111	Contract Services - Private	2019B trustee fees and reporting
54999	Transfers to Other Funds	Transfer for payment of City of Industry Valley Blvd Project loan and to Debt Service Fund for payment of principal and interest on Series 2019B bonds

Measure "R" Fund 205-3120

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 101,744	$ 159,200	$ 137,300	$ 170,400
Salaries - Part Time	51112	124,658	137,000	56,000	138,200
Overtime	51117	-	1,000	-	1,000
Retirement	51211	17,447	46,700	24,100	55,000
FICA/Medicare	51212	3,283	4,300	2,800	4,500
Other Health - DOC	51311	2,801	3,100	3,200	3,900
Disability Insurance	51312	886	2,700	1,200	2,900
Life Insurance	51313	167	400	300	400
Health Insurance	51314	22,493	39,500	26,000	42,100
Total Personnel Services		**$ 273,479**	**$ 393,900**	**$ 250,900**	**$ 418,400**
Operating Expenditures					
Contract Services - Private	53111	$ 5,338	$ 3,500	$ 18,000	$ 3,500
Total Operating Expenditures		**$ 5,338**	**$ 3,500**	**$ 18,000**	**$ 3,500**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ 287,687	$ 286,900	$ 286,900	$ 286,900
Total Transfer to Other Funds		**$ 287,687**	**$ 286,900**	**$ 286,900**	**$ 286,900**
TOTAL EXPENDITURES		**$ 566,504**	**$ 684,300**	**$ 555,800**	**$ 708,800**

Transportation – Prop "A" Fund 210-3130

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 168,880	$ 208,500	$ 174,800	$ 216,200	4%
Operating Expenditures	938,780	977,400	942,300	973,700	0%
TOTAL	**$ 1,107,660**	**$ 1,185,900**	**$ 1,117,100**	**$ 1,189,900**	**0%**
FUNDING SOURCES					
210 - Prop "A" Fund	$ 1,107,660	$ 1,185,900	$ 1,117,100	$ 1,189,900	0%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Director of Administrative Services (2%), Director of Development Services (10%), Administrative Assistant (7%), Principal Accountant (7%), Accounting Technician II (15%), Accounting Assistant (80%), and Assistant Planner (30%)
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53211	Postage & Mailing Services	Postage
53415	Community Outreach	Transit related portion of a City publication and delivery costs
53816	Bus Shelter Maintenance	Bus stop cleaning, shelter repair and maintenance
53914	Special Event Transportation	Transportation to special events for senior and recreation purposes
53915	Public Transit Subsidy	Subsidized cost of TAP and Metro link passes
53916	Dial-A-Ride Services	Cost to operate a contract Dial-a-Ride transit service for seniors and disabled residents
53917	Fixed Route Shuttle	Cost to operate a contract fixed-route transit service (La Puente Link)
53971	Dues & Memberships	Share of Cost for San Gabriel Valley Council of Government dues
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
53997	Vehicle Charges	Allocated vehicle charges

Transportation – Prop "A" Fund 210-3130

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 114,821	$ 128,300	$ 112,800	$ 140,500
Retirement	51211	19,939	31,000	27,900	28,500
FICA/Medicare	51212	1,666	1,900	1,600	2,100
Other Health - DOC	51311	2,620	3,100	3,100	3,800
Disability Insurance	51312	975	2,200	900	2,400
Life Insurance	51313	223	400	200	400
Health Insurance	51314	28,636	41,600	28,300	38,500
Total Personnel Services		**$ 168,880**	**$ 208,500**	**$ 174,800**	**$ 216,200**
Operating Expenditures					
Postage & Mailing Services	53211	$ -	$ 1,000	$ -	$ 500
Community Outreach	53415	-	1,000	-	500
Bus Shelter Maintenance	53816	52,974	55,000	50,000	50,000
Special Event Transportation	53914	-	500	-	500
Public Transit Subsidy	53915	17,577	17,500	12,600	15,500
Dial-A-Ride Services	53916	144,385	151,000	153,000	155,000
Fixed Route Shuttle	53917	674,677	700,000	675,000	700,000
Dues & Memberships	53971	10,367	10,400	10,700	10,800
MIS/Equipment Charges	53996	6,300	7,400	7,400	7,300
Vehicle Charges	53997	32,500	33,600	33,600	33,600
Total Operating Expenditures		**$ 938,780**	**$ 977,400**	**$ 942,300**	**$ 973,700**
TOTAL EXPENDITURES		**$ 1,107,660**	**$ 1,185,900**	**$ 1,117,100**	**$ 1,189,900**

Transportation – Prop "C" Fund 215-3130

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 99,324	$ 100,800	$ 82,800	$ 107,200	6%
TOTAL	**$ 99,324**	**$ 100,800**	**$ 82,800**	**$ 107,200**	**6%**
FUNDING SOURCES					
215 - Prop "C" Fund	$ 99,324	$ 100,800	$ 82,800	$ 107,200	6%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries of Director of Administrative Services (2%), Director of Development Services (35%), Administrative Assistant (7%), and Accounting Technician II (2%)
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage

Transportation – Prop "C" Fund 215-3130

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 77,960	$ 71,700	$ 59,200	$ 80,200
Retirement	51211	7,270	20,300	18,200	17,500
FICA/Medicare	51212	1,131	1,100	900	1,200
Other Health - DOC	51311	994	1,000	1,000	1,200
Disability Insurance	51312	637	1,200	500	1,400
Life Insurance	51313	78	100	100	100
Health Insurance	51314	11,254	5,400	2,900	5,600
Total Personnel Services		**$ 99,324**	**$ 100,800**	**$ 82,800**	**$ 107,200**
TOTAL EXPENDITURES		**$ 99,324**	**$ 100,800**	**$ 82,800**	**$ 107,200**

Series 2019A Debt Service Fund 305-3120

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Debt Services	$ 260,638	$ 264,200	$ 264,200	$ 264,200	0%
TOTAL	**$ 260,638**	**$ 264,200**	**$ 264,200**	**$ 264,200**	**0%**
FUNDING SOURCES					
305 - Series 2019A Debt Service Fund	$ 260,638	$ 264,200	$ 264,200	$ 264,200	0%

ACCOUNT NUMBER EXPLANATION

53989	Principal Payments	Payment of Series 2019A Principal Payment
53990	Interest Payments	Payment of Series 2019A Interest Payment

Series 2019A Debt Service Fund 305-3120

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Debt Services					
Principal Payments	53989	$ 160,000	$ 170,000	$ 170,000	$ 170,000
Interest Payments	53990	100,638	94,200	94,200	94,200
Total Debt Services		**$ 260,638**	**$ 264,200**	**$ 264,200**	**$ 264,200**
TOTAL EXPENDITURES		**$ 260,638**	**$ 264,200**	**$ 264,200**	**$ 264,200**

Series 2019B Debt Service Fund 310-3120

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Debt Services	$ 234,400	$ 233,600	$ 233,600	$ 233,600	0%
TOTAL	**$ 234,400**	**$ 233,600**	**$ 233,600**	**$ 233,600**	**0%**
FUNDING SOURCES					
310 - Series 2019B Debt Service Fund	$ 234,400	$ 233,600	$ 233,600	$ 233,600	0%

ACCOUNT NUMBER EXPLANATION

53989	Principal Payments	Payment of Series 2019B Principal Payment
53990	Interest Payments	Payment of Series 2019B Interest Payment

Series 2019B Debt Service Fund 310-3120

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Debt Services					
Principal Payments	53989	$ 145,000	$ 150,000	$ 150,000	$ 150,000
Interest Payments	53990	89,400	83,600	83,600	83,600
Total Debt Services		**$ 234,400**	**$ 233,600**	**$ 233,600**	**$ 233,600**
TOTAL EXPENDITURES		**$ 234,400**	**$ 233,600**	**$ 233,600**	**$ 233,600**

Transportation - Capital Projects Fund 400-3120

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Debt Services	$ 53,287	$ 53,300	$ 53,300	$ 53,300	0%
Transfer to Other Funds	-	-	500	-	0%
TOTAL	**$ 53,287**	**$ 53,300**	**$ 53,800**	**$ 53,300**	**0%**
FUNDING SOURCES					
400 - Capital Projects Fund	$ 53,287	$ 53,300	$ 53,800	$ 53,300	0%

ACCOUNT NUMBER EXPLANATION

53990	Debt Service Payments	Payment of City of Industry Valley Blvd Projects loan
54999	Transfers to Other Funds	2022A Cost of Debt Issuance

Transportation - Capital Projects Fund 400-3120

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Debt Services					
Debt Service Payments	53990	$ 53,287	$ 53,300	$ 53,300	$ 53,300
Total Debt Services		**$ 53,287**	**$ 53,300**	**$ 53,300**	**$ 53,300**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ -	$ -	$ 500	$ -
Total Transfer to Other Funds		**$ -**	**$ -**	**$ 500**	**$ -**
TOTAL EXPENDITURES		**$ 53,287**	**$ 53,300**	**$ 53,800**	**$ 53,300**

Planning/Zoning Services 100-3300

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 393,608	$ 285,600	$ 328,200	$ 305,800	7%
Operating Expenditures	111,011	141,300	100,000	73,200	-48%
Transfer to Other Funds	23,417	-	-	-	0%
TOTAL	**$ 528,036**	**$ 426,900**	**$ 428,200**	**$ 379,000**	**-11%**
FUNDING SOURCES					
100 - General Fund	$ 528,036	$ 426,900	$ 428,200	$ 379,000	-11%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Director of Development Services (5%), Senior Planner (100%), Assistant Planner (70%) and Administrative Assistant (30%)
51117	Overtime	Overtime pay for employees
51118	Leave Conversion Incentives	Conversion of earned leave
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Office supplies for the planning department
53111	Contract Services - Private	Consultant services for implementation of various General Plan elements
53116	Commission/Committee Services	Stipend for Planning Commission meetings
53411	Printing & Publishing	Costs for ads for required public notices for this division
53971	Dues & Memberships	Membership dues for professional organizations such as ICSC, APA and CCAC
53972	Conferences & Meetings	Staff attendance of ICSC and other conferences and trainings
53976	Special Departmental	Business cards, logo shirts and name plates for planning commissioners
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
54999	Transfers to Other Funds	Transfer to the Gas Tax Fund for the offset of expenditures

Planning/Zoning Services 100-3300

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 266,638	$ 200,800	$ 236,300	$ 221,300
Overtime	51117	109	2,000	-	1,000
Leave Conversion Incentives	51118	40,824	4,000	13,600	4,000
Retirement	51211	43,796	25,000	30,700	36,200
FICA/Medicare	51212	4,618	3,000	3,800	3,300
Other Health - DOC	51311	3,885	4,100	4,200	5,200
Disability Insurance	51312	2,439	3,400	2,200	3,700
Life Insurance	51313	422	500	500	500
Health Insurance	51314	30,877	42,800	36,900	30,600
Total Personnel Services		**$ 393,608**	**$ 285,600**	**$ 328,200**	**$ 305,800**
Operating Expenditures					
Operating Supplies	53011	$ 331	$ 1,200	$ 800	$ 1,200
Contract Services - Private	53111	60,719	82,000	35,000	15,000
Commission/Committee Services	53116	2,655	4,700	2,300	7,200
Printing & Publishing	53411	6,012	6,000	13,900	5,000
Dues & Memberships	53971	3,319	1,800	2,700	2,400
Conferences & Meetings	53972	7,372	8,000	7,200	8,400
Special Departmental	53976	3,103	2,000	2,500	2,000
MIS/Equipment Charges	53996	27,500	35,600	35,600	32,000
Total Operating Expenditures		**$ 111,011**	**$ 141,300**	**$ 100,000**	**$ 73,200**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ 23,417	$ -	$ -	$ -
Total Transfer to Other Funds		**$ 23,417**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES		**$ 528,036**	**$ 426,900**	**$ 428,200**	**$ 379,000**

