

CITY OF
SAN GABRIEL

2013-2021
HOUSING ELEMENT

Final

Adopted September 17, 2013

Contents

I.	Introduction.....	I-1
	A. Role of the Housing Element.....	I-1
	B. Content of the Housing Element	I-3
	C. Relationship to Other General Plan Elements.....	I-3
	D. Public Participation	I-3
	E. Sources of Information.....	I-4
II.	Housing Needs Assessment.....	II-1
	A. Population Characteristics	II-1
	1. Population Growth Trends.....	II-1
	2. Age.....	II-2
	3. Race and Ethnicity	II-3
	B. Household Characteristics	II-4
	1. Household Composition and Size	II-4
	2. Housing Tenure	II-5
	3. Overcrowding.....	II-6
	4. Household Income.....	II-7
	5. Overpayment.....	II-7
	C. Employment.....	II-8
	1. Current Employment.....	II-8
	2. Projected Job Growth	II-9
	D. Housing Stock Characteristics	II-11
	1. Housing Type and Growth Trends	II-11
	2. Housing Age and Conditions.....	II-12
	3. Vacancy.....	II-13
	4. Housing Cost	II-14
	E. Special Needs	II-16
	1. Persons with Disabilities	II-16
	2. Elderly.....	II-18
	3. Large Households.....	II-19
	4. Female-Headed Households	II-20
	5. Farm Workers	II-20
	6. Homeless Persons.....	II-21
	F. Assisted Housing at Risk of Conversion.....	II-26
	1. Inventory of Assisted Units	II-26
	2. Analysis of Units at Risk.....	II-27
	G. Future Growth Needs.....	II-27
	1. Overview of the Regional Housing Needs Assessment.....	II-27
	2. 2014-2021 San Gabriel Growth Needs	II-28
III.	Resources and Opportunities.....	III-1
	A. Land Resources.....	III-1
	1. Inventory of Sites for Housing Development	III-1
	2. Availability of Public Facilities and Services	III-1
	B. Financial and Administrative Resources.....	III-3
	1. State and Federal Resources	III-3
	2. Local Resources.....	III-3
	C. Opportunities for Energy Conservation	III-4

IV.	Housing Constraints.....	IV-1
A.	Physical Constraints.....	IV-1
	1. Traffic Circulation	IV-1
	2. Noise.....	IV-1
	3. Historical and Archaeological Resources	IV-2
B.	Market Constraints.....	IV-2
	1. Development Costs.....	IV-2
	2. Financing.....	IV-2
C.	Governmental Constraints.....	IV-3
	1. Land Use Controls.....	IV-3
	2. Residential Development Standards	IV-5
	3. Provisions for a Variety of Housing Types	IV-8
	4. Special Needs Housing	IV-11
	5. Fees and Improvement Requirements	IV-15
	6. Building Codes and Enforcement.....	IV-18
	7. Local Processing and Permit Procedures.....	IV-18
	8. Service and Facility Infrastructure	IV-20
V.	Housing Action Plan	V-1
A.	Goals and Policies.....	V-1
B.	Housing Programs	V-5
	1. Senior Housing Units and Second Units	V-5
	2. Zoning for Emergency Shelters/Transitional and Supportive Housing	V-6
	3. Density Bonus Ordinance	V-7
	4. Review and Modification of Development Standards.....	V-7
	5. Housing Summit.....	V-8
	6. Incentives for Lot Consolidation	V-8
	7. Section 8 Housing Assistance Program.....	V-9
	8. Los Angeles County Housing Innovation Fund.....	V-9
	9. Encourage Preservation of Existing Rental Housing Stock.....	V-10
	10. Home Ownership Program.....	V-10
	11. Code Enforcement.....	V-11
	12. Preservation of Assisted Housing Developments.....	V-11
	13. Mixed-Use Zones.....	V-11
	14. Vacant and Underused Sites Inventory	V-12
	15. Housing Information and Referral Services	V-12
	16. Inventory of Affordable Housing Funding Sources.....	V-13
	17. Fair Housing.....	V-13
C.	Quantified Objectives.....	V-14

APPENDICES

- A. Evaluation of the 2008-2014 Housing Element
- B. Residential Land Inventory
- C. Public Participation Summary
- D. San Gabriel Valley Council of Governments Homeless Study Area Final Map

List of Tables

Table II-1	Population Trends, 1990-2012- San Gabriel vs. Los Angeles County.....	II-2
Table II-2	Age Distribution.....	II-3
Table II-3	Race/Ethnicity	II-4
Table II-4	Household Composition	II-5
Table II-5	Household Tenure	II-6
Table II-6	Overcrowding.....	II-6
Table II-7	Median Household Income – San Gabriel and Los Angeles County.....	II-7
Table II-8	Overpayment by Income Category	II-8
Table II-9	Labor Force – San Gabriel vs. Los Angeles County.....	II-9
Table II-10	Employment by Occupation	II-9
Table II-11	2010-2020 Industry Employment Projections – Los Angeles-Long Beach- Glendale Metropolitan Statistical Area.....	II-10
Table II-12	Job Location for San Gabriel Residents.....	II-11
Table II-13	Housing by Type.....	II-12
Table II-14	Age of Housing Stock by Tenure – San Gabriel vs. Los Angeles County.....	II-13
Table II-15	Housing Vacancy – San Gabriel vs. Los Angeles County.....	II-14
Table II-16	Income Categories and Affordable Housing Costs – Los Angeles County.....	II-15
Table II-17	Home Sale Price Distribution, 2012	II-15
Table II-18	Rental Survey – San Gabriel.....	II-16
Table II-19	Persons with Disabilities by Age	II-17
Table II-20	Elderly Households by Tenure	II-19
Table II-21	Household Size by Tenure	II-19
Table II-22	Household Type by Tenure	II-20
Table II-23	Inventory of Assisted Affordable Units – San Gabriel.....	II-27
Table II-24	Regional Housing Growth Needs – San Gabriel.....	II-28
Table III-1	Land Inventory Summary	III-1
Table IV-1	Residential Development Standards	IV-5
Table IV-2	Parking Requirements.....	IV-7
Table IV-3	Housing Types Permitted by Zone.....	IV-8
Table IV-4	Residential Development Processing Fees – City of San Gabriel	IV-16
Table IV-5	Residential Development Impact Fees	IV-17
Table IV-6	Road Improvement Standards.....	IV-17
Table V-1	Quantified Objectives (2013-2021) – City of San Gabriel	V-14

List of Figures

Figure I-1	Regional Location Map.....	I-2
Figure II-1	Population Growth, 1990-2012 – San Gabriel vs. Los Angeles County.....	II-2
Figure II-2	LAHSA Service Planning Areas.....	II-22
Figure II-3	Emergency Shelter Locations – San Gabriel Valley.....	II-23
Figure II-4	Location of Transitional Housing Programs – San Gabriel Area	II-24
Figure II-5	Number of Sheltered Individuals – San Gabriel Valley	II-25
Figure IV-1	Eligible Emergency Shelter Locations in the C-3 Zone	IV-14

I. Introduction



The City of San Gabriel is located in the western portion of the San Gabriel Valley, approximately ten miles to the northeast of Downtown Los Angeles. The City occupies an area of slightly over 4 square miles and is home to approximately 40,000 residents. The City is bordered on the north by San Marino; on the west by Alhambra; on the south and southeast by Rosemead; and on the east by Temple City and an unincorporated portion of Los

Angeles County. The City's official boundaries stretch eastwards through the unincorporated area in irregular corridors along Las Tunas Drive and Broadway. Figure I-1 depicts San Gabriel's regional location and City boundaries respectively.

The development and improvement of housing is an important goal of the City of San Gabriel. To achieve this goal, a comprehensive housing plan is needed. This document constitutes the Housing Element of the San Gabriel General Plan. It sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters relating to housing.

A. Role of the Housing Element

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

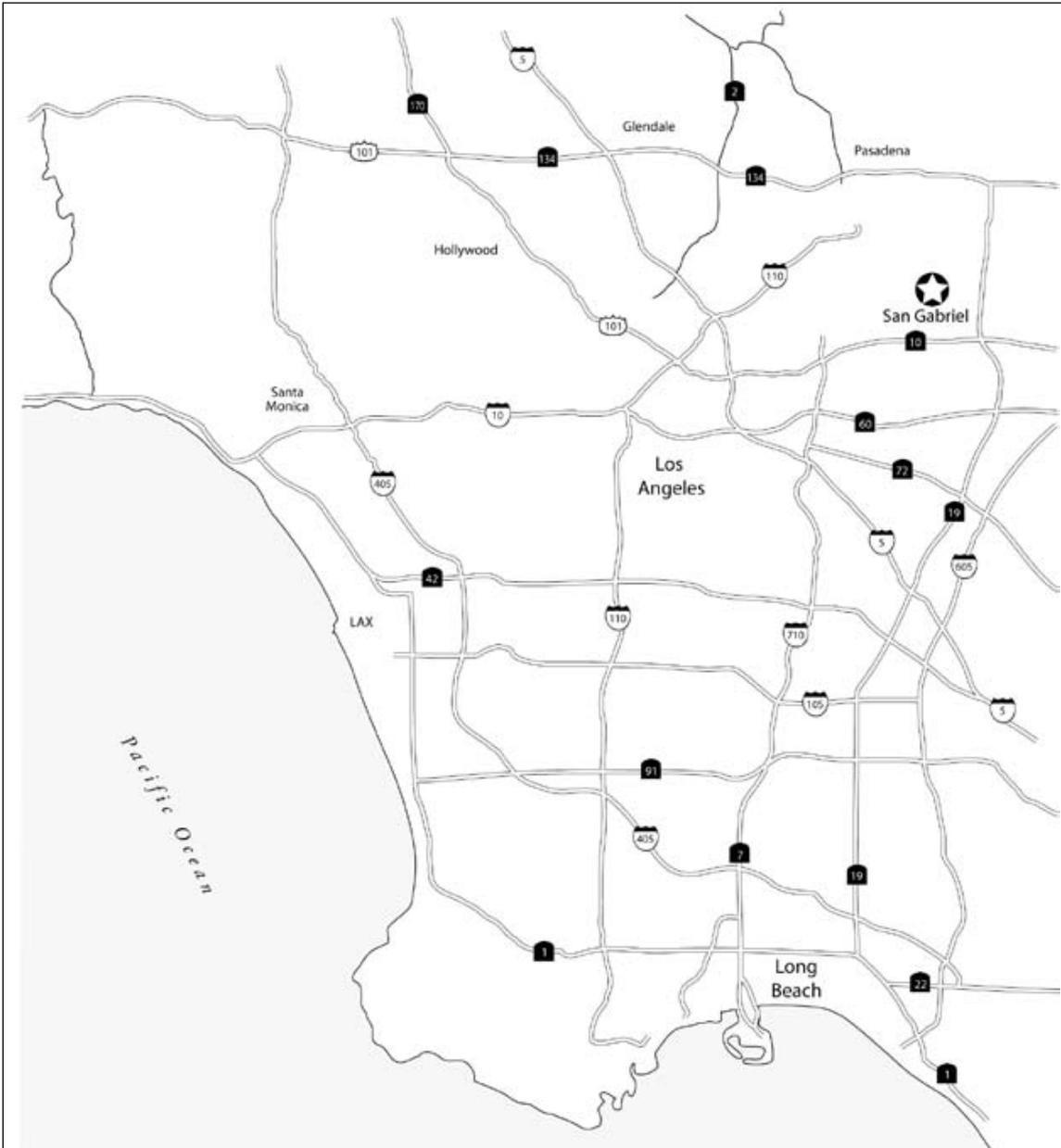
California Government Code, §65580

The Housing Element has two purposes:

- to provide an assessment of current and future housing needs, and the constraints in and resources for meeting those needs; and
- to provide a comprehensive strategy that establishes housing goals, policies, and programs.