Planning/Zoning Services 280-3300

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 617,806	$ 757,800	$ 950,900	$ 803,200	6%
Operating Expenditures	226,605	230,000	520,900	738,400	221%
Transfer to Other Funds	9,432	-	-	-	0%
TOTAL	**$ 853,843**	**$ 987,800**	**$ 1,471,800**	**$ 1,541,600**	**56%**
FUNDING SOURCES					
280 - Miscellaneous Grants Fund	$ 853,843	$ 987,800	$ 1,471,800	$ 1,541,600	56%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Maintenance Superintendent (20%), Community Services Supervisor (20%), Community Engagement Supervisor (20%), Principal Accountant (10%), Management Analyst (15%), Housing & Grants Analyst (5%), and Accounting Technician II (8%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51117	Overtime	Overtime pay for employees
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Office supplies
53015	Uniform/Boot Reimbursement	Uniforms and boots reimbursement
53111	Contract Services - Private	Youth Workforce Development Grant
53151	Education & Training	Youth Workforce Grant related education and staff training
53406	Recruitment Expenses	Pre-employment physicals and fingerprinting
54999	Transfers to Other Funds	Transfer for grant related costs expended out of the General Fund

Planning/Zoning Services 280-3300

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 22,915	$ 96,600	$ 108,900	$ 101,600
Salaries - Part Time	51112	576,714	603,700	784,000	633,900
Overtime	51117	280	-	2,500	4,000
Retirement	51211	3,302	15,300	13,100	17,700
FICA/Medicare	51212	8,698	10,200	13,300	10,700
Other Health - DOC	51311	-	2,000	-	2,500
Disability Insurance	51312	197	1,700	900	1,700
Life Insurance	51313	46	200	200	200
Health Insurance	51314	5,654	28,100	28,000	30,900
Total Personnel Services		**$ 617,806**	**$ 757,800**	**$ 950,900**	**$ 803,200**
Operating Expenditures					
Operating Supplies	53011	$ 45,844	$ 10,000	$ 150,000	$ 28,900
Uniform/Boot Reimbursement	53015	15,233	20,000	28,400	20,000
Contract Services - Private	53111	150,739	190,000	322,000	673,500
Education & Training	53151	885	-	6,700	6,000
Recruitment Expenses	53406	13,904	10,000	13,800	10,000
Total Operating Expenditures		**$ 226,605**	**$ 230,000**	**$ 520,900**	**$ 738,400**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ 9,432	$ -	$ -	$ -
Total Transfer to Other Funds		**$ 9,432**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES		**$ 853,843**	**$ 987,800**	**$ 1,471,800**	**$ 1,541,600**

Building and Safety Services 100-3310

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 648,696	$ 514,000	$ 426,400	$ 525,100	2%
TOTAL	**$ 648,696**	**$ 514,000**	**$ 426,400**	**$ 525,100**	**2%**
FUNDING SOURCES					
100 - General Fund	$ 648,696	$ 514,000	$ 426,400	$ 525,100	2%

ACCOUNT NUMBER EXPLANATION

53011	Operating Supplies	Office supplies for the Building & Safety department
53111	Contract Services - Private	Provides for contract building and safety services
53976	Special Departmental	Miscellaneous special departmental supplies

Building and Safety Services 100-3310

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Operating Supplies	53011	$ 1,083	$ 2,200	$ 1,200	$ 2,200
Contract Services - Private	53111	647,125	511,000	424,500	522,100
Special Departmental	53976	488	800	700	800
Total Operating Expenditures		**$ 648,696**	**$ 514,000**	**$ 426,400**	**$ 525,100**
TOTAL EXPENDITURES		**$ 648,696**	**$ 514,000**	**$ 426,400**	**$ 525,100**

Housing and Community Services 100-3320

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 92,595	$ 132,400	$ 96,200	$ 138,900	5%
Operating Expenditures	23,092	25,000	26,800	23,900	-4%
Transfer to Other Funds	83,834	85,100	122,200	90,100	6%
TOTAL	**$ 199,521**	**$ 242,500**	**$ 245,200**	**$ 252,900**	**4%**
FUNDING SOURCES					
100 - General Fund	$ 199,521	$ 242,500	$ 245,200	$ 252,900	4%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salary for Housing & Grants Analyst (65%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51117	Overtime	Overtime pay for employees
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Office supplies for the Housing Division
53111	Contract Services - Private	Consultant Fees, appraisal, escrow, title, monitoring and credit report fees associated with loan and grant programs
53411	Printing & Publishing	Printing and publishing of notices for Housing Program
53972	Conferences & Meetings	Seminars and workshops for current and new projects.
53976	Special Departmental	Miscellaneous special departmental supplies
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
54999	Transfers to Other Funds	Transfer to the Housing Fund for the 20% set-aside

Housing and Community Services 100-3320

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 46,649	$ 62,600	$ 34,800	$ 67,100
Salaries - Part Time	51112	4,488	22,200	12,800	23,300
Overtime	51117	2,645	500	4,700	500
Retirement	51211	17,786	20,600	26,200	18,600
FICA/Medicare	51212	780	1,300	800	1,400
Other Health - DOC	51311	5,150	4,100	4,400	5,900
Disability Insurance	51312	422	1,100	400	1,200
Life Insurance	51313	93	200	100	200
Health Insurance	51314	14,582	19,800	12,000	20,700
Total Personnel Services		**$ 92,595**	**$ 132,400**	**$ 96,200**	**$ 138,900**
Operating Expenditures					
Operating Supplies	53011	$ 121	$ 600	$ 400	$ 600
Contract Services - Private	53111	15,740	15,000	16,500	14,000
Printing & Publishing	53411	-	200	200	200
Conferences & Meetings	53972	320	600	800	600
Special Departmental	53976	611	1,200	1,500	1,200
MIS/Equipment Charges	53996	6,300	7,400	7,400	7,300
Total Operating Expenditures		**$ 23,092**	**$ 25,000**	**$ 26,800**	**$ 23,900**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ 83,834	$ 85,100	$ 122,200	$ 90,100
Total Transfer to Other Funds		**$ 83,834**	**$ 85,100**	**$ 122,200**	**$ 90,100**
TOTAL EXPENDITURES		**$ 199,521**	**$ 242,500**	**$ 245,200**	**$ 252,900**

CDBG Fund 260-3320

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 234,629	$ 217,600	$ 242,200	$ 248,800	14%
Operating Expenditures	51,641	113,900	110,800	121,600	7%
TOTAL	**$ 286,270**	**$ 331,500**	**$ 353,000**	**$ 370,400**	**12%**
FUNDING SOURCES					
260 - CDBG Fund	$ 286,270	$ 331,500	$ 353,000	$ 370,400	12%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Housing & Grants Analyst (30%), Community Services Coordinator (40%), Code Enf. Officer (70%), and Office Specialist (25%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursements
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Office supplies for the housing rehab program
53012	Small Tools & Equipment	Small tools & equipment for CDBG program
53015	Uniform/Boot Reimbursement	Uniform costs for department employees
53151	Education & Training	Code Enforcement staff training
53972	Conferences & Meetings	CACEO Conference, Davis Bacon and Fair Housing training
53977	Grants & Loans - Residential	Costs for housing rehab construction grant program which includes construction, asbestos/lead testing, abatement and abatement clearance monitoring

CDBG Fund 260-3320

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 137,717	$ 115,400	$ 130,600	$ 140,300
Salaries - Part Time	51112	50,708	47,700	56,300	48,400
Retirement	51211	16,333	23,300	16,600	24,200
FICA/Medicare	51212	2,731	2,400	2,700	2,800
Other Health - DOC	51311	-	500	-	-
Disability Insurance	51312	1,172	2,000	1,200	2,400
Life Insurance	51313	262	300	300	400
Health Insurance	51314	25,706	26,000	34,500	30,300
Total Personnel Services		**$ 234,629**	**$ 217,600**	**$ 242,200**	**$ 248,800**
Operating Expenditures					
Operating Supplies	53011	$ 213	$ 700	$ 3,000	$ 1,000
Small Tools & Equipment	53012	-	1,300	1,000	1,500
Uniform/Boot Reimbursement	53015	2,804	900	4,500	1,800
Education & Training	53151	910	900	700	1,300
Conferences & Meetings	53972	-	1,000	600	1,000
Grants & Loans - Residential	53977	47,714	109,100	101,000	115,000
Total Operating Expenditures		**$ 51,641**	**$ 113,900**	**$ 110,800**	**$ 121,600**
TOTAL EXPENDITURES		**$ 286,270**	**$ 331,500**	**$ 353,000**	**$ 370,400**

American Rescue Plan Act Fund 263-3320

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 86,914	$ -	$ -	$ -	0%
Transfer to Other Funds	26,127	-	-	-	0%
TOTAL	**$ 113,041**	**$ -**	**$ -**	**$ -**	**0%**
FUNDING SOURCES					
263 - American Rescue Plan Act Fund	$ 113,041	$ -	$ -	$ -	0%

ACCOUNT NUMBER EXPLANATION

53111	Contract Services - Private	Miscellaneous contract services
54999	Transfers to Other Funds	Transfer to other funds for purchase of equipment

American Rescue Plan Act Fund 263-3320

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Contract Services - Private	53111	$ 86,914	$ -	$ -	$ -
Total Operating Expenditures		**$ 86,914**	**$ -**	**$ -**	**$ -**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ 26,127	$ -	$ -	$ -
Total Transfer to Other Funds		**$ 26,127**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES		**$ 113,041**	**$ -**	**$ -**	**$ -**

Permanent Local Housing Fund (PLHA) 264-3320

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 45,377	$ -	$ 38,400	$ -	0%
Operating Expenditures	400,141	300,500	100,200	300,500	0%
TOTAL	**$ 445,518**	**$ 300,500**	**$ 138,600**	**$ 300,500**	**0%**
FUNDING SOURCES					
264 - Permanent Local Housing Fund (PHLA)	$ 445,518	$ 300,500	$ 138,600	$ 300,500	0%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Full-Time employees
51112	Salaries - Part Time	Salaries for Part-Time employees
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51312	Disability Insurance	Disability insurance
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Office supplies
53977	Grants & Loans - Residential	Homebuyer assistance from CA Dept. of Housing & Community Development

Permanent Local Housing Fund (PLHA) 264-3320

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 25,668	$ -	$ 22,300	$ -
Salaries - Part Time	51112	9,647	-	5,300	-
Retirement	51211	4,125	-	3,800	-
FICA/Medicare	51212	512	-	400	-
Disability Insurance	51312	179	-	200	-
Life Insurance	51313	34	-	100	-
Health Insurance	51314	5,212	-	6,300	-
Total Personnel Services		**$ 45,377**	**$ -**	**$ 38,400**	**$ -**
Operating Expenditures					
Operating Supplies	53011	$ 141	$ 500	$ 200	$ 500
Grants & Loans - Residential	53977	400,000	300,000	100,000	300,000
Total Operating Expenditures		**$ 400,141**	**$ 300,500**	**$ 100,200**	**$ 300,500**
TOTAL EXPENDITURES		**$ 445,518**	**$ 300,500**	**$ 138,600**	**$ 300,500**

Cal Home Grant Fund 265-3320

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 54,517	$ 410,000	$ 212,000	$ 410,000	0%
Transfer to Other Funds	-	3,000	-	3,000	0%
TOTAL	**$ 54,517**	**$ 413,000**	**$ 212,000**	**$ 413,000**	**0%**
FUNDING SOURCES					
265 - Cal Home Loans	$ 54,517	$ 413,000	$ 212,000	$ 413,000	0%

ACCOUNT NUMBER EXPLANATION

53111	Contract Services - Private	Consultant Fees, appraisal, escrow, title, monitoring and credit report fees associated with Cal Home loan program
53977	Grants & Loans - Residential	Costs for housing rehab construction loan program which includes construction, asbestos/lead testing, abatement and abatement clearance monitoring
54999	Transfers to Other Funds	Transfer to General Fund for Administrative Costs

Cal Home Grant Fund 265-3320

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Contract Services - Private	53111	$ 54,517	$ 55,000	$ 35,500	$ 55,000
Grants & Loans - Residential	53977	-	355,000	176,500	355,000
Total Operating Expenditures		**$ 54,517**	**$ 410,000**	**$ 212,000**	**$ 410,000**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ -	$ 3,000	$ -	$ 3,000
Total Transfer to Other Funds		**$ -**	**$ 3,000**	**$ -**	**$ 3,000**
TOTAL EXPENDITURES		**$ 54,517**	**$ 413,000**	**$ 212,000**	**$ 413,000**

Community Outreach 100-3325

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 481,067	$ 489,500	$ 491,700	$ 561,300	15%
Operating Expenditures	50,522	64,100	58,700	63,100	-2%
TOTAL	**$ 531,589**	**$ 553,600**	**$ 550,400**	**$ 624,400**	**13%**
FUNDING SOURCES					
100 - General Fund	$ 531,589	$ 553,600	$ 550,400	$ 624,400	13%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Community Outreach Program Supervisor (100%) and Community Outreach Coordinator (400%)
51117	Overtime	Overtime pay for employees
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Costs for insurance such as survivors and long-term disability
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Supportive items for homeless individuals and office supplies for PROS Team
53012	Small Tools & Equipment	Small tools and miscellaneous equipment for PROS Team
53015	Uniform/Boot Reimbursement	Boot reimbursement for department staff
53111	Contract Services - Private	Services for unhoused individuals and families
53715	Utility - Communications	Cell phones for department staff
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
53997	Vehicle Charges	Allocated vehicle charges

Community Outreach 100-3325

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 354,431	$ 365,300	$ 373,000	$ 400,000
Overtime	51117	4,270	2,500	1,800	2,500
Retirement	51211	31,261	33,500	33,600	61,000
FICA/Medicare	51212	5,377	5,300	5,600	5,800
Other Health - DOC	51311	10,842	10,000	10,100	12,500
Disability Insurance	51312	3,253	6,200	3,400	6,700
Life Insurance	51313	930	1,100	900	1,100
Health Insurance	51314	70,703	65,600	63,300	71,700
Total Personnel Services		**$ 481,067**	**$ 489,500**	**$ 491,700**	**$ 561,300**
Operating Expenditures					
Operating Supplies	53011	$ 1,870	$ 2,500	$ 2,400	$ 2,500
Small Tools & Equipment	53012	4,215	2,500	500	1,500
Uniform/Boot Reimbursement	53015	1,010	2,500	400	2,500
Contract Services - Private	53111	-	2,000	1,000	2,000
Utility - Communications	53715	727	2,900	2,700	2,900
MIS/Equipment Charges	53996	18,400	18,100	18,100	17,900
Vehicle Charges	53997	24,300	33,600	33,600	33,800
Total Operating Expenditures		**$ 50,522**	**$ 64,100**	**$ 58,700**	**$ 63,100**
TOTAL EXPENDITURES		**$ 531,589**	**$ 553,600**	**$ 550,400**	**$ 624,400**

Parks 100-3330

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 1,040,836	$ 960,000	$ 975,400	$ 954,800	-1%
Operating Expenditures	347,932	338,400	343,600	327,100	-3%
TOTAL	**$ 1,388,768**	**$ 1,298,400**	**$ 1,319,000**	**$ 1,281,900**	**-1%**
FUNDING SOURCES					
100 - General Fund	$ 1,388,768	$ 1,298,400	$ 1,319,000	$ 1,281,900	-1%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Director of Development Services (5%) Maintenance Lead (60%), Senior Maintenance Worker (135%), Park Maintenance Worker (150%), Maintenance Worker (245%) and Administrative Assistant (27%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51117	Overtime	Overtime pay for employees
51118	Leave Conversion Incentives	Conversion of earned leave
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance and survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Office supplies for the department
53012	Small Tools & Equipment	Provides for janitorial supplies and miscellaneous items
53015	Uniform/Boot Reimbursement	Provides for purchases of uniforms and boot reimbursement and city issued pants and shirts
53111	Contract Services - Private	Miscellaneous contract services for La Puente Park and restroom facilities
53811	Equipment Maintenance	Provides for annual AQMD fees, fire extinguisher maintenance, snack bar inspections, repairs to tools, park equipment, emergency generator, power equipment maintenance, backflow maintenance, etc.
53813	Facility Maintenance	Provides for maintenance and supplies for La Puente Park and facilities
53814	Landscape Maintenance	Provides for contract landscape maintenance for La Puente Park, Nature Center, and landscaping around Community Center facility (reclassed to Fund 285)
53822	Park Maintenance & Repair	Provides for repairs and maintenance of park facilities, including irrigation repairs
53911	Equipment Lease/Rental	Annual lease expense for maintenance equipment used at La Puente Park
53972	Conferences & Meetings	Miscellaneous local meetings and training seminars for staff
53976	Special Departmental	Provides for miscellaneous expenses for the Parks Division
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
53997	Vehicle Charges	Allocated vehicle charges

Parks 100-3330

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 552,689	$ 449,600	$ 505,600	$ 479,600
Salaries - Part Time	51112	189,064	203,100	207,000	212,100
Overtime	51117	37,728	93,000	36,900	48,000
Leave Conversion Incentives	51118	15,525	-	19,600	6,000
Retirement	51211	88,333	68,700	73,300	83,000
FICA/Medicare	51212	11,625	9,200	11,500	9,700
Other Health - DOC	51311	13,552	12,500	13,000	15,600
Disability Insurance	51312	5,133	7,600	4,600	8,100
Life Insurance	51313	1,395	1,300	1,200	1,300
Health Insurance	51314	125,792	115,000	102,700	91,400
Total Personnel Services		**$ 1,040,836**	**$ 960,000**	**$ 975,400**	**$ 954,800**
Operating Expenditures					
Operating Supplies	53011	$ 23,115	$ 21,000	$ 18,000	$ 18,000
Small Tools & Equipment	53012	49,190	32,500	36,000	29,000
Uniform/Boot Reimbursement	53015	11,576	13,000	15,200	13,000
Contract Services - Private	53111	1,903	4,000	4,000	3,000
Equipment Maintenance	53811	1,449	6,500	4,500	3,500
Facility Maintenance	53813	12,365	10,700	12,000	10,700
Landscape Maintenance	53814	-	-	300	-
Park Maintenance & Repair	53822	80,139	50,000	48,400	48,000
Equipment Lease/Rental	53911	10,700	12,000	19,000	12,000
Conferences & Meetings	53972	352	800	900	2,000
Special Departmental	53976	2,843	2,800	200	1,800
MIS/Equipment Charges	53996	300	300	300	300
Vehicle Charges	53997	154,000	184,800	184,800	185,800
Total Operating Expenditures		**$ 347,932**	**$ 338,400**	**$ 343,600**	**$ 327,100**
TOTAL EXPENDITURES		**$ 1,388,768**	**$ 1,298,400**	**$ 1,319,000**	**$ 1,281,900**

Measure "A" Safe Parks Fund 283-3330

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 56,721	$ 87,700	$ 61,600	$ 98,500	12%
Operating Expenditures	-	27,200	-	27,200	0%
TOTAL	**$ 56,721**	**$ 114,900**	**$ 61,600**	**$ 125,700**	**9%**
FUNDING SOURCES					
283 - Measure A Safe Parks Fund	$ 56,721	$ 114,900	$ 61,600	$ 125,700	9%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries of Maintenance Lead (40%) and Park Maintenance Worker (40%)
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53822	Park Maintenance & Repair	Ongoing operation and maintenance of Measure A funded capital facilities

Measure "A" Safe Parks Fund 283-3330

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 44,335	$ 62,800	$ 47,700	$ 67,000
Retirement	51211	3,541	5,800	4,200	10,200
FICA/Medicare	51212	643	1,000	700	1,000
Other Health - DOC	51311	1,446	1,600	1,600	2,000
Disability Insurance	51312	352	1,100	400	1,200
Life Insurance	51313	92	200	100	200
Health Insurance	51314	6,312	15,200	6,900	16,900
Total Personnel Services		**$ 56,721**	**$ 87,700**	**$ 61,600**	**$ 98,500**
Operating Expenditures					
Park Maintenance & Repair	53822	$ -	$ 27,200	$ -	$ 27,200
Total Operating Expenditures		**$ -**	**$ 27,200**	**$ -**	**$ 27,200**
TOTAL EXPENDITURES		**$ 56,721**	**$ 114,900**	**$ 61,600**	**$ 125,700**

Lighting and Landscape Maintenance 285-3330

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 110,963	$ 110,500	$ 88,500	$ 118,100	7%
Operating Expenditures	981,047	986,800	982,700	978,000	-1%
TOTAL	**$ 1,092,010**	**$ 1,097,300**	**$ 1,071,200**	**$ 1,096,100**	**0%**
FUNDING SOURCES					
285 - Lighting & Landscape	$ 1,092,010	$ 1,097,300	$ 1,071,200	$ 1,096,100	0%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries of Senior Maintenance Worker (15%), Park Maintenance Worker (10%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursement
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53111	Contract Services - Private	Contract services for annual engineer's report
53711	Utility - Gas	Provides for gas utility service for snack bar and maintenance building at La Puente Park
53712	Utility - Electricity	Provides for electric utility service for La Puente Park and street lights
53714	Utility - Water	Provides for water utility services for La Puente Park
53715	Utility - Communications	Provides for phone line for La Puente Park snack bar and maintenance yard
53813	Facility Maintenance	Provides for maintenance, repair and supplies for La Puente Community center including pest control, security alarm and miscellaneous cleaning supplies
53814	Landscape Maintenance	Provides for contract landscape maintenance for City Hall, La Puente Park, Nature Center, and landscaping around Community Center facility
53822	Park Maintenance & Repair	Provides for pest control for park snack bar, repairs and maintenance of park facilities, including irrigation repairs
53911	Equipment Lease/Rental	Annual lease expense for lawn mowers at La Puente Park
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
53997	Vehicle Charges	Allocated vehicle charges

Lighting and Landscape Maintenance 285-3330

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 34,604	$ 20,500	$ 26,100	$ 21,700
Salaries - Part Time	51112	41,611	76,300	51,700	78,800
Retirement	51211	24,396	8,800	6,100	12,400
FICA/Medicare	51212	1,110	1,500	1,100	1,500
Other Health - DOC	51311	452	500	500	700
Disability Insurance	51312	293	400	200	400
Life Insurance	51313	84	100	100	100
Health Insurance	51314	8,413	2,400	2,700	2,500
Total Personnel Services		**$ 110,963**	**$ 110,500**	**$ 88,500**	**$ 118,100**
Operating Expenditures					
Contract Services - Private	53111	$ 121,137	$ 134,000	$ 134,000	$ 134,000
Utility - Gas	53711	3,111	2,900	3,200	3,000
Utility - Electricity	53712	322,804	337,200	320,000	327,200
Utility - Water	53714	56,628	42,200	46,500	46,000
Utility - Communications	53715	451	1,100	-	1,100
Facility Maintenance	53813	76,747	54,000	54,800	54,000
Landscape Maintenance	53814	79,908	67,000	67,300	67,000
Park Maintenance & Repair	53822	101,364	121,600	130,000	121,600
Equipment Lease/Rental	53911	45,597	39,400	39,500	39,400
MIS/Equipment Charges	53996	3,000	11,000	11,000	7,300
Vehicle Charges	53997	170,300	176,400	176,400	177,400
Total Operating Expenditures		**$ 981,047**	**$ 986,800**	**$ 982,700**	**$ 978,000**
TOTAL EXPENDITURES		**$ 1,092,010**	**$ 1,097,300**	**$ 1,071,200**	**$ 1,096,100**

COMMUNITY SERVICES

Annual Budget 2027

Recreation Services 100-4100

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 993,841	$ 1,095,200	$ 990,200	$ 1,179,100	8%
Operating Expenditures	225,533	233,800	242,200	225,600	-4%
TOTAL	**$ 1,219,374**	**$ 1,329,000**	**$ 1,232,400**	**$ 1,404,700**	**6%**
FUNDING SOURCES					
100 - General Fund	$ 1,219,374	$ 1,329,000	$ 1,232,400	$ 1,404,700	6%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Director of Community Services (100%), Community Engagement Supervisor (40%), Community Services Supervisor (80%), Community Service Specialist (100%), and Concession & Event Supervisor (100%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51117	Overtime	Overtime pay for employees
51118	Leave Conversion Incentives	Conversion of earned leave
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursements
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Office supplies for use at Community Center
53012	Small Tools & Equipment	Tiny Tots furniture and play equipment and general office equipment
53111	Contract Services - Private	Contract class instructors, Recreation software, SCMAF Insurance
53112	Contract Services - Public	Summer lunch program at three (3) sites
53711	Utility - Gas	Natural gas charges for the Community Center
53712	Utility - Electricity	Electricity for the Community Center
53714	Utility - Water	Water charges for the Community Center
53715	Utility - Communications	Communication charges for the Community Center and cell phones for department staff
53811	Equipment Maintenance	Maintenance of handicap lift, fire extinguishers, plotters and office equipment.
53813	Facility Maintenance	Maintenance and repair of facility, pest control, security alarm and miscellaneous cleaning supplies
53971	Dues & Memberships	Memberships to California Parks and Recreation Society (CPRS), Southern California Municipal Athletic Federation (SCMAF), National Recreation and Parks Association (NRPA) and Sam's Club
53972	Conferences & Meetings	Attendance at CPRS trainings and workshops
53979	Special Events	Special event costs
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
53997	Vehicle Charges	Allocated vehicle charges