State law requires Housing Elements to be updated at least every six years to reflect a community's changing housing needs. The San Gabriel Housing Element was last updated in 2010 and this update covers the 2013-2021 planning period.

Figure I-1
Regional Location Map
City of San Gabriel



B. Content of the Housing Element

The San Gabriel Housing Element is comprised of the following major components:

- An analysis of the City population, household and employment base, the characteristics of the City housing stock, and a summary of the present and projected housing needs of households in the City (Chapter II).
- A review of potential constraints to meeting the City's identified housing needs (Chapter III).
- An evaluation of opportunities that will further the development of new housing (Chapter IV).
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (Chapter V).

C. Relationship to Other General Plan Elements

The City of San Gabriel General Plan is comprised of the following seven elements: 1) Land Use; 2) Mobility; 3) Safety; 4) Noise; 5) Housing; 6) Conservation (Environmental Resources) and 7) Open Space. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan. This Housing Element proposes no land use or policy change that would result in inconsistency among the different elements. As portions of the General Plan are amended in the future, the City will review the Housing Element for internal consistency, and make any necessary revisions.

D. Public Participation

The City of San Gabriel encourages the participation of its residents, community groups, and local agencies to help develop the Housing Element. During the development of the Housing Element, the City consulted with and/or obtained information from a variety of organizations serving lower- and moderate-income residents and those with special needs. These include:

- Los Angeles County Community Development Commission (LACDC)/Housing Authority
- Los Angeles Homeless Services Authority (LAHSA)

In addition to consultation with the organizations listed above, the City's community outreach effort also included the following mediums:

- Cable TV Scroll
- City Website
- Press Releases to mainstream and non-English language print and electronic news outlets

City residents as well as representatives of concerned organizations have had several opportunities to recommend strategies, review, and comment on the San Gabriel Housing Element. These

included meetings of the Planning Commission and City Council in May 2013 open to the public during the development of the Element. Notice was publicized in local newspapers and posted at City Hall, the Fire Station Headquarters, and the U.S. Post Office prior to the sessions. The public input collected at the meetings is summarized in Appendix C and has been incorporated into the Housing Element.

The draft Housing Element was also made available for public review at the San Gabriel City Hall and the public library. Also, to encourage the participation of community groups and agencies that serve low- and moderate-income populations and those with special needs, a variety of groups in addition to the organizations listed previously were invited to participate through direct mailing of the meeting notice (please refer to Appendix C for a complete listing of agencies that were invited to participate).

Public input has been incorporated into the draft Element for review by the State Department of Housing and Community Development (HCD). Prior to adoption of the Housing Element, public hearings were held before the Planning Commission and City Council. Notices were published in local newspapers in advance of each hearing and copies of the draft Element were made available for public review at City Hall, the public library, and other public locations in San Gabriel. Appendix C provides a summary of the comments and suggestions offered during the preparation and review of this Housing Element.

E. Sources of Information

The analysis of population characteristics and existing housing stock for the Housing Element is based primarily on the sources listed below:

1. U.S. Department of Commerce, Bureau of Census, 2010 Census and American Community Survey reports.
2. California Department of Finance Population and Housing Reports.
3. City of San Gabriel General Plan, 2010 Housing Element
4. City of San Gabriel Zoning Ordinance.
5. Southern California Association of Governments (SCAG) Regional Housing Needs Assessment, 2012.
6. DataQuick real estate sales data.
7. Apartment rental data from various internet sources.
8. San Gabriel Valley Council of Governments (SGVCOG) study of homelessness and shelter facilities.
9. San Gabriel Police Department, Information on the homeless.
10. Residential site information collected through review of assessor parcel data and field checks to identify vacant sites.

II. Housing Needs Assessment

San Gabriel lies in southern Los Angeles County, approximately ten miles east of the City of Los Angeles. Spanish colonial history of the City of San Gabriel dates back to 1771 with the founding of the Mission San Gabriel Arcangel, a California State historical landmark. By 1852, after American occupation, San Gabriel became one of the first townships in the County of Los Angeles. When the 1860 census was taken, there were 586 persons listed. The city was incorporated as a general law city on April 24, 1913 with a population of 1,500. San Gabriel has a population of approximately 40,000 today. San Gabriel is approximately 4.1 square miles in area and is surrounded by the cities of San Marino to the north and northwest, Alhambra to the west, Rosemead to the south, Temple City to the east, and unincorporated Los Angeles County to the northeast. The population's median household income in 2010 was \$57,666. The 2010 Census indicated San Gabriel's median household income was 2% greater than that of Los Angeles County (\$56,266) and 6% less than California as a whole (\$61,632).

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private sources. Unless noted otherwise, all tables represent data for the City of San Gabriel.

A. Population Characteristics

1. Population Growth Trends

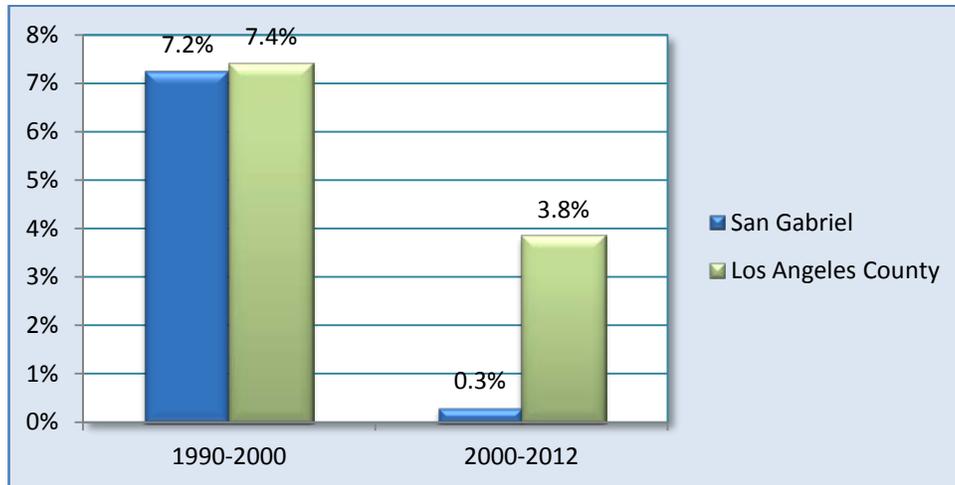
San Gabriel was incorporated in 1913 with a population of 1,500. From 1990-2000, the population grew by approximately 7.2%. From 2000 to 2012 the city grew by just 0.3% to an estimated population of 39,926 (see Table II-1 and Figure II-1). The city's 2012 population represents approximately 0.4% of the county's total population of 9,818,605.

Table II-1
Population Trends, 1990-2012–
San Gabriel vs. Los Angeles County

	1990	2000	2012	Growth 1990-2000	Growth 2000-2012
San Gabriel	37,120	39,804	39,926	7.2%	0.3%
Los Angeles County	8,863,164	9,519,330	9,884,632	7.4%	3.8%

Source: U.S. Census, California Dept. of Finance, Table E-5 (2012)

Figure II-1
Population Growth, 1990-2012 –
San Gabriel vs. Los Angeles County



2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table II-2 provides a comparison of the city’s and county’s population by age group in 2010. This table shows that the age distribution of the city’s population is similar to Los Angeles County as a whole. The median age of the city’s population is approximately 5.5 years higher than the county median.

**Table II-2
Age Distribution**

Age Group	San Gabriel		Los Angeles County	
	Persons	%	Persons	%
Under 5 years	2,084	5%	645,793	7%
5 to 9 years	2,062	5%	633,690	6%
10 to 14 years	2,216	6%	678,845	7%
15 to 19 years	2,421	6%	753,630	8%
20 to 24 years	2,638	7%	752,788	8%
25 to 29 years	2,708	7%	759,602	8%
30 to 34 years	2,524	6%	716,129	7%
35 to 39 years	3,009	8%	715,635	7%
40 to 44 years	3,094	8%	714,691	7%
45 to 49 years	3,393	9%	706,742	7%
50 to 54 years	3,149	8%	662,205	7%
55 to 59 years	2,567	6%	560,920	6%
60 to 64 years	2,279	6%	452,236	5%
65 to 69 years	1,502	4%	323,287	3%
70 to 74 years	1,177	3%	245,183	2%
75 to 79 years	1,029	3%	192,881	2%
80 to 84 years	804	2%	152,722	2%
85 years and over	1,062	3%	151,626	2%
Total	39,718	100%	9,818,605	100%
Median age	40.3		34.8	

Source: 2010 Census, Table DP-1

3. Race and Ethnicity

The racial and ethnic composition of the city differs from the county in that a larger proportion of city residents are Asian (60%) contrasted with about 14% for the county as a whole. The percentage of Hispanic or Latino residing in the city, at 26%, is 22 percentage points less than the county as a whole. Non-Hispanic Whites make up about 11% of the population compared to 28% for the county whole (Table II-3).

**Table II-3
Race/Ethnicity**

Racial/Ethnic Group	San Gabriel		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	29,529	74.3%	5,130,716	52.3%
-White	4,539	11.4%	2,728,321	27.8%
-Black or African American	337	0.8%	815,086	8.3%
-American Indian/Alaska Native	55	0.1%	18,886	0.2%
-Asian	23,994	60.4%	1,325,671	13.5%
-Native Hawaiian/Pacific Islander	26	0.1%	22,464	0.2%
-Other races or 2+ races	578	1.5%	220,288	2.2%
Hispanic or Latino (any race)	10,189	25.7%	4,687,889	47.7%
Total	39,718	100.0%	9,818,605	100.0%

Source: 2010 Census, Table DP-1

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table II-4 provides a comparison of households by type for the city and Los Angeles County as a whole, as reported in the 2010 Census. Family households comprised approximately 76% of all households in the city, somewhat higher than the county, where family households make up approximately 68% of all households. Other differences include non-family households (24% city vs. 32% county) and householders living alone (17% city vs. 24% county). The city’s average household size of 3.13 is slightly higher than Los Angeles County as a whole (2.99). These statistics suggest that that the need for large units in San Gabriel may be slightly higher than other areas of the county.

**Table II-4
Household Composition**

Household Type	San Gabriel		Los Angeles County	
	Households	%	Households	%
Family households:	9,594	76%	2,194,080	68%
Husband-wife family	6,668	53%	1,480,665	46%
With own children under 18 years	2,975	24%	721,804	22%
Male householder, no wife present	965	8%	216,368	7%
With own children under 18 years	241	2%	92,161	3%
Female householder, no husband present	1,961	16%	497,047	15%
With own children under 18 years	659	5%	239,012	7%
Nonfamily households:	2,948	24%	1,047,124	32%
Householder living alone	2,121	17%	784,928	24%
Households with individuals under 18 years	4,542	36%	1,220,021	38%
Households with individuals 65 years and over	3,822	30%	790,386	24%
Total households	12,542	100%	3,241,204	100%
Average household size	3.13		2.99	

Source: 2010 Census, Table DP-1

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. It reveals that the level of homeownership for the city (47%) is slightly higher than the county as a whole (45%).

**Table II-5
Household Tenure**

Housing Type	San Gabriel		Los Angeles County	
	Units	%	Units	%
Occupied housing units	12,542	94.7%	3,241,204	94.1%
Owner-occupied housing units	6,168	46.6%	1,544,749	44.8%
Average household size of owner-occupied units	3.24		3.16	
Renter-occupied housing units	6,374	48.2%	1,696,455	49.2%
Average household size of renter-occupied units	3.03		2.81	
Vacant housing units	695	5.3%	203,872	5.9%
For rent	387	2.9%	104,960	3.0%
Rented, not occupied	10	0.1%	4,994	0.1%
For sale only	64	0.5%	26,808	0.8%
Sold, not occupied	27	0.2%	6,726	0.2%
For seasonal, recreational, or occasional use	37	0.3%	19,099	0.6%
All other vacants	170	1.3%	41,285	1.2%
Homeowner vacancy rate (%)	1.0		1.7	
Rental vacancy rate (%)	5.7		5.8	
Total housing units	13,237	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding occurring when there are more than 1.5 occupants per room. Table II-6 summarizes recent overcrowding for the City of San Gabriel.

**Table II-6
Overcrowding**

Occupants per Room	San Gabriel		Los Angeles County	
	Units	%	Units	%
Owner occupied units	5,924	100%	1,552,091	100%
1.01 to 1.50	295	5.0%	71,920	4.6%
1.51 to 2.00	38	0.6%	17,241	1.1%
2.01 or more	25	0.4%	4,877	0.3%
Renter occupied units	6,494	100%	1,665,798	100%
1.01 to 1.50	441	6.8%	163,166	9.8%
1.51 to 2.00	366	5.6%	86,760	5.2%
2.01 or more	154	2.4%	43,489	2.6%

Source: Census 2006-2010 ACS, Table B25014

Overcrowding was more prevalent among renters than for owner-occupied units. Approximately 15% of the city’s renter-occupied households were overcrowded compared to about 6% of owner-occupied households.

4. Household Income

Household income is a primary factor affecting housing needs in a community. According to recent Census estimates, the median household income in San Gabriel was \$56,720, approximately 2% higher than the Los Angeles County median income of \$55,476 (Table II-7).

Table II-7
Median Household Income -
San Gabriel and Los Angeles County

Jurisdiction	Median Household Income	% of County Median Income
San Gabriel	56,720	102%
Los Angeles County	55,476	100%

Source: U.S. Census, 2006-2010 ACS, Table DP-3

Extremely-low-income households

AB 2634 of 2006 added the requirement to consider the needs of *extremely-low-income (ELI)* households in preparing Housing Elements. Extremely-low-income is defined as gross household income of 30% or less of the county median. These households face the greatest challenges in finding affordable housing and other services. In San Gabriel, a number of Housing Element programs (see Chapter V) address the needs of ELI residents, including Program 1 - Senior Housing and Second Units; Program 2 - Emergency Shelters, Transitional and Supportive Housing; Program 7 - Section 8 Rental Assistance; Program 9 - Preservation of Existing Rental Housing; Program 12 - Preservation of Assisted Housing; and Program 15 - Housing Information and Referral Services.

5. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-8 displays recent estimates for overpayment by lower-income households. According to Census estimates, 84% of all lower-income renter households and 60% of all lower-income owner households in San Gabriel were overpaying for housing. Very-low- and extremely-low-income renters appeared to suffer the greatest cost burden, with over 90% of households in these categories overpaying for housing. While these statistics show higher rates of overpayment than reported in the prior Housing Element, it is difficult to determine the reasons for the increase, which could include rising rents, incomes not keeping pace with housing costs, or statistical differences in data sources (e.g., 2000 Census vs. ACS) and methodologies.

**Table II-8
Overpayment by Income Category**

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	340		730	
Households overpaying	295	86.8%	715	97.9%
Very low households	780		1,910	
Households overpaying	385	49.4%	1,755	91.9%
Low households	760		1,300	
Households overpaying	450	59.2%	830	63.8%
Subtotal: All lower-income households	1,880		3,940	
Subtotal: Households overpaying	1,130	60.1%	3,300	83.8%
Moderate households	1,200		1,135	
Households overpaying	795	66.3%	330	29.1%
Above moderate households	3,000		1,010	
Households overpaying	760	25.3%	45	4.5%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

C. Employment

Employment is an important factor affecting housing needs within a community. While people in the Los Angeles area frequently work outside their community of residence, the type of jobs available in each community and the wages for these jobs will affect the type and size of housing residents can afford.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-9 shows that the city had a workforce of 20,522 persons, or 62% of the working-age population, as reported in recent Census estimates. This table shows that the characteristics of the city's population are similar to those countywide. For example, the proportion of the working age population in the labor force for San Gabriel is about 3% lower than that of the county. Approximately 62% of those aged 16 and over were in the labor force.

**Table II-9
Labor Force – San Gabriel vs. Los Angeles County**

Labor Force Status	San Gabriel		Los Angeles County	
	Persons	%	Persons	%
Population 16 years and over	32,951	100%	7,602,252	100%
In labor force	20,522	62.3%	4,959,167	65.2%
Civilian labor force	20,522	62.3%	4,953,791	65.2%
Employed	19,320	58.6%	4,522,917	59.5%
Unemployed	1,202	3.6%	430,874	5.7%
Armed Forces	0	0.0%	5,376	0.1%
Not in labor force	12,429	37.7%	2,643,085	34.8%

Source: Census 2006-2010 ACS, Table DP3

Census estimates reported that approximately 34% of the city’s working residents were employed in management and professional occupations (Table II-10). A significant percentage of workers (28%) were employed in sales and office related occupations. Approximately 21% were employed in service related occupations such as waiters, waitresses and beauticians. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers constituted approximately 17% of the workforce.

**Table II-10
Employment by Occupation**

Occupation	San Gabriel	
	Persons	%
Civilian employed population 16 years and over	19,320	100%
Management, business, science, and arts occupations	6,485	33.6%
Service occupations	4,140	21.4%
Sales and office occupations	5,432	28.1%
Natural resources, construction, and maintenance occupations	1,068	5.5%
Production, transportation, and material moving occupations	2,195	11.4%

Source: U.S. Census 2006-2010 ACS, Table DP3

2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table II-11 shows projected job growth by industry for the Los Angeles-Long Beach-Glendale MSA (Los Angeles County) for the period 2010-2020. Total employment in Los Angeles County is expected to grow by 15.5% between 2010 and 2020. The overall growth is expected to add more than 657,000 new jobs and bring the employment of Los Angeles County to about 4.9 million by 2020.

Generally, residents that are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low paying occupations. Table II-11 illustrates the growth trend

in low-wage service jobs such as health care support, food preparation and serving, cleaning and maintenance, sales, and office/administrative support.

According to the Census Bureau, about 95% of employed San Gabriel residents worked in Los Angeles County, and approximately 16% of all workers were employed within the city limits (Table II-12).

Table II-11
2010-2020 Industry Employment Projections –
Los Angeles-Long Beach-Glendale Metropolitan Statistical Area

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2010	2020	Numerical	Percent
	Total Employment	4,246,700	4,904,300	657,600	15.5
	Self Employment (A)	337,500	366,900	29,400	8.7
	Unpaid Family Workers (B)	3,300	3,400	100	3.0
	Private Household Workers (C)	126,600	163,300	36,700	29.0
	Total Farm	6,200	5,800	-400	-6.5
	Total Nonfarm	3,773,100	4,364,900	591,800	15.7
1133,21	Mining and Logging	4,100	4,500	400	9.8
23	Construction	104,500	129,600	25,100	24.0
31-33	Manufacturing	373,200	362,500	-10,700	-2.9
22,42-49	Trade, Transportation, and Utilities	739,800	887,700	147,900	20.0
51	Information	191,500	211,700	20,200	10.5
52-53	Financial Activities	209,500	231,300	21,800	10.4
54-56	Professional and Business Services	527,500	640,600	113,100	21.4
61-62	Educational Services, Health Care and Social Assistance	522,000	660,000	138,000	26.4
71-72	Leisure and Hospitality	384,800	480,000	95,200	24.7
81	Other Services (excludes 814-Private Household Workers)	136,700	150,700	14,000	10.2
	Government	579,600	606,300	26,700	4.6
	Federal Government (D)	51,600	43,900	-7,700	-14.9
	State and Local Government	528,000	562,400	34,400	6.5
	State Government	80,700	88,100	7,400	9.2
	Local Government	447,300	474,300	27,000	6.0

Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2011 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.

Industry detail may not add up to totals due to independent rounding.

Notes:

- (A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.
- (B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.
- (C) Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.
- (D) Temporary U.S. Census workers are included in the base and projected year employment numbers.

Table II-12
Job Location for San Gabriel Residents

Workplace Location	%
Worked in state of residence	99.8%
Worked in county of residence	94.9%
Worked in place of residence	15.9%
Worked outside county of residence	4.8%
Worked outside state of residence	0.2%

Source: Census 2006-2010 ACS, Table S0801

D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

The California Department of Finance reported that as of 2012, the housing stock in San Gabriel was comprised mostly of single-family homes, which made up about 67% of all units, while multi-family units comprised about 33% of the total. Table II-13 provides a breakdown of the housing stock by type along with growth trends for the city compared to the county as a whole for the period 2000-2012. It is important to note that comparisons between years or jurisdictions may be unreliable due to different reporting methodologies, such as whether attached condominium units are reported as single-family or multi-family.

**Table II-13
Housing by Type**

Structure Type	2000		2012		Growth	
	Units	%	Units	%	Units	%
San Gabriel						
Single-family	8,139	63%	8,926	67%	787	9.7%
Multi-family	4,726	37%	4,324	33%	-402	-8.5%
Mobile homes*	44	0.3%	8	0.1%	-36	-81.8%
Total units	12,909	100%	13,258	100%	349	100%
Los Angeles County						
Single-family	1,835,024	56%	1,947,820	56%	112,796	6.1%
Multi-family	1,379,277	42%	1,447,958	42%	68,681	5.0%
Mobile homes	56,605	2%	58,314	2%	1,709	3.0%
Total units	3,270,906	100%	3,454,092	100%	183,186	100%

Source: Cal. Dept. of Finance, Tables E-5 & E-8

*There are no mobile homes in San Gabriel. The City will advise DOF of this error.

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in a deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table II-14 shows the age distribution of the housing stock in San Gabriel compared to Los Angeles County as a whole.

Table II-14
Age of Housing Stock by Tenure –
San Gabriel vs. Los Angeles County

Year Built	San Gabriel		LA County	
	Units	%	Units	%
Built 2005 or later	91	1%	54,241	2%
Built 2000 to 2004	261	2%	109,255	3%
Built 1990 to 1999	749	6%	208,791	6%
Built 1980 to 1989	1,596	12%	403,248	12%
Built 1970 to 1979	1,514	12%	496,376	14%
Built 1960 to 1969	1,402	11%	518,500	15%
Built 1950 to 1959	2385	18%	722,473	21%
Built 1940 to 1949	2694	21%	396,035	12%
Built 1939 or earlier	2377	18%	516,817	15%
Total units	13,069	100%	3,425,736	100%

Source: Census 2006-2010 ACS, Table DP04

This table shows that the majority of the housing units in San Gabriel were constructed prior to 1970 (80%). These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for a large portion of the city’s housing stock.

The most recent focused research regarding housing units in need of rehabilitation or replacement was prepared in 2002. At that time, it was estimated that approximately 3,000 units in the city may be substandard in at least one respect. This represented approximately one-third of units built prior to 1970. The City’s Neighborhood Improvement Services Division, which handles code enforcement, currently estimates that housing stock conditions are not substantially different than in 2002. Although the strong housing market during 2002-2006 encouraged many property owners to make repairs and improvements based on rising property values and rents, the economic downturn since 2007 has probably had the opposite effect. Therefore, the current estimate of housing units in need of repair or replacement continues to be 3,000, unchanged from 2002 based on the professional judgment of City staff who are in the field regularly. When code violations or substandard properties are observed, code enforcement personnel provide property owners with information on available programs to assist with needed repairs.