Recreation Services 100-4100

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 439,335	$ 445,500	$ 457,200	$ 526,800
Salaries - Part Time	51112	344,905	367,900	293,000	342,400
Overtime	51117	5,874	6,000	6,400	5,000
Leave Conversion Incentives	51118	5,628	8,000	7,200	6,000
Retirement	51211	97,123	124,300	123,100	127,100
FICA/Medicare	51212	11,590	11,800	11,200	12,700
Other Health - DOC	51311	8,131	8,400	9,400	13,000
Disability Insurance	51312	3,863	7,500	4,000	8,800
Life Insurance	51313	775	900	800	1,100
Health Insurance	51314	76,617	114,900	77,900	136,200
Total Personnel Services		**$ 993,841**	**$ 1,095,200**	**$ 990,200**	**$ 1,179,100**
Operating Expenditures					
Operating Supplies	53011	$ 11,233	$ 7,000	$ 8,700	$ 7,000
Small Tools & Equipment	53012	8,343	8,000	8,000	6,000
Contract Services - Private	53111	104,854	100,000	100,000	95,000
Contract Services - Public	53112	-	8,500	8,500	-
Utility - Gas	53711	1,799	2,000	2,000	2,000
Utility - Electricity	53712	21,065	19,000	19,000	14,300
Utility - Water	53714	4,740	3,500	5,000	3,500
Utility - Communications	53715	1,225	3,300	1,900	2,400
Equipment Maintenance	53811	13,260	8,000	10,300	8,000
Facility Maintenance	53813	4,452	2,500	4,300	2,500
Dues & Memberships	53971	2,440	1,300	1,800	2,000
Conferences & Meetings	53972	5,422	2,500	4,400	3,000
Special Events	53979	-	-	100	-
MIS/Equipment Charges	53996	30,500	43,000	43,000	46,100
Vehicle Charges	53997	16,200	25,200	25,200	33,800
Total Operating Expenditures		**$ 225,533**	**$ 233,800**	**$ 242,200**	**$ 225,600**
TOTAL EXPENDITURES		**$ 1,219,374**	**$ 1,329,000**	**$ 1,232,400**	**$ 1,404,700**

Youth Learning Activity Center Services 100-4110

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 339,700	$ 437,700	$ 357,900	$ 436,700	0%
Operating Expenditures	116,802	104,400	118,000	108,700	4%
TOTAL	**$ 456,502**	**$ 542,100**	**$ 475,900**	**$ 545,400**	**1%**
FUNDING SOURCES					
100 - General Fund	$ 456,502	$ 542,100	$ 475,900	$ 545,400	1%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Community Services Coordinator (100%) and Community Service Specialist (100%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51117	Overtime	Overtime pay for employees
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursements
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Office supplies for the Youth Learning Activity Center
53012	Small Tools & Equipment	Gymnasium equipment and maintenance
53411	Printing & Publishing	Printing of special event programs and periodic marketing
53711	Utility - Gas	Natural gas charges for the Youth Learning Activity Center
53712	Utility - Electricity	Electricity charges for the Youth Learning Activity Center (gymnasium and parking lot)
53714	Utility - Water	Water charges for the Youth Learning Activity Center
53715	Utility - Communications	Communication charges for the Youth Learning Activity Center
53811	Equipment Maintenance	Maintenance agreement of kitchen equipment, fire maintenance, water filters, generator service, heat/air and annual AQMD fees
53813	Facility Maintenance	Maintenance and repair of facility security alarm
53971	Dues & Memberships	Memberships to California Parks and Recreation Society, Southern California Municipal Athletic Federation and Sam's Club
53972	Conferences & Meetings	Attendance at CPRS trainings and workshops
53976	Special Departmental	Miscellaneous items for the department
53980	Sports Activities	Supplies for sports activities, shirts, awards, closing ceremony for the youth programs, balls and scorebooks; Volunteers background investigation, fingerprinting and training
53996	MIS/Equipment Charges	Allocated information technology and equipment charges
53997	Vehicle Charges	Allocated vehicle charges

Youth Learning Activity Center Services 100-4110

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 137,125	$ 155,100	$ 138,500	$ 150,000
Salaries - Part Time	51112	144,080	216,400	153,400	221,300
Overtime	51117	7,609	2,500	5,500	2,500
Retirement	51211	24,510	33,500	33,000	31,100
FICA/Medicare	51212	4,276	5,400	4,400	5,400
Other Health - DOC	51311	3,614	4,000	4,000	5,000
Disability Insurance	51312	1,313	2,600	1,300	2,600
Life Insurance	51313	360	500	400	500
Health Insurance	51314	16,813	17,700	17,400	18,300
Total Personnel Services		**$ 339,700**	**$ 437,700**	**$ 357,900**	**$ 436,700**
Operating Expenditures					
Operating Supplies	53011	$ 984	$ 3,000	$ 3,000	$ 3,000
Small Tools & Equipment	53012	2,593	4,000	4,000	3,000
Printing & Publishing	53411	-	300	300	300
Utility - Gas	53711	3,350	4,000	4,000	4,000
Utility - Electricity	53712	40,330	22,500	35,000	32,500
Utility - Water	53714	5,692	3,100	4,000	3,100
Utility - Communications	53715	-	500	500	500
Equipment Maintenance	53811	3,032	3,000	3,200	3,000
Facility Maintenance	53813	768	700	700	700
Dues & Memberships	53971	145	500	500	500
Conferences & Meetings	53972	463	800	800	800
Special Departmental	53976	(330)	2,000	2,000	2,000
Sports Activities	53980	33,275	29,900	29,900	28,900
MIS/Equipment Charges	53996	18,400	21,700	21,700	17,900
Vehicle Charges	53997	8,100	8,400	8,400	8,500
Total Operating Expenditures		**$ 116,802**	**$ 104,400**	**$ 118,000**	**$ 108,700**
TOTAL EXPENDITURES		**$ 456,502**	**$ 542,100**	**$ 475,900**	**$ 545,400**

Senior Services 100-4130

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Personnel Services	$ 91,009	$ 112,600	$ 102,300	$ 98,900	-12%
Operating Expenditures	90,147	74,700	84,500	76,500	2%
TOTAL	**$ 181,156**	**$ 187,300**	**$ 186,800**	**$ 175,400**	**-6%**
FUNDING SOURCES					
100 - General Fund	$ 181,156	$ 187,300	$ 186,800	$ 175,400	-6%

ACCOUNT NUMBER EXPLANATION

51111	Salaries - Full Time	Salaries for Community Service Coordinator (60%)
51112	Salaries - Part Time	Salaries of Part-Time Staff
51117	Overtime	Overtime pay for employees
51118	Leave Conversion Incentives	Conversion of earned leave
51211	Retirement	City share of CalPERS retirement for department employees
51212	FICA/Medicare	Medicare benefits for full-time and part-time employees
51311	Other Health - DOC	Dental, optical and audio reimbursements
51312	Disability Insurance	Disability insurance & survivor's benefits
51313	Life Insurance	Term life insurance
51314	Health Insurance	CalPERS health insurance coverage
53011	Operating Supplies	Office supplies for the Senior Center
53012	Small Tools & Equipment	General supplies and purchase of equipment
53411	Printing & Publishing	Periodic marketing and brochures
53711	Utility - Gas	Natural gas charges for the Senior Center
53712	Utility - Electricity	Electricity charges for the Senior Center
53714	Utility - Water	Water charges for the Senior Center
53715	Utility - Communications	Cable and internet charges for Senior Center
53811	Equipment Maintenance	Maintenance agreement for kitchen equipment, fire maintenance, water filter, generator, heat/air, annual AQMD permits and miscellaneous repairs
53813	Facility Maintenance	Custodial service, pest control, security alarm, plumbing and carpet cleaning
53814	Landscape Maintenance	Landscaping services for the Senior Center
53961	Subscriptions & Publications	Daily newspaper subscriptions
53971	Dues & Memberships	Membership to California Parks and Recreation Society and National Recreation and Parks Associations
53979	Special Events	Provides supplies, catering, entertainment and decorations for monthly dances, excursions and volunteer recognition
53996	MIS/Equipment Charges	Allocated information technology and equipment charges

Senior Services 100-4130

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Personnel Services					
Salaries - Full Time	51111	$ 60,007	$ 52,300	$ 56,200	$ 56,100
Salaries - Part Time	51112	5,612	31,400	15,000	16,000
Overtime	51117	943	500	700	500
Leave Conversion Incentives	51118	1,485	3,000	4,900	3,000
Retirement	51211	13,286	15,500	15,900	12,500
FICA/Medicare	51212	987	1,300	1,200	1,100
Other Health - DOC	51311	1,084	1,200	1,200	1,500
Disability Insurance	51312	526	900	500	1,000
Life Insurance	51313	129	200	200	200
Health Insurance	51314	6,950	6,300	6,500	7,000
Total Personnel Services		**$ 91,009**	**$ 112,600**	**$ 102,300**	**$ 98,900**
Operating Expenditures					
Operating Supplies	53011	$ 3,334	$ 2,000	$ 2,000	$ 2,000
Small Tools & Equipment	53012	12,887	5,000	11,000	5,000
Printing & Publishing	53411	-	100	100	100
Utility - Gas	53711	2,727	2,500	2,500	2,500
Utility - Electricity	53712	15,110	9,700	14,000	9,700
Utility - Water	53714	3,919	2,000	3,000	2,000
Utility - Communications	53715	2,173	3,500	2,000	3,500
Equipment Maintenance	53811	4,792	7,000	7,000	7,000
Facility Maintenance	53813	24,999	21,700	21,700	22,600
Landscape Maintenance	53814	3,232	2,500	2,500	2,500
Subscriptions & Publications	53961	483	600	600	600
Dues & Memberships	53971	-	600	600	600
Special Events	53979	7,191	6,500	6,500	7,500
MIS/Equipment Charges	53996	9,300	11,000	11,000	10,900
Total Operating Expenditures		**$ 90,147**	**$ 74,700**	**$ 84,500**	**$ 76,500**
TOTAL EXPENDITURES		**$ 181,156**	**$ 187,300**	**$ 186,800**	**$ 175,400**

Community Promotions 100-4140

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 504,587	$ 548,400	$ 577,500	$ 551,600	1%
TOTAL	**$ 504,587**	**$ 548,400**	**$ 577,500**	**$ 551,600**	**1%**
FUNDING SOURCES					
100 - General Fund	$ 504,587	$ 548,400	$ 577,500	$ 551,600	1%

ACCOUNT NUMBER EXPLANATION

53415	Community Outreach	Production and delivery of City calendar and various community outreach resources
53416	Social Media Technology	Purchase of social media technology platforms
53979	Special Events	Costs related to the City's annual events: 3rd of July, Concerts in the Park, Movies in the Park, Veteran's Day, Parade & Tree Lighting, Excursions, Spring Egg Hunt, etc.
53992	Scholarships	Provides for scholarship grants for residents at $500 each
53993	Youth Activities Program	Provides funding to low and moderate income families for youth activities in the form of grants.