3. Vacancy

Housing occupancy statistics rates as reported by the Census Bureau are shown in Table II-15. The table shows that vacancy rates in the city were relatively low, with 5.7% of rental units and 1.0% of owner units vacant. The vacancy rate for the county as a whole closely matched the city with a 5.8% rental vacancy rate and a 1.7% owner vacancy rate. A rental vacancy rate in the 5% range is considered a healthy market condition allowing for tenant mobility.

Table II-15
Housing Vacancy –
San Gabriel vs. Los Angeles County

Housing Type	San Gabriel		LA County	
	Units	%	Units	%
Occupied housing units	12,542	94.7%	3,241,204	94.1%
Owner-occupied housing units	6,168	46.6%	1,544,749	44.8%
Average household size of owner-occupied units	3.24		3.16	
Renter-occupied housing units	6,374	48.2%	1,696,455	49.2%
Average household size of renter-occupied units	3.03		2.81	
Vacant housing units	695	5.3%	203,872	5.9%
For rent	387	2.9%	104,960	3.0%
Rented, not occupied	10	0.1%	4,994	0.1%
For sale only	64	0.5%	26,808	0.8%
Sold, not occupied	27	0.2%	6,726	0.2%
For seasonal, recreational, or occasional use	37	0.3%	19,099	0.6%
All other vacants	170	1.3%	41,285	1.2%
Homeowner vacancy rate (%)	1.0		1.7	
Rental vacancy rate (%)	5.7		5.8	
Total housing units	13,237	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development¹, housing is considered “affordable” if the monthly payment is no more than 30% 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 II-16 shows 2013 affordable rent levels and estimated affordable purchase prices for housing in San Gabriel (and Los Angeles County)² by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$640, while the maximum affordable rent for very-low-income households is \$1,068. The maximum affordable rent for low-income households is \$1,708, while the maximum for moderate-income households is \$1,944.

¹ HCD memo of 2/25/2013

² Affordable rent and purchase prices are based on county median income.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-16 have been estimated based on typical conditions.

Table II-16
Income Categories and Affordable Housing Costs –
Los Angeles County

2013 County Median Income = \$64,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$25,600	\$640	
Very Low (31-50%)	\$42,700	\$1,068	\$150,000
Low (51-80%)	\$68,300	\$1,708	\$250,000
Moderate (81-120%)	\$77,750	\$1,944	\$300,000
Above moderate (120%+)	\$77,750+	\$1,944+	\$300,000+

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 4% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

b. For-Sale Housing

Housing sales price statistics for the year 2012 (Table II-17) show that the median price of single-family detached homes in San Gabriel ranged from \$418,000 to \$575,000 depending on zip code, while median condo prices ranged from \$350,000 to \$457,000 during this period. These median prices were significantly higher than for Los Angeles County as a whole.

Table II-17
Home Sale Price Distribution, 2012

Jurisdiction	Zip Code	Median SFR Price	% Change from 2011	Median Condo Price	% Change from 2011
San Gabriel	91775	\$575,000	-5.7%	\$457,000	+0.4%
San Gabriel	91776	\$418,000	-3.4%	\$350,000	-9.4%
Los Angeles County	All	\$340,000	+4.6%	\$285,000	+3.6%

Source: DQ News, 2/23/2013

Based on the estimated affordable purchase prices shown in Table II-16, it is unlikely that many single-family detached homes were affordable to lower-income or moderate-income homebuyers. These data illustrate that large public subsidies are generally required to reduce sales prices to a level that is affordable to lower-income buyers. At a median price of about \$400,000 for condominiums, there is a “gap” of about \$100,000 between the market price and the maximum price a moderate-income household can afford to pay for a home, under typical financing terms. For low-income households, this gap is about \$150,000. Chapter V describes the City’s programs to assist families in finding affordable housing options.

c. Rental Housing

A rental survey of apartments and condos advertised in San Gabriel found that the rents ranged from \$950 for a studio unit to \$3,500 for a 3-bedroom house (Table II-18).

Table II-18
Rental Survey – San Gabriel

Bedrooms	Low	High
1	\$950	\$1,200
2	\$1,195	\$1,650
3	\$1,600	\$3,500
4	\$1,995	\$2,200

Source: www.trulia.com, 4/2013

When market rents are compared to the amounts low-income households can afford to pay (Table II-16), it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. Low- and moderate-income households are much more likely to find affordable rental units, however.

E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one’s employment and income, family characteristics, disability, or other conditions. As a result, some San Gabriel residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines “special needs” groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

According to the Census Bureau, a “disability” is “... a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business”. According to recent ACS estimates, a relatively small proportion of working-age persons in San Gabriel reported a disability. In the 18-64 age group, less than 2% reported any type of disability (see Table II-19). Of those aged 65 and over, disabilities were much more prevalent. The most common reported disabilities among seniors included ambulatory difficulties (30%), independent living difficulties (24%) and self-care difficulties (16%). 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. Programs that will assist persons with disabilities include the Emergency Shelter and Transitional/Supportive

Housing Program, the Housing Information and Referral Services Program, the Fair Housing Program and the Section 8 Program (see Chapter V - Housing Action Plan).

**Table II-19
Persons with Disabilities by Age**

Disability by Age	Persons	Percent
Under Age 5 - total persons	1,714	~
With a hearing difficulty	0	0.0%
With a vision difficulty	0	0.0%
Age 5 to 17 - total persons	5,871	
With a hearing difficulty	32	0.5%
With a vision difficulty	0	0.0%
With a cognitive difficulty	138	2.4%
With an ambulatory difficulty	0	0.0%
With a self-care difficulty	77	1.3%
Age 18 to 64 - total persons	26,661	
With a hearing difficulty	187	0.7%
With a vision difficulty	139	0.5%
With a cognitive difficulty	361	1.4%
With an ambulatory difficulty	512	1.9%
With a self-care difficulty	208	0.8%
With an independent living difficulty	414	1.6%
Age 65 and over* - total persons	5,043	
With a hearing difficulty	781	15.5%
With a vision difficulty	582	11.5%
With a cognitive difficulty	638	12.7%
With an ambulatory difficulty	1486	29.5%
With a self-care difficulty	807	16.0%
With an independent living difficulty	1221	24.2%

Source: U.S. Census, 2009-2011 ACS Table S1810

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

Developmentally Disabled

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;

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

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel-Pomona Regional Center (SG/PRC) located in Pomona (<http://www.sgprc.org/>) provides services for people with developmental disabilities in San Gabriel. The SG/PRC is a private, non-profit 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.

2. Elderly

Recent Census estimates for the age distribution of San Gabriel heads of household are shown in Table II-20. About one-quarter of homeowners and about 10% of renters were age 65 or older. Many elderly persons are dependent on fixed incomes or have disabilities. Elderly homeowners

may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs. Programs that will assist the elderly include the Senior and Second Units Program, the Section 8 Program, and the Housing Information and Referral Services Program (see Chapter V – Housing Action Plan).

**Table II-20
Elderly Households by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	4,459	75%	5,844	90%
65 to 74 years	645	11%	363	6%
75 to 84 years	550	9%	222	3%
85 years and over	270	5%	65	1%
Total Households	5,924	100%	6,494	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Approximately 38% of owner households and 49% of renter households have only one or two members. About 9% of renter households had five or more members and about 20% of owners were large households (Table II-21). This distribution indicates that the need for large units with four or more bedrooms is expected to be significantly less than for smaller units. Programs that will assist large households include the Section 8 Program, the Housing Information and Referral Services Program, and various programs that will facilitate affordable housing development (see Chapter V – Housing Action Plan).

**Table II-21
Household Size by Tenure**

Household Size	Owner		Renter	
	Households	%	Households	%
1 person	954	16%	1,158	18%
2 persons	1,323	22%	2,028	31%
3 persons	1,469	25%	1,616	25%
4 persons	1,045	18%	1,105	17%
5 persons	632	11%	330	5%
6 persons	270	5%	154	2%
7 persons or more	231	4%	103	2%
Total Households	5,924	100%	6,494	100%

Source: U.S. Census 2006-2010 ACS, Table B25009

4. Female-Headed Households

Single-parent households often have greater housing challenges than families with two adults. Approximately 10% of owner households and 18% of renter households in San Gabriel were headed by a female (Table II-22). The City has no housing programs that are specifically directed to female-headed households, however the Housing Information and Referral Services Program, the Section 8 program, and various programs that will facilitate affordable housing development will also help female-headed households (see Chapter V – Housing Action Plan).

Table II-22
Household Type by Tenure

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	3,653	62%	3,044	47%
Male householder, no wife present	575	10%	627	10%
Female householder, no husband present	620	10%	1,161	18%
Non-family households	1,076	18%	1,662	26%
Total Households	5,924	100%	6,494	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

5. Farm Workers

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. In the early 1900s, agriculture became an important part of Los Angeles County's economy. Agriculture mainly occurred in the San Fernando Valley, located northwest of San Gabriel. An ample and reliable water supply coupled with a coastal valley climate made it ideal for growing crops. However, residential growth and shifts in the local economy to trade, transport, and utilities and professional and business service sectors have significantly curtailed agricultural production within the county. Today, the San Gabriel Valley is a mostly developed urban/suburban region, with a strong local economy which is not tied to an agricultural base. Because there are no agricultural operations within San Gabriel, there is no apparent need for permanent on-site farm worker housing. Programs that facilitate the production and rehabilitation of affordable housing help to address the needs of workers in the agriculture and other low-wage industries.

The Census Bureau³ estimated that there are about 20,535 persons employed in agriculture, forestry, fishing and hunting, and mining occupations in Los Angeles County, with 104 of those (0.5%) in San Gabriel.