Community Promotions 100-4140

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Community Outreach	53415	$ 19,171	$ 19,100	$ 14,200	$ 18,100
Social Media Technology	53416	216,398	227,500	227,500	237,200
Special Events	53979	247,843	280,800	280,800	277,300
Scholarships	53992	16,248	9,000	9,000	9,000
Youth Activities Program	53993	4,927	12,000	46,000	10,000
Total Operating Expenditures		**$ 504,587**	**$ 548,400**	**$ 577,500**	**$ 551,600**
TOTAL EXPENDITURES		**$ 504,587**	**$ 548,400**	**$ 577,500**	**$ 551,600**

PROPRIETARY FUNDS

Annual Budget 2027

Sewer 500-3210

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 310,307	$ 425,600	$ 298,000	$ 435,900	2%
Debt Services	215,858	575,900	575,900	574,100	0%
Transfer to Other Funds	266,716	-	281,500	281,500	0%
TOTAL	**$ 792,881**	**$ 1,001,500**	**$ 1,155,400**	**$ 1,291,500**	**29%**
FUNDING SOURCES					
500 - Sewer Construction/Maintenance	$ 792,881	$ 1,001,500	$ 1,155,400	$ 1,291,500	29%

ACCOUNT NUMBER EXPLANATION

53111	Contract Services - Private	Bond disclosure services; Maintenance contract for annual sewer cleaning
53112	Contract Services - Public	Annual permit fee with State Water Resources Control Board
53411	Printing & Publishing	Programs and periodic marketing and forms
53976	Special Departmental	Miscellaneous expenses for department
53989	Principal Payments	Principal payment on 2016 Sewer Revenue Bonds
53990	Interest Payments	Interest payment on 2016 Sewer Revenue Bonds
53999	Depreciation Expense	Depreciation of City owned equipment
54999	Transfers to Other Funds	Transfer to General Fund for Administrative Costs

Sewer 500-3210

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Contract Services - Private	53111	$ 59,286	$ 164,800	$ 43,400	$ 164,800
Contract Services - Public	53112	-	15,000	-	15,000
Printing & Publishing	53411	1,538	1,000	-	1,000
Special Departmental	53976	-	500	-	500
Depreciation Expense	53999	249,483	244,300	254,600	254,600
Total Operating Expenditures		**$ 310,307**	**$ 425,600**	**$ 298,000**	**$ 435,900**
Debt Services					
Principal Payments	53989	$ -	$ 400,000	$ 400,000	$ 410,000
Interest Payments	53990	215,858	175,900	175,900	164,100
Total Debt Services		**$ 215,858**	**$ 575,900**	**$ 575,900**	**$ 574,100**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ 266,716	$ -	$ 281,500	$ 281,500
Total Transfer to Other Funds		**$ 266,716**	**$ -**	**$ 281,500**	**$ 281,500**
TOTAL EXPENDITURES		**$ 792,881**	**$ 1,001,500**	**$ 1,155,400**	**$ 1,291,500**

Equipment Replacement 550-6100

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 319,634	$ 321,700	$ 279,600	$ 307,900	-4%
TOTAL	**$ 319,634**	**$ 321,700**	**$ 279,600**	**$ 307,900**	**-4%**
FUNDING SOURCES					
550 - Equipment Replacement Fund	$ 319,634	$ 321,700	$ 279,600	$ 307,900	-4%

ACCOUNT NUMBER EXPLANATION

53017	Software & Licensing	Computer licensing fees and software
53018	Computer Hardware & Supplies	Computer peripherals and hardware
53111	Contract Services - Private	Contract services for IT services provider
53999	Depreciation Expense	Depreciation of IT fixed assets

Equipment Replacement 550-6100

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Software & Licensing	53017	$ 102,632	$ 113,200	$ 106,200	$ 120,800
Computer Hardware & Supplies	53018	105,752	93,100	56,300	69,600
Contract Services - Private	53111	43,468	46,500	46,100	48,600
Depreciation Expense	53999	67,782	68,900	71,000	68,900
Total Operating Expenditures		**$ 319,634**	**$ 321,700**	**$ 279,600**	**$ 307,900**
TOTAL EXPENDITURES		**$ 319,634**	**$ 321,700**	**$ 279,600**	**$ 307,900**

Vehicle Maintenance and Replacement 555-3150

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 820,166	$ 846,000	$ 868,600	$ 914,800	8%
Capital Outlay	83,528	97,300	89,600	25,000	-74%
Debt Services	26,466	23,000	26,000	29,000	26%
TOTAL	**$ 930,160**	**$ 966,300**	**$ 984,200**	**$ 968,800**	**0%**
FUNDING SOURCES					
555 - Vehicle Replacement Fund	$ 930,160	$ 966,300	$ 984,200	$ 968,800	0%

ACCOUNT NUMBER EXPLANATION

53014	Fuel	Fuel costs for city owned vehicles
53812	Vehicle Maintenance	General maintenance and repairs of city owned vehicles
53912	Vehicle Lease	Monthly lease and maintenance of Enterprise Fleet vehicles
53991	Interest Expense	Interest on leases of vehicles
53999	Depreciation Expense	Depreciation of city owned vehicles
54484	Vehicle Purchase	Vehicle purchases

Vehicle Maintenance and Replacement 555-3150

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Fuel	53014	$ 98,850	$ 136,100	$ 98,400	$ 126,100
Vehicle Maintenance	53812	103,059	71,000	109,000	93,800
Vehicle Lease	53912	249,809	282,900	296,200	325,200
Depreciation Expense	53999	368,448	356,000	365,000	369,700
Total Operating Expenditures		**$ 820,166**	**$ 846,000**	**$ 868,600**	**$ 914,800**
Capital Outlay					
Vehicle Purchase	54484	$ 83,528	$ 97,300	$ 89,600	$ 25,000
Total Capital Outlay		**$ 83,528**	**$ 97,300**	**$ 89,600**	**$ 25,000**
Debt Services					
Interest Expense	53991	$ 26,466	$ 23,000	$ 26,000	$ 29,000
Total Debt Services		**$ 26,466**	**$ 23,000**	**$ 26,000**	**$ 29,000**
TOTAL EXPENDITURES		**$ 930,160**	**$ 966,300**	**$ 984,200**	**$ 968,800**

SUCCESSOR AGENCY

Annual Budget 2027

Successor Agency 610-5100

	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget	% Change from Prior Year Budget
BUDGET IN BRIEF					
Operating Expenditures	$ 2,975	$ 4,000	$ 3,000	$ 4,000	0%
Debt Services	467,727	611,100	595,400	581,200	-5%
Transfer to Other Funds	15,000	440,600	440,600	465,200	6%
TOTAL	**$ 485,702**	**$ 1,055,700**	**$ 1,039,000**	**$ 1,050,400**	**-1%**
FUNDING SOURCES					
610 - RPTTF Fund	$ 485,702	$ 1,055,700	$ 1,039,000	$ 1,050,400	-1%

ACCOUNT NUMBER EXPLANATION

53111	Contract Services - Private	Continuing disclosure for TABS
53114	Legal Services - General	Legal expenses
53966	Fiscal Agent Fees	Fiscal agent fees for TABS
53988	Interest Expense - Advance	Interest on repayment of City loans to former RDA
53990	Debt Service Payments	Principal payment on TABS
53991	Interest Expense	Interest expense on TABS
54999	Transfers to Other Funds	Transfers to the General Fund for reimbursement of administrative costs for oversight of the Successor Agency; payment to General Fund for loans made to the former Redevelopment Agency

Successor Agency 610-5100

Expenditure Breakdown

Description	Acct. No.	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
Operating Expenditures					
Contract Services - Private	53111	$ 1,475	$ 1,500	$ 1,500	$ 1,500
Legal Services - General	53114	-	1,000	-	1,000
Fiscal Agent Fees	53966	1,500	1,500	1,500	1,500
Total Operating Expenditures		**$ 2,975**	**$ 4,000**	**$ 3,000**	**$ 4,000**
Debt Services					
Interest Expense - Advance	53988	$ -	$ 357,700	$ 342,000	$ 324,300
Debt Service Payments	53990	467,727	145,000	145,000	155,000
Interest Expense	53991	-	108,400	108,400	101,900
Total Debt Services		**$ 467,727**	**$ 611,100**	**$ 595,400**	**$ 581,200**
Transfer to Other Funds					
Transfers to Other Funds	54999	$ 15,000	$ 440,600	$ 440,600	$ 465,200
Total Transfer to Other Funds		**$ 15,000**	**$ 440,600**	**$ 440,600**	**$ 465,200**
TOTAL EXPENDITURES		**$ 485,702**	**$ 1,055,700**	**$ 1,039,000**	**$ 1,050,400**

CAPITAL IMPROVEMENT PROGRAM (CIP)

Annual Budget 2027

CIP by Projects
Fiscal Year 2026-2027

Acct. No.	Project Title	Fund	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
100-5000	City Capital Leases	General Fund	$ 366,223	$ -	$ -	$ -
285-5000	City Capital Leases	LLMD	177,432	-	-	-
	Total City Capital Leases		**$ 543,655**	**$ -**	**$ -**	**$ -**
200-5514	ADA Transition Plan Implementation	Gas Tax	$ -	$ 10,000	$ -	$ 10,000
	Total ADA Transition Plan Implementation		**$ -**	**$ 10,000**	**$ -**	**$ 10,000**
202-5598	Local Streets Pavement Resurfacing	RMRA/SB1	$ 227,421	$ 563,000	$ 494,800	$ 1,535,000
203-5598	Local Streets Pavement Resurfacing	Measure M	-	-	42,200	112,500
205-5598	Local Streets Pavement Resurfacing	Measure R	-	-	-	112,500
215-5598	Local Streets Pavement Resurfacing	Prop C	303,631	2,000,000	1,051,400	3,002,200
220-5598	Local Streets Pavement Resurfacing	TDA	10,000	175,000	175,000	-
	Total Local Streets Pavement Resurfacing		**$ 541,052**	**$ 2,738,000**	**$ 1,763,400**	**$ 4,762,200**
100-5609	Council Chamber Renovation	General Fund	$ 230,023	$ -	$ 54,500	$ 40,000
	Total Council Chamber Renovation		**$ 230,023**	**$ -**	**$ 54,500**	**$ 40,000**
203-5613	HAWK Signal-Hacienda/Pritchard	Measure M	$ 65,259	$ -	$ -	$ -
	Total HAWK Signal-Hacienda/Pritchard		**$ 65,259**	**$ -**	**$ -**	**$ -**
100-5614	Park Activity Building	General Fund	$ 49,812	$ 30,000	$ 79,800	$ -
280-5614	Park Activity Building	State Grant	-	3,000,000	300,000	3,900,000
	Total Park Activity Building		**$ 49,812**	**$ 3,030,000**	**$ 379,800**	**$ 3,900,000**
284-5615	Inyo St. Storm Drain & Drywell	Measure W	$ 15,000	$ -	$ -	$ -
	Total Inyo St. Storm Drain & Drywell		**$ 15,000**	**$ -**	**$ -**	**$ -**
100-5617	Animal Shelter/Kennel	General Fund	$ 544,541	$ 640,000	$ 51,600	$ -
280-5617	Animal Shelter/Kennel	State Grant	-	1,000,000	850,000	150,000
	Total Animal Shelter/Kennel		**$ 544,541**	**$ 1,640,000**	**$ 901,600**	**$ 150,000**
283-5618	Dog Park-Old Valley Blvd.	Measure A	$ 105,856	$ 750,000	$ 978,900	$ -
	Total Dog Park-Old Valley Blvd.		**$ 105,856**	**$ 750,000**	**$ 978,900**	**$ -**
202-5619	Local Streets Slurry Seal	RMRA/SB1	$ 403,538	$ 100,000	$ 104,900	$ -
203-5619	Local Streets Slurry Seal	Measure M	-	100,000	-	-
	Total Local Streets Slurry Seal		**$ 403,538**	**$ 200,000**	**$ 104,900**	**$ -**

CIP by Projects
Fiscal Year 2026-2027

Acct. No.	Project Title	Fund	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
202-5620	ATP Cycle 6	RMRA/SB1	$ -	$ 337,000	$ 227,700	$ 30,800
203-5620	ATP Cycle 6	Measure M	-	75,000	85,400	11,500
205-5620	ATP Cycle 6	Measure R	-	50,000	57,000	7,700
280-5620	ATP Cycle 6	State Grant	-	-	-	4,200,000
	Total ATP Cycle 6		**$ -**	**$ 462,000**	**$ 370,100**	**$ 4,250,000**
500-5621	Old Valley Sewer Improvements	Sewer	$ 619,835	$ 75,000	$ 130,600	$ -
	Total Old Valley Sewer Improvements		**$ 619,835**	**$ 75,000**	**$ 130,600**	**$ -**
284-5622	Catch Basin Retrofit	Measure W	$ -	$ 100,500	$ 26,900	$ 192,000
	Total Catch Basin Retrofit		**$ -**	**$ 100,500**	**$ 26,900**	**$ 192,000**
500-5623	Sewer Improvement on Various Streets	Sewer	$ -	$ -	$ -	$ 2,000,000
	Total Sewer Improvement on Various Streets		**$ -**	**$ -**	**$ -**	**$ 2,000,000**
225-5624	STP-L Street Improvements	STPL	$ -	$ -	$ -	$ 820,000
	Total STP-L Street Improvements		**$ -**	**$ -**	**$ -**	**$ 820,000**
	GRAND TOTAL		**$ 3,118,571**	**$ 9,005,500**	**$ 4,710,700**	**$ 16,124,200**

CIP by Fund
Fiscal Year 2026-2027

Acct. No.	Project Title	Fund	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
100-5000	City Capital Leases	General Fund	$ 366,223	$ -	$ -	$ -
100-5609	Council Chamber Renovation	General Fund	230,023	-	54,500	40,000
100-5614	Park Activity Building	General Fund	49,812	30,000	79,800	-
100-5617	Animal Shelter/Kennel	General Fund	544,541	640,000	51,600	-
	Total General Fund		**$ 1,190,599**	**$ 670,000**	**$ 185,900**	**$ 40,000**
200-5514	ADA Transition Plan Implementation	Gas Tax	$ -	$ 10,000	$ -	$ 10,000
	Total Gas Tax		**$ -**	**$ 10,000**	**$ -**	**$ 10,000**
202-5598	Local Streets Pavement Resurfacing	RMRA/SB1	$ 227,421	$ 563,000	$ 494,800	$ 1,535,000
202-5619	Local Streets Slurry Seal	RMRA/SB1	403,538	100,000	104,900	-
202-5620	ATP Cycle 6	RMRA/SB1	-	337,000	227,700	30,800
	Total RMRA/SB1		**$ 630,959**	**$ 1,000,000**	**$ 827,400**	**$ 1,565,800**
203-5598	Local Streets Pavement Resurfacing	Measure M	$ -	$ -	$ 42,200	$ 112,500
203-5613	HAWK Signal-Hacienda/Pritchard	Measure M	65,259	-	-	-
203-5619	Local Streets Slurry Seal	Measure M	-	100,000	-	-
203-5620	ATP Cycle 6	Measure M	-	75,000	85,400	11,500
	Total Measure M		**$ 65,259**	**$ 175,000**	**$ 127,600**	**$ 124,000**
205-5598	Local Streets Pavement Resurfacing	Measure R	$ -	$ -	$ -	$ 112,500
205-5620	ATP Cycle 6	Measure R	-	50,000	57,000	7,700
	Total Measure R		**$ -**	**$ 50,000**	**$ 57,000**	**$ 120,200**
215-5598	Local Streets Pavement Resurfacing	Prop C	$ 303,631	$ 2,000,000	$ 1,051,400	$ 3,002,200
	Total Prop C		**$ 303,631**	**$ 2,000,000**	**$ 1,051,400**	**$ 3,002,200**
220-5598	Local Streets Pavement Resurfacing	TDA	$ 10,000	$ 175,000	$ 175,000	$ -
	Total TDA		**$ 10,000**	**$ 175,000**	**$ 175,000**	**$ -**
225-5624	STP-L Street Improvements	STPL	$ -	$ -	$ -	$ 820,000
	Total STPL		**$ -**	**$ -**	**$ -**	**$ 820,000**
280-5614	Park Activity Building	State Grant	$ -	$ 3,000,000	$ 300,000	$ 3,900,000
280-5617	Animal Shelter/Kennel	State Grant	-	1,000,000	850,000	150,000
280-5620	ATP Cycle 6	State Grant	-	-	-	4,200,000
	Total State Grant		**$ -**	**$ 4,000,000**	**$ 1,150,000**	**$ 8,250,000**
283-5618	Dog Park-Old Valley Blvd.	Measure A	$ 105,856	$ 750,000	$ 978,900	$ -
	Total Measure A		**$ 105,856**	**$ 750,000**	**$ 978,900**	**$ -**

CIP by Fund
Fiscal Year 2026-2027

Acct. No.	Project Title	Fund	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
284-5615	Inyo St. Storm Drain & Drywell	Measure W	$ 15,000	$ -	$ -	$ -
284-5622	Catch Basin Retrofit	Measure W	-	100,500	26,900	192,000
	Total Measure W		**$ 15,000**	**$ 100,500**	**$ 26,900**	**$ 192,000**
285-5000	City Capital Leases	LLMD	$ 177,432	$ -	$ -	$ -
	Total LLMD		**$ 177,432**	**$ -**	**$ -**	**$ -**
500-5621	Old Valley Sewer Improvements	Sewer	$ 619,835	$ 75,000	$ 130,600	$ -
500-5623	Sewer Improvement on Various Streets	Sewer	-	-	-	2,000,000
	Total Sewer		**$ 619,835**	**$ 75,000**	**$ 130,600**	**$ 2,000,000**
	GRAND TOTAL		**$ 3,118,571**	**$ 9,005,500**	**$ 4,710,700**	**$ 16,124,200**

Summary of Capital Improvement Projects
Fiscal Year 2026-2027 Funding Sources

Acct. No.	Project Title	FY 2024-2025 Actual	FY 2025-2026 Adopted Budget	FY 2025-2026 Estimated	FY 2026-2027 Requested Budget
100	General Fund	$ 1,190,599	$ 670,000	$ 185,900	$ 40,000
200	Gas Tax	-	10,000	-	10,000
202	RMRA/SB1	630,959	1,000,000	827,400	1,565,800
203	Measure M	65,259	175,000	127,600	124,000
205	Measure R	-	50,000	57,000	120,200
215	Prop C	303,631	2,000,000	1,051,400	3,002,200
220	TDA	10,000	175,000	175,000	-
225	STPL	-	-	-	820,000
280	State Grant	-	4,000,000	1,150,000	8,250,000
283	Measure A	105,856	750,000	978,900	-
284	Measure W	15,000	100,500	26,900	192,000
285	LLMD	177,432	-	-	-
500	Sewer	619,835	75,000	130,600	2,000,000
	Total Funding Sources	**$ 3,118,571**	**$ 9,005,500**	**$ 4,710,700**	**$ 16,124,200**

15900 E. MAIN STREET
LA PUENTE, CA 91744
626-855-1500

RESOLUTION NO. 26-5992

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING THE PROPOSED BUDGET AND CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2026-2027

WHEREAS, in accordance with Section 2.08.060 of the La Puente Municipal Code, the City Manager has prepared and submitted to the City Council the Fiscal Year 2026-2027 Proposed Budget and Capital Improvement Program; and

WHEREAS, the City Council, as the legislative body of the City, has reviewed and accepted the Proposed Budget and Capital Improvement Program; and

WHEREAS, the City Council has determined that it is necessary for the efficient management of the City that certain sums of revenue of the City be appropriated to the various departments and activities of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

Section 1. That certain document on file in the office of the City Clerk of the City of La Puente marked and designated "FY 26-27 Budget Book - Proposed" has been prepared and submitted by the City Manager, and accepted by the City Council, and is hereby adopted.

Section 2. That the amounts designated, on file in the City Clerk's office and incorporated herein by reference are hereby appropriated from the revenue and unappropriated fund balance of the City of La Puente to the department, fund or activity of the City for which they are designated, and such appropriation shall be neither increased nor decreased except as provided herein.

Section 3. That the legal level of budgetary control shall be at the fund level and total appropriations for each fund may only be increased or decreased by the City Council by passage of a resolution amending the budget.

Section 4. That the following controls are hereby placed on the use and transfer of budget funds:

A. No expenditure of funds shall be authorized unless sufficient funds have been appropriated by the City Council or City Manager as described below:

i. The City Manager may authorize all transfers of funds from account to account within any department.

ii. The City Manager may authorize transfers of funds between departments within the same fund.

iii. The City Manager may delegate to Department Heads the authority to make budget transfers within their own departments.

iv. The City Manager may authorize budget adjustments involving offsetting revenues and expenditures; the City Manager may authorize increases or decreases in an appropriation for a specific purpose where the appropriation is offset by unbudgeted revenue, which is designated for said specific purpose.

B. The City Manager may authorize the expenditure of funds for purchasing and contracts in conformance with Section 2.20 (Purchasing) of the La Puente Municipal Code.

C. The City Manager may authorize change orders on public works contracts in amounts not to exceed ten percent (10%) of contract amounts if sufficient appropriated funds are available.

Section 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

Section 7. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 26th day of May 2026, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

RESOLUTION NO. 26-5993

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA ADOPTING THE CITY'S FISCAL YEAR 2026-2027 GANN APPROPRIATION LIMIT, AND ESTABLISHING CONTROLS ON CHANGES IN APPROPRIATIONS FOR THE VARIOUS FUNDS

WHEREAS, the appropriations limit for the fiscal year 2025-2026 was $134,755,254; and

WHEREAS, the City of La Puente has complied with all the provisions of Article XIIIB of the California Constitution in determining the appropriations limit for Fiscal Year 2026-2027.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the City of La Puente's Appropriation Limit (Exhibit A) in fiscal year 026-2027 shall be $140,522,779. The proceeds of taxes are $19,497,700 and are below the appropriation limit. There is no excess of taxes over the appropriation limit.

PASSED, APPROVED and ADOPTED this 26th day of May, 2026, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

Exhibit A

Gann Appropriations Limit
Fiscal Year 2026-2027

FY 2025-2026	Appropriations Limit, as adjusted		$	134,755,254
	Change in state Per Capita Income (cost of living factor)	%		4.9500
	Change in County of Los Angeles population	%		(0.640)
	Calculation of factor (1.0495 x 0.9936)	=		1.0428
FY 2026-2027	**Appropriations Limit**	=	$	140,522,779
FY 2026-2027	Proceed of Taxes		$	19,497,700
FY 2026-2027	Amount Under Appropriations Limit		$	121,025,079

The establishment of the appropriations limit for the following fiscal year is required by each agency per Article XIII B of the California Constitution-Gann Initiative. The City can select the larger of the percentage growth of the City or County for growth. Also, the City can select the larger of the percentage increase in the State's per capita income or the increase in the City's new construction nonresidential assessed valuation can be utilized for inflation. The following are the rates provided by the California Department of Finance, LA County Assessor's Office and HdL Coren & Cone.

Change in Population Growth (Dept. of Finance)	
City of La Puente	-0.400%
County of Los Angeles	-0.640%
Change in State's Per Capita Income	4.950%
Change in City's new construction nonresidential assessed valuation	0.000%

Proceeds of Taxes
Fiscal Year 2026-2027

Proceeds of Taxes		Budget
Sales & Use Tax	$	7,928,100
Franchise Tax		1,509,900
Transient Occupancy Tax		314,000
Property Transfer Tax		75,000
Business License Tax		99,000
Property Tax		9,257,200
Landscape Maintenance		10,000
Interest Earnings on Tax Proceeds		299,100
Total Proceeds of Taxes	**$**	**19,492,300**

Calculation of Interest Earnings:	
Total Proceed of Taxes w/o interest earnings	19,193,200
Total Revenues	46,136,700
Less: Total Interest	719,000
	45,417,700
Tax Proceeds as % of Budget	41.60%
Total Interest Earnings	719,000
Interest Earned from Taxes	**$ 299,100**

RESOLUTION NO. 26-5994

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, RESCINDING RESOLUTION NO. 25-5938, AND AMENDING THE COMPREHENSIVE PERSONNEL SYSTEM AND ESTABLISHING AUTHORIZED PART-TIME POSITIONS AND HOURLY RATES FOR CITY EMPLOYEES

WHEREAS, the City Council wishes to amend and establish part-time positions and hourly rates for City employees for the 2026-2027 Fiscal year, effective July 1, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. Effective July 1, 2026, Resolution 25-5938 is hereby rescinded.

SECTION 3. Hourly part-time employees shall be compensated at a rate fixed per the following schedule:

Classified Positions (Part-Time) Non-Exempt	Hourly Rates Steps A - E
Management Intern	17.42 – 20.17
Community Services Leader	17.42 – 20.17
Office Assistant	17.42 – 20.17
Community Service Specialist	18.29 – 22.23
Parking Control Specialist	19.21 – 23.35
Maintenance Assistant	19.21 – 23.35
Office Specialist	20.17 – 24.51
Concession & Event Specialist	20.17 – 24.51
Community Resource Specialist	20.17 – 24.51
Maintenance Worker	22.23 – 27.03
Maintenance Worker – Turf Specialist	24.51 – 29.80
Code Enforcement Officer	25.74 – 31.29
Assistant City Engineer	48.53 – 58.99

SECTION 4. The activity level of part-time positions must fall within the amount appropriated by the City Council set each fiscal year.