³ U.S. Census Bureau, 2006-2010 ACS, Table DP-3

6. Homeless Persons

a. The Nature of Homelessness

The U.S. Department of Housing and Urban Development (HUD) defines the term “homeless” as the state of a person who lacks a fixed, regular, and adequate night-time residence, or a person who has a primary residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Although there are multiple causes of homelessness, among the most common causes are:

- Substance abuse and alcohol
- Domestic violence
- Mental illness

b. Estimate of Homeless Needs

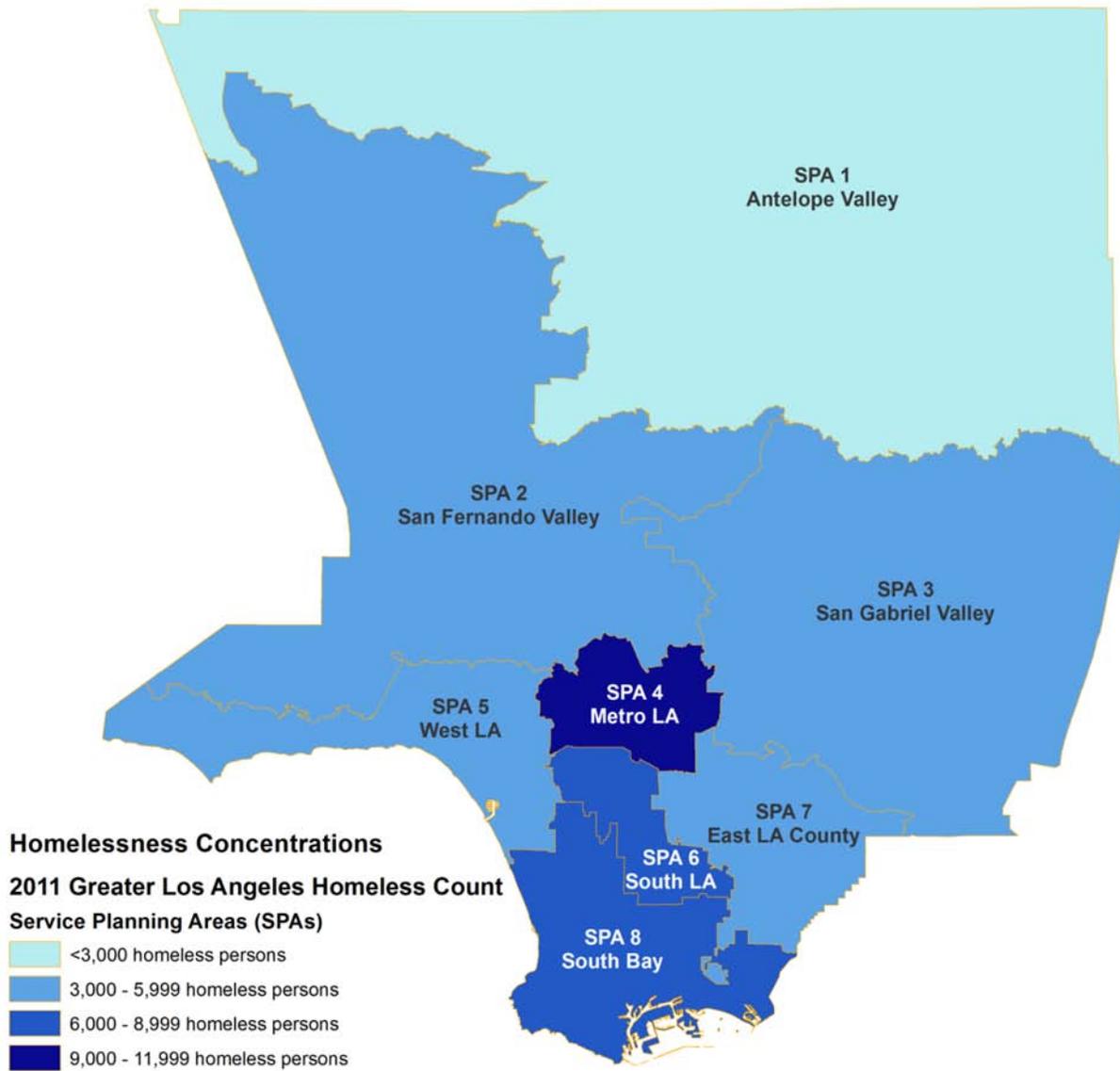
Due to the nature of homelessness, it is impossible to enumerate homeless persons and families in a given jurisdiction. While a portion of homeless persons seek temporary refuge in shelter facilities, a significant number live “on the streets” or in cars, parks or other areas not intended for human residency.

The United States Department of Housing and Urban Development (HUD) requires that a systematic count of homeless person within each Continuum of Care (CoC) be conducted every two years. The January 2011 counts, conducted within the four continuums in Los Angeles County, are the most recent available data. The Los Angeles Continuum of Care, headed by the Los Angeles Homeless Services Authority (LAHSA), contains the majority of jurisdictions and areas within the County of Los Angeles except for the cities of Glendale, Long Beach, and Pasadena, who administer and operate their own respective continuums. The 2011 Greater Los Angeles Homeless Count was performed using HUD-recommended protocols for counting homeless persons and estimating the number of people who are homeless at a particular point in time and over the course of a year⁴. LAHSA divided the county into Service Planning Areas (SPAs). The San Gabriel Valley is designated SPA 3 (see Figure II-2).

Results from the 2011 counts determined that within Los Angeles County (excluding the cities of Glendale, Pasadena and Long Beach, which conducted separate counts), there were an estimated 45,422 homeless persons at a given point in time, and within the San Gabriel Valley there were an estimated 3,918 homeless persons.

⁴ A detailed discussion of the methodology used by LAHSA can be found in the 2011 Greater Los Angeles Homeless Count (<http://www.lahsa.org/docs/2011-Homeless-Count/HC11-Detailed-Geography-Report-FINAL.PDF>)

**Figure II-2
LAHSA Service Planning Areas**



LAHSA’s “Opt-In Program” provides local jurisdictions with homeless count numbers specific to their area or city allowing them to obtain local homeless count information to more effectively address local homelessness and to report progress to federal, state, and county agencies to meet funding requirements. The City of San Gabriel participated in the 2011 Greater Los Angeles Homeless Count, which identified 17 unsheltered adult homeless persons within the city.

In late 2007 the San Gabriel Valley Council of Governments (SGVCOG) initiated a community-based, “bottom-up” approach to addressing the issue of homelessness in cooperation with the County of Los Angeles. The purpose of this effort is to develop a regional homeless strategy for

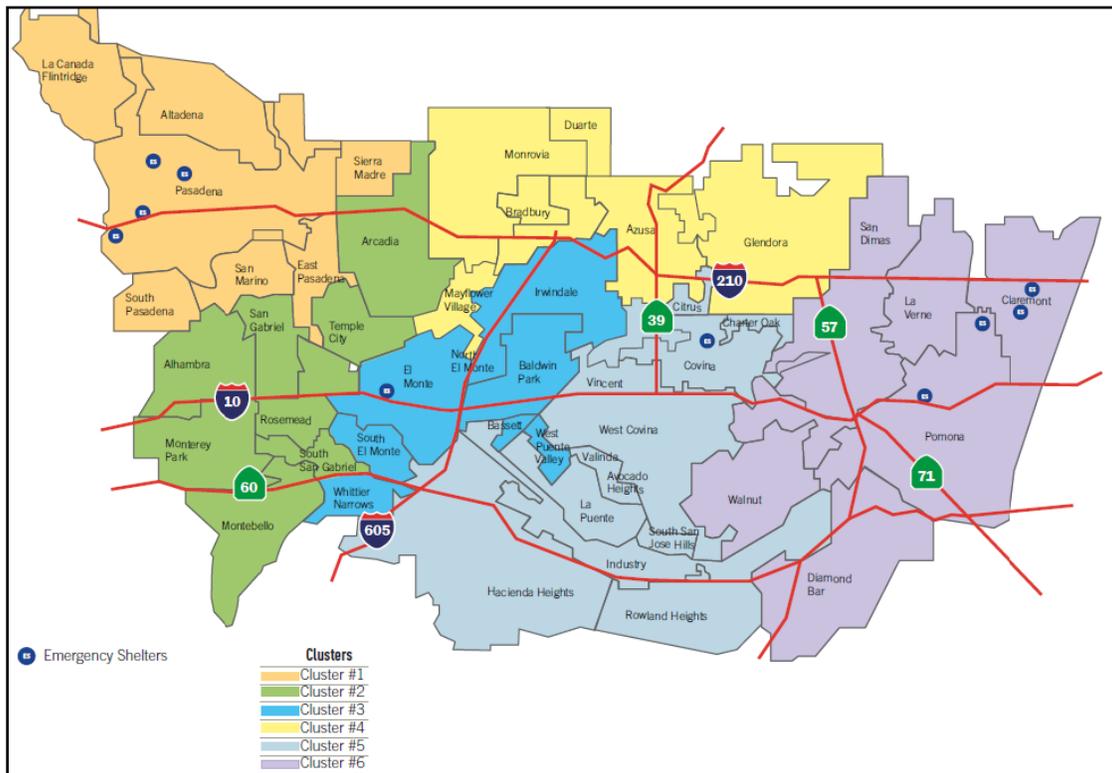
enhancing the homeless service delivery system in the San Gabriel Valley. To achieve this goal, the study was divided into two phases: I - Diagnostic survey of homeless services and targeted population; and II - Consensus-building process focused on development of an implementation plan to address unmet needs with particular emphasis on the participation of community- and faith-based organizations in the region. The Phase I report was completed in 2008 but Phase II has not been completed.

c. Inventory of Shelter Facilities

Facilities that serve homeless persons and families are often characterized as “emergency shelters,” “transitional housing”, or “supportive housing.” Existing facilities of each type are discussed below.

- i. ***Emergency Shelter Programs.*** Emergency shelters provide temporary shelter for up to 6 months and provide basic on-site case management, meals, and clothing. Within the San Gabriel Valley, there are currently 10 emergency shelter programs providing 108 emergency shelter beds for single clients and 178 emergency shelter beds for family clients. These shelter locations are identified in Figure II-3 below. None of these is located within the City of San Gabriel.

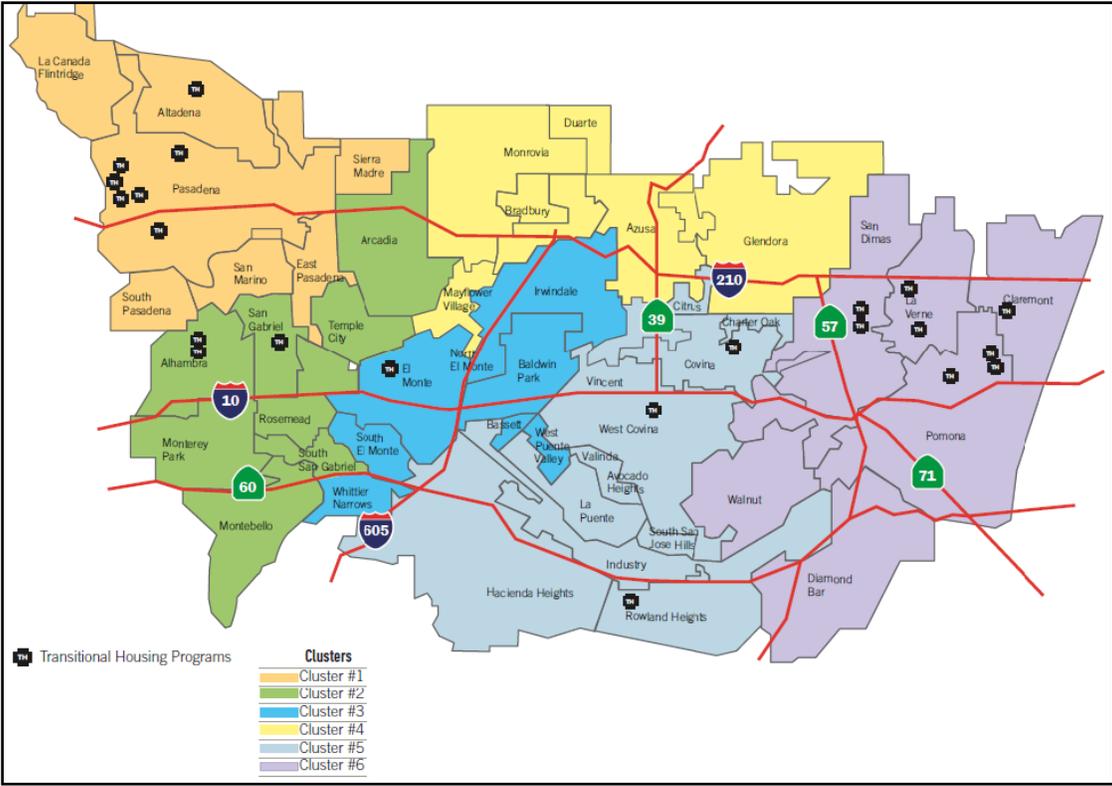
**Figure II-3
Emergency Shelter Locations – San Gabriel Valley**



- ii. ***Transitional Housing Programs.*** Transitional housing provides temporary shelter for a time period typically up to 2 years and offers a more structured program with

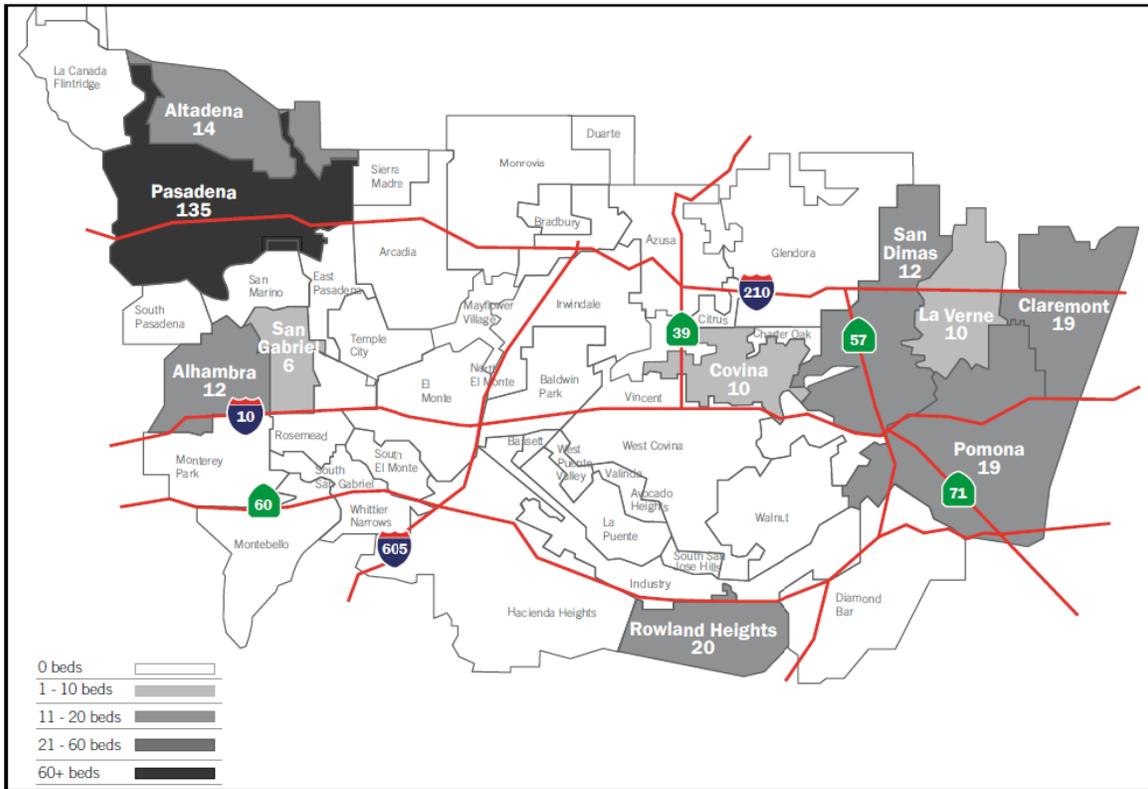
a higher level of on-site services including mental health counseling, substance abuse counseling, and legal services, all of which are designed to help clients gain self-sufficiency. Figure II-4 shows the locations of transitional housing facilities in the area. There are 19 transitional housing programs providing 149 transitional housing beds for singles, and 165 transitional housing beds for families in the San Gabriel Valley. In addition, there are three winter shelter programs operating in the San Gabriel Valley providing temporary shelter during the winter months. Like emergency shelters, these services are focused in the Pasadena and Pomona areas; however, one facility (Homes for Life/Athena Home with 6 beds) is located in San Gabriel (Figure II-5).

Figure II-4
Location of Transitional Housing Programs – San Gabriel Area



- iii. **Permanent Supportive Housing.** Permanent supportive housing provides affordable housing with on-site supportive services typically for those who are chronically homeless. The San Gabriel Valley has 217 units of permanent supportive housing. The majority of these units (156) are scattered across the region in privately owned rental housing that is subsidized with Shelter Plus Care rental vouchers (which function similar to the Section 8 voucher program). There are five permanent supportive housing developments with a total of 61 units in the SGV region. Four of these projects, totaling 46 units are located in Pasadena. The other is a 15-unit building in Pomona.

Figure II-5
Number of Sheltered Individuals – San Gabriel Valley



d. Strategy for Addressing the Homelessness Problem

A principal thrust of Phase II of the SGVCOG project will be to begin working directly with municipalities, service providers, and other local leadership in the San Gabriel Valley to: 1) develop consensus on the findings of Phase I; 2) determine housing and service delivery models consistent with community context and preference; and 3) identify Federal, State, and local resources available for financing the implementation of these locally determined goals. By planning and organizing across jurisdictions at the sub-regional level, cities are better able to design and implement plans that accurately reflect local priorities, share and leverage existing resources, and achieve economies of scale in strategies adopted.

Note: Prior to completion of the final report, the original six study areas were collapsed into four clusters. Please see Appendix D for the final study area map as revised.

Senate Bill 2 of 2007

Senate Bill (SB) 2 of 2007 strengthened the planning requirements for local governments in the area of emergency and transitional/supportive housing. Cities must estimate the number of persons in need of emergency shelter and determine whether adequate capacity currently exists to serve the need. If there is insufficient capacity, cities are required either to identify at least one zoning district where emergency shelters may be established “by right” (i.e., without a conditional use permit), or enter into a multi-party agreement with up to two other jurisdictions to provide shelter facilities to jointly serve the participating jurisdictions.

SB 2 also requires that transitional and supportive housing be treated as a residential use that is subject only to those requirements and procedures that are applicable to other housing of the same type in the same zone.

The City’s zoning regulations have been revised in compliance with SB 2. The Housing Information and Referral Services Program also assists homeless persons in finding housing and supportive services.

F. Assisted Housing at Risk of Conversion

This section identifies all residential units in the city that are under an affordability restriction, along with any units that are at risk of losing their low-income affordability restrictions within the ten-year period 2013-2023. This information is used in establishing programs and quantified objectives for units to be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal Department of Housing and Urban Development (HUD), state, local and/or other program.

1. Inventory of Assisted Units

Table II-23 lists all units in the city with affordability covenants. One multi-family project, Las Casas Apartments, was acquired by a non-profit tenant association under the HUD Title VI program in July 1996 and has a 55-year covenant that extends until 2051. The other project, at 402-404 S. San Gabriel Blvd., is a density bonus project that provided 5 affordable units with affordability covenants until 2056. None of the units in either of these projects is at risk of conversion during this planning period.

**Table II-23
Inventory of Assisted Affordable Units – San Gabriel**

Project / Address	Type of Unit	Affordability Level	Funding Source	Date Covenant Expires
Las Casas Apts. 816 E. Grand Avenue	MFD	7 very low income 5 low income and 2 moderate income. Two of these units are subject to Section 8 contract.	HUD Title VI (tenant purchase)	2051
402-404 S. San Gabriel Blvd.	Condos	2 very low 3 moderate income	RDA	2056

Source: City of San Gabriel, 2013

2. Analysis of Units at Risk

State Law requires Housing Elements to include an assessment of low- and moderate-income housing units that may be lost to the affordable inventory through the expiration of affordability restrictions during the next ten-year period. For this Housing Element, the at-risk analysis covers the period from October 15, 2013 through October 15, 2023. As seen in the previous table, there are no units at-risk of conversion during this period.

G. Future Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the period from January 1, 2014 to October 31, 2021. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors - household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2. 2014-2021 San Gabriel Growth Needs

The total housing growth need for the City of San Gabriel during the 2014-2021 projection period is 930 units. This total is distributed by income category as shown in Table II-24. As permitted by state law, the need for extremely-low-income units has been established as one-half the need in the very-low category.

Table II-24
Regional Housing Growth Needs – San Gabriel

Ex. Low*	Very Low	Low	Moderate	Above Mod	Total
118	118	142	154	398	930
12.7%	12.7%	15.6%	16.6%	42.4%	100.0%

*Extremely-low-income need is established as 50% of the very-low need
Source: SCAG 2012

A discussion of the City's resources for addressing the growth need is provided in Chapter III and Appendix B.

III. Resources and Opportunities

This chapter of the Housing Element evaluates the residential development potential that could occur in San Gabriel over the 2013-2021 planning period, and discusses the financial and administrative resources available to assist the City in meeting its objectives. Opportunities for energy conservation in residential development are also examined.

A. Land Resources

1. Inventory of Sites for Housing Development

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Appendix B. The results of this analysis are summarized in Table III-1 below. The table shows that vacant and underutilized sites have adequate capacity to accommodate development commensurate with the City’s RHNA allocation.

**Table III-1
Land Inventory Summary**

	Income Category		
	Lower	Mod	Above
Potential units on vacant sites	623	132	10
Potential units on underutilized sites	0	277	0
Second units (3/year)	24	0	0
Total Potential Units	647	409	10
RHNA 2014-2021	378	154	398
Adequate sites?	Yes	Yes	Yes*

Source: City of San Gabriel Community Development Dept., 2013

*Reflects excess lower and moderate units

2. Availability of Public Facilities and Services

As a mature, urbanized community, San Gabriel has already in place all of the necessary infrastructure to support future development. All land designated for residential and mixed-use is served by sewer and water lines, streets, storm drains, telephone, electrical and gas lines. However, due to the age of these facilities, ongoing maintenance and upgrading is necessary to ensure adequate service.

Water. San Gabriel is served by five water companies, with the San Gabriel County Water District as the largest water provider in the City. The other four companies are: San Gabriel Valley Water

Company, California American Water Company, Sunnyslope Water Company, and Golden State Water Company. None of the five companies has established limits or moratoriums on new water hook-ups and all have reported that sufficient supply is available to serve anticipated growth through the planning period.

Wastewater. All properties in the city are served by sanitary sewers. Preparation of a sewer facilities master plan was initiated in 2008 and was completed in 2010. This plan identified improvements needed to serve the city. A fair-share development fee program is already in place to offset a portion of the cost of needed improvements. However, the magnitude of estimated costs is daunting. The cost to upgrade the sewer system is estimated at about \$30 million citywide.

Other Facilities. In addition to water and wastewater, other required public facilities include streets, storm drainage, lighting, parks and recreation facilities. The costs of needed improvements are substantial. There is a 15-year backlog of street reconstruction projects, and storm drainage facilities have not had any substantial upgrades since the 1930s. Based on modern standards, the city has a severe deficiency in parkland – 26 acres existing compared to the National Recreation and Parks Association standard of 400 acres and the General Plan standard of 160 acres. Although financial analysis supports a park fee of up to \$17,000 per unit, the City has set the fee at only \$1,925 per unit in order to minimize impact on development.

The current Capital Improvement Program (CIP) estimates the total cost of needed facilities and improvements to be \$95 million, while only \$45 million in funding has been identified. It is likely that the new CIP, currently in preparation, will show even greater needs and costs.

The City continues to take affirmative steps to provide adequate infrastructure and mitigate the impacts of new development. Development impact fees have been established for roads, fire protection and police facilities to provide a fair-share funding mechanism for needed improvements. To ensure the availability and adequacy of public facilities and services for future development, the City, along with other providers of public services (e.g. water and sewer), will continue to carry out regular maintenance improvements and upgrading to the extent that funding allows. At this time there are no known infrastructure issues that would preclude the level of residential development envisioned in the RHNA, although repair or upgrading of facilities may be necessary in connection with new development projects. However, it is likely that total infrastructure needs will continue to exceed the City's financial capacity in the foreseeable future. For further discussion of public facilities and infrastructure issues, please refer to Community Facilities Chapter⁵ of the General Plan and the current Capital Improvement Program, which are available for review at City Hall.