SECTION 5. If any provision, clause, section or part of this Resolution is found to be unconstitutional, illegal or invalid, such finding shall affect only such provision, sentence, clause, section or part, and shall not affect or impair any of the remaining parts.

SECTION 6. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 26th day of May, 2026, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

RESOLUTION NO. 26-5995

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, RESCINDING RESOLUTION NO. 26-5983, AND AMENDING THE COMPREHENSIVE PERSONNEL SYSTEM AND ESTABLISHING THE NUMBER OF AUTHORIZED FULL-TIME POSITIONS AND MONTHLY SALARY RANGES FOR CITY EMPLOYEES

WHEREAS, the City Council wishes to rescind Resolution 26-5983 and to establish the number of authorized full-time positions and monthly salary ranges for City employees for the 2026-2027 fiscal year, effective July 1, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. Effective July 1, 2026, Resolution 26-5983 is hereby rescinded.

SECTION 2. Effective July 1, 2026, the salary ranges and position titles of Unclassified Exempt, Exempt At-Will, Classified Exempt authorized positions are as follows:

A.	Unclassified Management Exempt Positions	Authorized Positions	Range	Monthly Salary Steps A - E
	City Manager	1	Contract	22,662

B.	Exempt At-Will	Authorized Positions	Range	Monthly Salary Steps A – G
	Director of Administrative Services	1	A11	14,799 – 20,290
	Director of Development Services	1	A10	14,095 – 19,324
	Chief/Director of Public Safety	1	A10	14,095 – 19,324
	Director of Community Services	1	A8	12,203 – 16,731
	Assistant City Engineer	1	A4	9,137 – 12,528
	City Clerk	1	A4	9,137 – 12,528
	Finance Manager	1	A4	9,137 – 12,528
	Planning Manager	1	A3	8,540 – 11,709

C. Classified Exempt Positions	Authorized Positions	Range	Monthly Salary Steps A – F
Senior Planner	1	E8	7,718 – 9,850
Maintenance Superintendent	2	E8	7,718 – 9,850
Public Safety Senior Supervisor	1	E8	7,718 – 9,850
Communications/Information Technology Analyst	1	E8	7,718 – 9,850
Principal Accountant	1	E6	7,000 – 8,934
Associate Planner	1	E6	7,000 – 8,934
Public Safety Supervisor	1	E6	7,000 – 8,934
Community Outreach Program Supervisor	1	E6	7,000 – 8,934
Community Engagement Supervisor	1	E5	6,667 – 8,508
Management Analyst	1	E5	6,667 – 8,508
Maintenance Supervisor	1	E5	6,667 – 8,508
Assistant Planner	1	E4	6,349 – 8104
Shelter/TNR Supervisor	1	E2	5,759 – 7,350
Management Assistant	1	E2	5,759 – 7,350
Concession and Event Supervisor	1	E2	5,759 – 7,350

SECTION 4. Effective July 1, 2026, the salary ranges and position titles of Classified Non-Exempt authorized positions are as follows:

D. Classified, Non-Exempt Positions	Authorized Positions	Range	Monthly Salary Step A - E
Grants & Housing Analyst *NR**	1	N23	6,476 – 8,265
Senior Maintenance Worker *NR**	2	N21	5,874 – 7,497
Community Services Supervisor	1	N21	5,874 – 7,497
Community Services Coordinator	2	N20	5,594 – 7,140
Accounting Technician II	1	N20	5,594 – 7,140
Maintenance Lead	1	N20	5,594 – 7,140
Administrative Assistant	1	N19	5,328 – 6,800
Code Enforcement Officer	3	N19	5,328 – 6,800
Park Maintenance Worker	2	N19	5,328 – 6,800
Accounting Technician	1	N18	5,074 – 6,476
Community Outreach Program Coordinator	4	N18	5,074 – 6,476
Information Technology Technician	1	N18	5,074 – 6,476
Maintenance Worker	5	N17	4,832 – 6,168
Accounting Assistant	2	N16	4,602 – 5,874
Community Services Specialist	3	N15	4,383 – 5,594
Office Specialist	1	N12	3,787 – 4,832

**NR – Not Represented*

SECTION 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 7. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 26th day of May, 2026, by the following vote:

AYES:	COUNCILMEMBERS:	None
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	None

_____
Charlie Klinakis, Mayor

ATTEST:

_____
Martha Torres, MPA, CMC, City Clerk

Community Outreach Program Supervisor

Department/Division:	City Manager/Department of Public Safety Services
Reports To:	City Manager/Chief of Public Safety
Provides Direction To:	Community Outreach Program Coordinator
Exemption Status:	Classified Exempt
Date Prepared:	May 26, 2026

GENERAL PURPOSE

Under general direction of the Chief of Public Safety and/or City Manager; the Community Outreach Program Supervisor is responsible for overseeing the planning and delivery of resources, services, job training, and personal development coaching that are provided to residents who are experiencing homelessness, mental health problems, and addiction battles through direct outreach activities conducted in the field. The Community Outreach Program Supervisor establishes partnerships with multiple agencies, community programs, volunteer programs, and other programs/agencies that assist in the navigation and facilitation of resources and services to residents.

CLASS CHARACTERISTICS

The Community Outreach Program Supervisor is distinguished from the Community Outreach Program Coordinator by managing and scheduling cases/ operations, and creating a comprehensive plan that effectively provides services to residents experiencing varied personal hardships. This position will coordinate with the Los Angeles County Sheriff's Department service area deputies, other local law enforcement resources, and other programs/agencies to provide safe experiences and a coordinated response to these issues of providing assistance, compassion, and positive outcomes. This position is expected to develop and implement strategic plans to combat, prevent, and address the hardships and disparities experienced by residents in the City.

ESSENTIAL FUNCTIONS

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the class.

1. Directs and strategizes the development and implementation of the City's therapeutics programs (homelessness, mental health, and addiction).

2. Establishes relationships and/or partnerships with various internal and external stakeholders to create value for the City and enhance understanding of organizational, program, and system issues.

3. Coordinates and oversees case management services, including referrals to community resources that will assist in addressing homelessness, substance abuse, and physical, mental health and other needs including financial assistance, legal aid, housing, job placement and/or education and training; helps remove barriers to the utilization of health care services.

4. Schedules and supervises program and community outreach activities.

5. Facilitates, plans, and prepares materials for educational sessions given to clients and/or community members about homelessness, substance abuse, mental health and/or available community resources.

6. Engage with stakeholders to develop and strategize comprehensive plans to provide effective assistance.

7. Serves as City Liaison regarding homeless issues and represents the City to various entities, service providers, local businesses, law enforcement, and organizations that work to prevent and end homelessness and other related issues.

8. Develops and conduct surveys; as well as performs research to identify, track, and report homelessness data and activity.

9. Schedules, creates agendas/materials for, and leads multi-agency meetings/training.

10. Oversees research, data analysis, and case management support collection efforts to document program progress.

11. Establishes, maintains, and enhances cooperative relationships with City departments, local service providers, and the homeless community.

12. Communicates, coordinates, and collaborates with community substance abuse and mental health providers to ensure seamless referral services and ongoing case management.

13. Oversees preparation of case-related reports including but not limited to demographics, outcomes, successes, and challenges.

14. Develops strategies that enhance and improve utilized systems, processes, and programs.

15. Directs and facilitates the implementation of City initiatives relating to outreach and street-based homelessness.

ESSENTIAL FUNCTIONS (continued)

16. Prepares and presents periodic reports, as necessary or requested, to track the accomplishment of strategic goals, evaluate work performed, and systematically report outcomes to the Chief of Public Safety, City Manager, and City Council.

17. Oversees linkages to resources available for the homeless population.

18. Ensures that the comprehensive resource base for homeless services and referrals is maintained and up-to-date.

19. Implements that use of community resources that benefit residents experiencing homelessness.

20. Establishes, maintains, and enhances cooperative relationships with City businesses via City's Organized Watch and Liaison (OWL) Program.

21. Maintains active communication between City's businesses and LASD and Contracted Security Services, with a focus on security/safety.

22. Performs other duties as they relate to social and behavioral welfare.

QUALIFICATIONS GUIDELINES

Knowledge of:

Expert knowledge of service provision to the therapeutics programs; working knowledge of social, economic and political issues relevant to low-income communities; and trends in the field of homeless and social services; The principles and practices of homeless services strategies, program administration and resources; Community outreach, advocacy and public education; Organizational and management principles; The principles and practices of researching and analyzing the economic feasibility of programs and projects; Methods of financing homelessness projects; The principles and practices of Request for Proposal/Qualification planning, development, administration, evaluation, and contract development; The principles and practices of grant writing, application, and administration; Marketing, public information, and promotional techniques used in therapeutic programs; The principles of work plan development and implementation; The functions and relationships between private and public sector groups that serve the therapeutic programs.

Ability to:

Supervise, plan, organize, assign, and review the work of full-time staff; assess community needs and evaluate programs using outcome data to determine effectiveness of program components and recommend program modifications as necessary; Plan, organize and promote program strategies, programs and related activities; Research, analyze and prepare technical funding proposals, contracts, and financial reports; Research, analyze, interpret and present findings on complex data, documents, technical studies, and other data and documents related to homelessness projects and programs; Administer grant and contract activities to ensure compliance; Establish and maintain cooperative working relationships with City and County officials and private and public entities; Evaluate and recommend changes to policies, practices, and procedures; Analyze problems and identify alternative solutions, project consequences of proposed actions and implement recommendations in support of goals; Interpret and apply federal, state and local policies, laws, rules, and regulations; Work effectively with business leaders, financial institutions, citizen groups and department managers; Work effectively in time-sensitive situations to meet deadlines; coordinate multiple projects and complex tasks concurrently; Exercise sound independent judgment and demonstrate initiative and creativity, with minimal supervision; Communicate complex material clearly, logically, and concisely, both orally and in writing, including public presentations to large and small audiences; Proficiently use work-related computer applications such as Microsoft Windows, Word, Excel, Outlook, database management and internet communications.

Education/Training/Experience:

Equivalent experience, on the job exposure, or demonstrated capabilities that would be the equivalent of education obtained in possessing a bachelor's degree from an accredited four-year college or university with major coursework in social work, behavioral health, business administration, public administration, human resources, criminal justice, or other research-intensive fields.

Two years of experience working with the homeless population or at-risk population in a capacity that would demonstrate knowledge for what is expected in delivering resources and assistance to assist those in need.

Two years of responsible administrative, analytical and/or budgetary experience that could be incorporated into the review and assessment of programs that currently exist in the City, County, and State.

Licenses, Certificates; Special Requirements:

Ability to complete the American Red Cross or equivalent CPR, AED, and First Aid Certification within six months of assignment to the position.

A valid Class C California driver's license and the ability to maintain insurability under the City's Vehicle Insurance Policy.

May be required to work a varied schedule of hours that may include early mornings, evenings, weekends, and holidays.

In accordance with California Government Code Section 3100, City of La Puente employees, in the event of a disaster, are considered disaster service workers and may be asked to protect the health, safety, lives, and property of the people of the State.

Physical Demands

While performing the duties of this class, the employee is required to sit, stand, and walk, as well as bend, stoop, crouch, and squat in the performance of daily activites. Finger dexterity and light grasping are required to handle, feel, or operate computer hardware and standard office equipment; and reach with hands and arms above and below shoulder level. The employee occasionally bends, stoops, lifts, and carries records and documents, typically weighing less than 20 pounds. Sensory demands include the ability to see within the normal range, talk, and hear, and use electronic touch keypads.

Mental Demands

While performing the duties of this class, employees are regularly required to use written and oral communication skills; read and interpret data, information and documents; analyze and solve problems; observe and interpret situations; learn and apply new information or skills; work with frequent interruptions; and interact with staff, management, contract instructors, vendors, the public, and others encountered in the course of work. In addition, employees are required to navigate interpersonal conflicts in an empathetic and efficient manner.

WORK ENVIRONMENT

The employee works in both office and field settings. Frequent travel is required to attend public and private events as well as user group and public meeting sites. This position will require coordinating fieldwork with Los Angeles County Sherriff's Department personnel and will require direct contact with the homeless population and other at-risk persons.

Walk-On Item

City of La Puente
AGENDA REPORT

To: Mayor and City Council For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services

SUBJECT: CONSIDERATION OF A CHANGE ORDER WITH FEC ELECTRIC, INC, FOR ADDITIONAL REQUIRED WIRE INSTALLATION AT LA PUENTE DOG PARK AT 16550 OLD VALLEY BOULEVARD IN THE AMOUNT OF $26,822.

BACKGROUND

At the City Council meeting of December 9, 2025, the Council awarded a contract to FEC ELECTRIC, INC in the amount of $87,330.58 for the installation of electrical wiring and exterior lighting at La Puente Dog Shelter/Park at 16550 Old Valley Boulevard. Construction for this project is well underway and nearing completion.

DISCUSSION

The following change order has been identified as required to properly carry the intended electrical load throughout the park which was not initially called out specifically in the architectural drawings. The cost of the additional labor and materials required is $24,383.00.

FISCAL IMPACT

Funding is available for this change order from the California Natural Resources Grant that was received by State Senator Bob Archeleta in the Miscellaneous Grant Fund (Fund 280).

RECOMMENDATION

It is recommended that the City Council: (1) approve the change order with FEC ELECTRICAL, INC. in the amount of $24,383 for stated improvements with an additional 10% ($2,439) contingency totaling $26,822 to be used at the City Manager's discretion at La Puente Dog Park at 16550 Old Valley Boulevard.

ATTACHMENTS

Attachment "A": FEC Electrical Inc Change Order

AGENDA ITEM NO. E-3

Walk-On Item
Attachment A
1R

CHANGE ORDER REQUEST NUMBER:

F.E.C. ELECTRIC, INC.
760 E. STUART AVE.
REDLANDS, CALIFORNIA 92374
TELEPHONE: (909) 793-0965

To: City Of LA Puente

Attention: BOB Lindsey **Email:** blindsey@lapuente.org

Project: La Puente Dog park
Project #: **F.E.C Project #** 26005
Date: 05/20/26

Scope of Work:

Cost and credit for conductor size and length changes per new building panel requirements.
Additional conductors for added 2nd panel on office building.

Subcontractor Material, Labor, and Equipment	$	-
Subcontractor's Over-head and Profit	$	-
Labor, Material, and Equipment	$	21,946.00
Overhead and Profit	$	2,195.00
Subtotal	$	24,141.00
Bond Premium	$	242.00
Total	$	24,383.00

Added Days to contract: 0

Figures submitted have been reviewed and accepted. The result is valid, the changes are necessary and are recommended. Signature of Owner's Authorized Representative indicates agreement herewith and authorizes to proceed with above scope of work.

Submitted by:
F.E.C. ELECTRIC, INC.

Kyle de Steuben 05/21/26

Signature Date

Approved By:

Signature Date

F.E.C. ELECTRIC, INC.

Change Order Request Breakdown

Description of: **ADDED** Work	LABOR			MATERIAL			EQUIPMENT			SUBCONTRACT		
Detail Back-Up	Hrs	Rate	Ext	Qty	Unit Price	Ext	Qty	Unit Price	Ext	Qty	Unit Price	Ext
Foreman	8	117.00	936.00									
Journeyman	54	112.00	6048.00									
Equipment Operator		135.00	0.00									
Material				1	22162.02	22162.02						
						0.00			0.00			0.00
Back Hoe									0.00			
Truck									0.00			
Project Management		105	0									
Subtotals - Add	62.00		6984.00			22162.02			0.00			0.00
Total Add Before Mark-Up/Down											$	29,146.02

Added Days to contract:

Description of: **DELETED** Work	LABOR			MATERIAL			EQUIPMENT			SUBCONTRACT		
Detail Back-Up	Hrs	Rate	Ext	Qty	Unit Price	Ext	Qty	Unit Price	Ext	Qty	Unit Price	Ext
Foreman		117.00	0.00									
Journeyman	32	112.00	3584.00									
Apprentice		97.00	0.00									
Material				1	3616.84	3616.84						
Equipment									0.00			
Subtotals - Delete	32.00		3584.00			3616.84			0.00			0.00
Total Delete Before Mark-Up/Down											$	7,200.84

	LABOR 16302.000		MATERIAL 16000.000	EQUIPMENT 1011.000	SUBCONTRACT
Net Change	**30.00**	**3400.00**	**18545.18**	**0.00**	**0.00**

PRIME CONTRACTOR **DIRECT COST TOTAL**	$	**21,946.00**

Walters
WHOLESALE ELECTRIC

WALTERS - RIVERSIDE
1880 SPRUCE STREET
RIVERSIDE, CA 92507-2647
951-680-0210
Fax 951-680-1646

Add

Acknowledgement

ORDER DATE	ORDER NUMBER	PAGE NO.
05/20/2026	S130452194	1 of 1
CUST PO#:	LA PUENTE RFQ	
JOB/REL#:		

SOLD TO:

F E C ELECTRIC INC
760 E STUART AVE
REDLANDS, CA 92374-3575

SHIP TO:

FEC/20892 LA PUENTE PH 3
501 GLENDORA AVE
LA PUENTE, CA 91744-4017

CUSTOMER NUMBER	CUSTOMER PHONE	ORDERED BY	SALESPERSON
378360	909-793-0965	KYLE	JARED GOTTESMAN 951-680-0210

WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT EXEMPT
ROLANDO SALAZAR 951-680-0210	42WALTERSCD70	MFG DISC 10TH, NET 25TH	05/20/2026	No

ORDER QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
1230ft	WCU THHN 3/0 CU STR BLACK MASTER REEL Cuts: 1 @ 1230 ft	5178.630/m	6369.71
410ft	WCU THHN 6 CU STR BLACK MASTER REEL Cuts: 1 @ 410 ft	1014.320/m	415.87
4515ft	WCU THHN 1 CU STR BLACK MASTER REEL Cuts: 1 @ 4515 ft	2728.740/m	12320.26
1505ft	WCU THHN 8 CU STR BLACK MASTER REEL Cuts: 1 @ 1505 ft	661.640/m	995.77

Customer product returns for credit are subject to inspection and review prior to issuing credit. Material must be returned in resalable condition and all non-stock items are subject to restocking charges.

Subtotal	20101.61
Shipping Chgs	0.00
Tax	2060.41
Amount Due	22162.02

Printed By: GOTJAR on 5/21/2026 5:01:10 PM EST

Walters
WHOLESALE ELECTRIC

WALTERS - RIVERSIDE
1880 SPRUCE STREET
RIVERSIDE, CA 92507-2647
951-680-0210
Fax 951-680-1646

credit

SOLD TO:

F E C ELECTRIC INC
760 E STUART AVE
REDLANDS, CA 92374-3575

Acknowledgement

ORDER DATE	ORDER NUMBER	PAGE NO.
05/20/2026	S130452183	1 of 1
CUST PO#:	DOG PARK	
JOB/REL#:	A PUENTE	

SHIP TO:

FEC/20892 LA PUENTE PH 3
501 GLENDORA AVE
LA PUENTE, CA 91744-4017

CUSTOMER NUMBER	CUSTOMER PHONE	ORDERED BY	SALESPERSON
378360	909-793-0965	KYLE	JARED GOTTESMAN 951-680-0210

WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT EXEMPT
MARK KOEPP 951-680-0210		MFG DISC 10TH, NET 25TH	05/20/2026	No

ORDER QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
19ea	BLWALL N9BOX	64.650/ea	1228.35
19ea	BLWALL N9R002 CONCRETE LID MARKED ELECTRIC R SERIES COMPOSITE LID MARKED ELECTRIC	47.460/ea	901.74
3500ft	WCU THHN 10 CU STR BLACK 500' SPOOL	328.710/m	1150.49

Customer product returns for credit are subject to inspection and review prior to issuing credit. Material must be returned in resalable condition and all non-stock items are subject to restocking charges.

Subtotal	3280.58
Shipping Chgs	0.00
Tax	336.26
Amount Due	3616.84

Printed By: KOEMAR on 5/20/2026 2:56:22 PM EST

Walk-On Item

City of La Puente
AGENDA REPORT

To: Mayor and City Council For meeting of: May 26, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services

SUBJECT: CONSIDERATION OF A CHANGE ORDER WITH TOWO ENTERPRISE, INC. FOR ADDITIONAL REQUIRED GRADING, DRAIN, AND FLATWORK AT LA PUENTE DOG PARK AT 16550 OLD VALLEY BOULEVARD IN THE AMOUNT OF $48,718.

BACKGROUND

At the City Council meeting of April 14, 2025, the Council awarded a contract to TOWO Enterprises, Inc in the amount of $171,001.44 for the concrete parking area at the La Puente Dog Shelter/Park at 16550 Old Valley Boulevard. Construction for this project is underway and nearing completion.

DISCUSSION

The following change order has been identified as required to complete the flatwork at the bathroom area as well as the addition of a valley gutter and additional grading for proper storm water management for the dog park. The change order quote for the additional concrete and cost of the additional labor and materials required is $44,289.

FISCAL IMPACT

Funding is available for this change order from the California Natural Resources Grant that was received State Senator Bob Archeleta in the Miscellaneous Grant Fund (Fund 280).

RECOMMENDATION

It is recommended that the City Council: (1) approve the change order with TOWO Enterprises, Inc. in the amount of $48,718 for the improvements, which includes an additional 10% ($4,428.88) contingency to be used at the City Manager's discretion at La Puente Dog Park at 16550 Old Valley Boulevard.

ATTACHMENTS

Attachment "A": TOWO Enterprises, Inc. Change Order

AGENDA ITEM NO. E-4

TOWO ENTERPRISE INC

Towo Enterprise Inc

2536 Fender Ave Suite D, Fullerton, CA 92831

P 714-770-037‘ **CSLB# 986567, LICENSE# A, B, C-10, DIR# 1000041158**

CUSTOMER
City of La Puente

ESTIMATE NO

DATE
5/26/2026

ADDRESS
15900 Main St

CITY/STATE/ZIP
La Puente, CA 91744

PHONE
626-855-1500

E-MAIL
soverstreet@lapuente.org

PROJECT NAME
Concrete Parking Area at the La Puente Community Dog

PROJECT NO

PROJECT LOCATION
16656 Valley Blvd, La Puente CA 91744

BID DATE

ATTENTION
Steve Overstreet

PREPARED BY:
Jason Lee

Item#	Item Description	Estimated Qty	Unit	Unit Price	Total Price
1	Fine Grading	20213.80	SF	$1.00	**$20,213.80**
2	Construct 8" Thick 4' Wide Cross Gutter	273.00	LF	$25.00	**$6,825.00**
3	Concrete For Bollard Footing	15.00	EA	$500.00	**$7,500.00**
4	Adjust Electrical Pull Box to Grade	10.00	EA	$450.00	**$4,500.00**
5	Adjust Drain Grate Pull Box to Grade	5.00	EA	$450.00	**$2,250.00**
6	Adjust Manhole to Grade	1.00	EA	$3,000.00	**$3,000.00**
				Subtotal	**$44,288.80**

NOTES:

QUOTE IS GOOD THROUGH JUNE 30, 2026

ITEMS BILLED WILL BE BASED ON UNIT PRICES. FIELD MEASUREMENTS WILL APPLY.

PRICE INCLUDES (1) MOVE INS. ADDITIONAL MOVE WILL BE CHARGED AT $5,000.00 EACH.

BID IS BASED ON NORMAL WORKING HOURS (MONDAY - FRIDAY, 7:00AM TO 4:00PM)

INSURANCE INCLUDED IN THIS BID.

EXCLUDED:

ENGINEERING, ANY FEES, BONDS, PERMITS, INSPECTIONS, TESTING, WATER, TRAFFIC CONTROL PLAN, SWPPP/WPCP, SURVEYING/STAKING, POTHOLING, TRENCH REMOVAL, BACKFILL, FOG SEAL, SLURRY SEAL, CRACK SEAL, WEED KILL, ELECTRICAL, TRAFFIC LOOPS, CONCRETE GRINDING, CURB CUT, UNFORESEEN AND/OR UNDISCLOSED CONDITIONS, NIGHT WORK, WEEKEND WORK, OVERTIME, ANY OTHER WORK NOT LISTED ABOVE

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP

DATE