⁵ http://www.sangabrielcity.com/cityservices/communitydev/documents/Ch06CommunityFacilities_000.pdf

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The City uses its CDBG funds for the improvement and development of housing, public infrastructure and facilities, and provision of various services. San Gabriel participates in the Community Development Block Grant (CDBG) program through the County of Los Angeles, which applies to HUD for funds on behalf of the City and other non-entitlement jurisdictions. The City's CDBG allocation for the current fiscal year (FY 2012-13) was \$318,433.

Section 8 Rental Assistance - The Housing Authority of the County of Los Angeles (HACoLA) administers the Section 8 Housing Assistance Payments Program. The Housing Assistance Payments Program assists elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. According to the County Housing Authority there were 288 families participating in the Section 8 Housing Choice Voucher program in San Gabriel as of April 2013⁶.

2. Local Resources

San Gabriel Redevelopment Agency - On December 29, 2011, the California Supreme Court ruled in the redevelopment litigation - CRA vs. Matosantos - upholding AB XI 26 which abolished redevelopment agencies and striking down AB XI 27 that would have allowed agencies to survive if they contributed money to the State. As a consequence of the ruling, redevelopment agencies were dissolved on February 1, 2012.

On February 7, 2012, pursuant to Part 1.85 of Division 24 of the Health and Safety Code, the City Council of the City of San Gabriel adopted Resolution No. 12-03 designating the City of San Gabriel as the Successor Agency to the San Gabriel Redevelopment Agency. As Successor Agency, the City is responsible for winding down the Agency's existing obligations and liquidating the Agency's assets. On February 7, 2012, pursuant to Assembly Bill 1X 26, the City Council approved and adopted a Revised Enforceable Obligation Payment Schedule ("EOPS") by Resolution No. 12-05. On February 21, 2012, the City Council elected to transfer assets and functions previously performed by the San Gabriel Redevelopment Agency to the Los Angeles County Housing Authority Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code and adopted Resolution No. 12-04.

Mills Act - Economic incentives can foster the preservation of residential neighborhoods and the revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. Enacted by the state legislature in 1972, the Mills Act grants participating local governments (cities and counties) the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance

⁶ Personal communication with Myk'l Williams, HACOLA, 5/6/2013

of their historic properties while receiving property tax relief. San Gabriel administers a Mills Act program, which furthers housing affordability by reducing property taxes and also by discouraging “mansionization”, the term used when small older homes are demolished and replaced with much larger new homes.

C. Opportunities for Energy Conservation

As residential energy costs rise, increasing utility costs reduce the affordability of housing. The City has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an “energy budget”. The following are among the alternative ways to meet these energy standards.

Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure on the northern portion of the sunniest portion of the site;
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face;
- Making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.

Utility companies serving San Gabriel offer various programs to promote the efficient use of energy and assist lower income customers. These programs are discussed below.

Southern California Edison programs

Southern California Edison offers a variety of energy conservation services under the Low Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control their electricity costs. Eligible customers receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternate Rates for Energy (CARE) program which provides a 15-percent discount on electric bills for low-income customers.

Southern California Gas programs

The Southern California Gas Company offers two direct assistance programs to limited income customers: (1) a no-cost weatherization (such as attic insulation and water blankets) and (2) a no-cost furnace repair and replacement service. The Gas Company also participates in the State CARE program, providing low-income customers with a discount on their gas bills.

City programs

In addition to the public utility energy conservation programs discussed above, the City has taken additional steps to encourage conservation and reduce greenhouse emissions, including the following:

- Planted over 1,100 street trees since 2003 in residential and commercial neighborhoods and conditioned developments to plant approximately 1,900 trees on private property in the same time period. Trees absorb carbon from the atmosphere, helping to reduce greenhouse gas levels.
- The City has celebrated Arbor Day with tree plantings every year since 2006
- The Valley Boulevard Neighborhoods Sustainability Specific Plan adopted December 2006 by Council encourages, where possible, passive solar orientation of residential buildings containing five or more units to reduce heat gain and thereby reduce dependence on air-conditioning. The plan also requires such buildings to have solar hot water production, plant trees to maximize shading in the summer and fall, design landscape lighting to minimize energy use, utilize daylighting strategies to maximize natural light, provide enhanced shading on southern and western fenestration, provide operable windows for natural ventilation, utilize high performance wall and roof insulation, select light, reflective wall colors and Energy Star labeled roofs, install dual-pane, high-performance low-emissivity glazing, exceed Title 24 energy conservation standards by at least 10%, and specify and install Energy Star-rated appliances, high efficiency heating and cooling equipment and CFC-free and HCFC-free equipment.
- San Gabriel's City Council approved the City's first Energy Action Plan⁷ (EAP) at its November 20, 2012 meeting. The EAP was developed in partnership with the

⁷ <http://www.sangabrielcity.com/?nid=555>

San Gabriel Valley Council of Governments and Southern California Edison. The Plan will accomplish the following important things for San Gabriel:

1. Make it easier for residents and businesses to finance energy efficient improvements and save money on energy bills.
2. Provide a roadmap for reducing the City's energy bills.
3. Reduce the City and community's impact on the environment.
4. Provide the City with critical baseline data that the State requires for cities to address greenhouse gas emissions.
5. Enable the City to get additional grants.
6. Serve as a foundation for future planning efforts such as general plan updates, climate action plans, Housing Element updates and zoning code updates, among others.

IV. Housing Constraints

The provision of adequate and affordable housing can be constrained by a number of factors. This chapter assesses the various physical, market, and governmental factors that may serve as potential constraints to housing development and improvement in San Gabriel.

A. Physical Constraints

1. Traffic Circulation

Another local concern is the impact of higher densities on traffic and parking. San Gabriel's street system was originally designed for low-density development. However, traffic conflicts in the Mission District exist where streets are narrow and radiate out from the Mission rather than following the grid pattern prevalent further north and south of the City. In addition, the railroad crosses the middle of the City from east to west at grade. These traffic conflicts will likely be resolved to some extent by the Alameda Corridor-East transportation and infrastructure project. Upon completion (estimated for 2017) the project will involve grade separations and minor roadway widening of major thoroughfares designed to alleviate traffic conditions.

With the adoption of San Gabriel's revised General Plan in 2004, the City established its commitment to require better quality design, more walkable and attractive streets, and more pedestrian friendly neighborhoods. Since the General Plan was adopted, the Mission District Specific Plan and the Valley Vision Neighborhood Sustainability Plan have been created to implement that vision. Each of the plans require developers to provide certain streetscape amenities (e.g., landscaping, hardscape, lighting, street furniture, etc.) to create a distinctive sense of place and a more walkable environment. The adopted standards also ensure that developers can quickly identify and meet the City's expectations without exhausting time with submittal of multiple design proposals. The Valley Boulevard Specific Plan also provides for the incorporation of traffic calming strategies into the design of pedestrian and streetscape improvements. These include pocket landscaped medians, enhanced crosswalk paving and pinched curbs

2. Noise

The major noise sources in the City are the San Bernardino (I-10) Freeway, the railroad, and the major arterial streets - San Gabriel Boulevard, Del Mar Avenue, Las Tunas Drive, and Valley Boulevard. Commercial and industrial uses line the arterial streets and most of the railroad tracks. However, some single-family neighborhoods abutting the railroad right-of-way have no sound attenuation barriers. The Alameda Corridor-East project will likely result in noticeable reduction in noise levels as the project will involve grade separations, i.e. lowering of the railroad tracks. The freeway also impacts residential areas immediately adjacent to it, although this impact has been mitigated to some extent by the sound walls erected by State Department of Transportation (CalTrans).

3. Historical and Archaeological Resources

San Gabriel is the site of one of the original 21 missions in Father Junipero Serra's chain of California missions. Before the Spanish settled in the area, it was the site of a Native American settlement. As a result, excavation in the City may uncover artifacts from these previous settlements, particularly near the Mission and along the Alhambra Wash. If such a find were to occur, it would cause significant delays in construction. There are several properties in the City's land inventory within the Mission District Specific Plan area that could conceivably have archaeological resources that would be exposed by development activities.

B. Market Constraints

1. Development Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. Furthermore, a wide variation exists within each construction type depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in San Gabriel are not substantially different than most other cities in Los Angeles County. Construction costs for materials and labor have increased at a slightly higher pace than the general rate of inflation according to the Construction Industry Research Board.

A reduction in amenities and the quality of building materials (above the minimum acceptable for health, safety, and adequate performance) could result in lower sales prices. In addition, pre-fabricated factory built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders are able to take advantage of the economies of scale. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing.

The price of raw land and any necessary improvement is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land fairly high, particularly in desirable areas like San Gabriel. Higher density allows land costs to be spread across more housing units, thereby reducing per-unit costs. The increase in allowable densities in targeted areas such as the Mission District and Valley Boulevard Specific Plan has served to mitigate rising land prices.

2. Financing

The recent crisis in the mortgage industry will affect the availability and cost of real estate loans, although the long-term effects are unpredictable. The problem resulted when "sub-prime" lenders

made it possible for low-income families or others who could not qualify for standard mortgages to become home owners even though they might not have had the credit history and income to support repayment of the loans. These problems typically occurred with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expired (often two or three years) and the interest rate converted to market. Because ARMs often offer “teaser” initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the loan converts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, when property values declined, homeowners owed more than the resale value of their home, making refinancing impossible. As a result of these conditions, there was a significant rise in default rates, and changes in mortgage underwriting standards had greater impacts on low-income families than households with higher incomes.

HUD’s Neighborhood Stabilization Program (NSP) provided one-time emergency Community Development Block Grant (CDBG) assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The NSP provided grants for local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. Since San Gabriel was not identified as one of the hardest-hit communities in the San Gabriel Valley, NSP funds were not targeted to the City.

C. Governmental Constraints

Housing affordability is 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 overall quality of housing may serve as a constraint to housing development.

1. Land Use Controls

General Plan. The Land Use Element of the General Plan sets forth the City’s policies for guiding local development. These policies, together with existing zoning, establish the amount and distribution of land to be allocated for different uses within the City. The General Plan Land Use Element provides the following categories of residential use:

Low Density: Primarily single-family homes on a single parcel, occasionally including two homes (attached or detached) on a larger parcel.

Density range: 0 – 6 units/acre

Medium Density: Low-scale, multi-family dwellings, predominately on sites less than an acre in area.

Density range: 7 – 11 units/acre

High Density: Multiple-family dwellings, preferably on sites one acre or larger in size, primarily of two-story construction, and of three-story construction for higher-density projects granted a density bonus and/or which maximize ground level outdoor recreational space.

Density range: 12 – 25 units/acre

In addition to these residential designations, housing is permitted in a mixed-use arrangement in the following areas:

Village Commercial: Maximum building height of 3 stories and 45 feet, with a maximum residential density up to 25 units/acre and a maximum floor area ratio of 1.0 for mixed-use projects.

General Commercial: Maximum building height of 3 stories and 45 feet, with a maximum residential density up to 25 units/acre and a maximum floor area ratio of 1.0 for mixed-use projects.

Commercial Specific Plan: This designation applies to two specific plan areas, Mission District and Valley Boulevard. Development standards are as follows:

Mission District Specific Plan – Height limit of 3 stories with a maximum floor area ratio of 1.0 and densities up to 40 units/acre with lot consolidation incentives.

Valley Boulevard Specific Plan – Height limit of 5 stories with a maximum floor area ratio of 3.0 (no maximum density).

Additional discussion regarding recent projects in these commercial districts and specific plans is provided in Section 3, Provisions for a Variety of Housing Types, on p. IV-7 below.

Zoning Ordinance. Consistent with these General Plan land use designations, the Zoning Ordinance provide for a range of intensities of residential land use:

Low Density Residential (R-1) - up to 6 dwelling units per acre

Medium Density Residential (R-2) - up to 11 dwelling units per acre

High Density Residential (R-3) - up to 25 dwelling units per acre

Commercial/Residential Mixed Use (C-1 and C-3) - multi-family densities (up to 25 units per acre)

Mission District Specific Plan - mixed-use with residential densities up to 25 units/acre (up to 40 units/acre with lot consolidation incentives)

Valley Boulevard Specific Plan - mixed-use with residential densities in excess of 40 units/acre (see discussion of Mixed Use in Section 3 on p. IV-8)

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In San Gabriel, 51% of the City's land area is designated for residential uses. Single-family neighborhoods are by far the most common land use in the City, constituting nearly 41% of the entire land base. Of the remaining land area, two-family homes (duplexes) comprise about 3%, multi-family housing comprises roughly 8%, and group housing nearly 1%. As noted in Section III (Resources and Opportunities), the capacity of vacant and underutilized sites for residential and mixed-use development exceeds the City's assigned share of regional housing needs for the planning period.

2. Residential Development Standards

The San Gabriel Zoning Code provides for four residential zones: Single-Family Residence (R-1), Limited Two-Family Residence (R-1A), Low Density Multiple-Family Residence (R-2), and Multiple-Family Residence (R-3). Table IV-1 provides a summary of residential development standards in these zones. The City's development standards have been established to ensure the continued quality of development in the community.

**Table IV-1
Residential Development Standards**

Requirements	R-1	R-1A	R-2	R-3
Minimum Building Site Area	7,260 sq.ft.	5,500 sq.ft.	7,920 sq.ft.	5,000 sq.ft.
Minimum Front Yards	20 ft.	20 ft.	20 ft.	15 ft.
Minimum Side Yards	6-10 ft.	6-10 ft.	5-15 ft.	10-15 ft.
Minimum Rear Yards	25 ft.	20 ft.	20 ft.	20 ft.
Maximum Height	2 stories/ 28 ft.	2 stories/ 28 ft.	2 stories/ 35 ft.	3 stories/ 35 ft.
Maximum Density (du/ac)	6 du/ac	6 du/ac	11 du/ac	25 du/ac
Minimum Dwelling Size (sq.ft.)	1-br: 1,000 sq.ft. 2-br: 1,150 sq.ft. 3-br: 1,300 sq.ft. 4-br: 1,450 sq.ft.	None specified	1-br: 880 sq.ft. 2-br: 1,100 sq.ft. 3-br: 1,320 sq.ft.	1-br: 880 sq.ft. 2-br: 1,100 sq.ft. 3-br: 1,320 sq.ft.
Maximum Lot Coverage (% of total net lot area)	35%	35%	55%	60%

Source: Zoning Code, City of San Gabriel.

The City's residential development standards are not overly or unnecessarily restrictive. The density, setback, and other standards regulating residential development within the City are similar to those being used by surrounding communities and do not inhibit the development of housing.

Over the next three years, the City will be reviewing and updating as necessary outdated sections of the Zoning Code. While this will provide an opportunity to analyze the impact of proposed changes to development standards on housing affordability, the City recognizes that high land cost is overwhelmingly the major driver behind high housing costs in San Gabriel.

Parking. The Zoning Code establishes parking requirements by housing type and on a per-bedroom basis, as illustrated in Table IV-2. Two enclosed garage spaces are required for single-family homes with one to four bedrooms and three spaces are required for homes with five or six bedrooms. For multi-family housing developments, two garage spaces are required for each unit. The parking requirement is reduced for senior citizen housing, with 0.75 covered or uncovered spaces required for each unit.

The requirement that multi-family developments provide two garage parking spaces per unit does not appear to have had a constraining impact on the cost and supply of such housing in San Gabriel. This conclusion is based on the fact that during the period 1998-2008, multi-family developments in the R-2 zone achieved an average density of 10.1 units/acre (92% of the maximum allowable density), while in the R-3 zone, larger projects of ½ acre or more had an average density of 24.4 units/acre, (98% of the maximum allowable density) and projects smaller than ½ acre averaged 16.3 units/acre (65% of the maximum allowable density). Overall, multi-family projects in the R-3 zone averaged 17.3 units/acre (69% of the maximum allowable density).

During this same period, two mixed-use projects containing affordable housing units were approved by the City. In neither case did the developer seek a variance, variation or reduction in the two garage spaces/unit parking standard. One of the projects did request, and was granted, a variation to increase the percentage of compact parking stalls from the maximum allowable 35% of all parking spaces to 40%.

In the Density Bonus Ordinance adopted by the City in 2006, developers of affordable housing are able to request variations (called “incentives” and “concessions” in the ordinance) to development standards in order to achieve densities necessary to facilitate the construction of affordable housing. The ordinance allows an applicant to request the following parking standards, inclusive of handicapped and guest parking, for the entire housing development:

- One on-site parking space for up to one bedroom;
- Two on-site parking spaces for up to three bedrooms;
- Two and one-half on-site parking spaces for more than three bedrooms.

Parking may be provided by tandem or uncovered spaces, but not by on-street parking. An applicant may request additional parking incentives or concessions beyond these specified in the ordinance. The City must grant these variations, unless it can make findings that the variation is not necessary to provide affordable housing costs for the targeted units, or would have specific adverse impacts on public health, safety, the physical environment, or a property on the California Register of Historical Resources that cannot be mitigated without rendering the development unaffordable to low- and moderate-income households.

Second units are required to provide only one parking space (covered or uncovered) for efficiency or one-bedroom second units. Two-bedroom second units are required to provide two parking spaces (covered or uncovered).

The parking requirement for the residential component of a mixed-use project is one parking space per bedroom which shall be located in a garage or carport. However, units designated for senior citizens (62 years of age or older) shall be provided at a rate of 0.75 spaces per unit (covered or uncovered). Guest parking for the multi-family residential uses shall be provided at a rate of one space for every three units. Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.

In the Valley Boulevard Specific Plan area, the residential component of a mixed-use project requires one space for studio and 1-bedroom units, two spaces for 2-bedroom and larger units, and one guest space for every five units. Tandem parking is allowed.

**Table IV-2
Parking Requirements**

Housing Type	Minimum Parking Requirement
Single-Family, Detached and Attached 1 to 4 bedrooms 5 or 6 bedrooms 7 or more bedrooms	Enclosed Garage Spaces 2 spaces 3 spaces 4 plus 1 space for every 2 addl. bedrooms
Multi-Family	2 spaces/unit in garage, plus 1 covered or uncovered guest space for every 3 dwelling units
Senior Housing	0.75 spaces/unit
Mixed Use Housing	1 space/bedroom (garage or carport - tandem allowed) plus 1 space for every 3 units guest parking
Mixed Use Housing (Valley Blvd. Specific Plan)	1 space (studio or 1-bd units) 2 spaces (2 or more bedroom units - tandem allowed) Plus 1 space for every 5 units guest parking
Senior Citizen Unit (granny flat)	None required
Second Units Efficiency/1-bedroom 2-bedroom	1 space (covered or uncovered) 2 spaces (covered or uncovered)

Source: Zoning Code, City of San Gabriel.

The conclusion to be drawn from this experience is that the City's parking standards have not proven to be a significant cost burden or constraint to the development of multi-family housing. With respect to affordability, the areas of the city in which allowable residential densities are greatest, and therefore most conducive to the development of affordable housing, are the mixed-use zones within the Valley Blvd. Specific Plan. Parking standards in these areas have already been relaxed from two spaces to one space for smaller (i.e. more affordable units), providing further incentive for their production.

Given San Gabriel's built-out nature, new multi-family housing is characterized by small-lot, scattered-site infill development. Thanks to development and design standards that require residents' cars to be parked in enclosed garages, thus mitigating the visual impact of required parking areas, acceptance and support of these infill projects by both neighbors and the City's

Design Review Commission has been the rule rather than the exception. The City of San Gabriel strongly believes that these standards have served the community well, preserving important local aesthetic values while facilitating the recycling of properties in multi-family neighborhoods to higher densities. The City is fully committed to further encouraging the development of this kind of attractive and affordable housing within its multi-family zones.

Finally, with the City’s Density Bonus Ordinance in place, developers of affordable housing have the ability to seek reduced parking requirements as one of the allowable concessions that can be granted to density bonus projects. Because uncovered parking and tandem parking are among the concessions that must be allowed under state density bonus law, the City would permit uncovered and tandem parking in any qualifying affordable housing development.

Density Bonus. In 2006 the City amended the Code in conformance with current state density bonus law (SB 1818). Two density bonus applications were filed in 2007, both of which were approved.

3. Provisions for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Table IV-3 provides a summary of the housing types permitted by residential zone category.

**Table IV-3
Housing Types Permitted by Zone**

Residential Zone Housing Types Permitted	R-1	R-1A	R-2	R-3	C-1/ C-3
Single-family dwellings	P	P	P	P	
Multiple-family dwellings*			P	P	
Manufactured housing	P	P	P	P	
Licensed care home: <7 persons	P	P	P	P	
Licensed care home: 7+ persons	C	C	C	C	
Second Residential Unit	P	P	P	P	
Senior Accessory Housing Unit	C	C	C	C	
Mixed-use multi-family w/ retail/commercial*					C

Source: Zoning Code, City of San Gabriel.

P = Permitted C = Conditionally Permitted

* Also permitted in Mission District Village and Valley Blvd. Specific Plan zones

Multiple-Family and Mixed-Use Development

Multiple-family housing units, including apartment and condominium developments, account for approximately 37% of the housing stock in San Gabriel. Multiple-family dwellings are permitted uses in the R-2 and R-3 zones with maximum densities of 11 and 25 units per acre, respectively,

excluding density bonus. In addition, multi-family uses at up to 25 units per acre in a mixed-use setting are conditionally allowed in the C-1 and C-3 zones and, as of 2004, in the Mission District as well. R-3 properties and mixed-use developments in the Mission District can achieve densities up to 40 units per acre through lot-consolidation incentives (see Program 7 in Chapter V). Multi-family residential uses are permitted on the second and third floors above ground floor commercial or office uses. On large sites of three acres or more, ground floor multi-family residential use is also permitted in mixed-use developments subject to a CUP.

The adoption of the Valley Boulevard Specific Plan in 2006 further increased the number of potential sites for multiple-family housing by changing the zoning on portions of major commercial corridors such as Del Mar Avenue and San Gabriel Boulevard to allow for multiple-family residential as well as mixed-use and commercial development. For mixed-use projects, commercial floor area is capped at a floor area ratio (FAR) of 0.70, with a maximum total (commercial plus residential) FAR of 3.0, building heights up to five stories (as compared to three stories under the previous code), and densities in excess of 40 units per acre (as compared to 25 units per acre previously). The areas where mixed use is permitted also allow development of stand-alone commercial projects at FARs ranging from 0.5 to 1.5, depending on zone and lot size. Since a higher FAR is allowed with mixed use as compared to exclusively commercial projects, the regulations create a strong incentive for developers to include residential units in these zones. Since 2006, several new developments in commercial zones have been mixed-use projects.

Mixed-use projects approved in recent years include the following:

- Wilson Tower, 923 E. Valley Blvd. The City's first mixed-use project, built in 2003, is a 3-story building features 15 residential condos over 29,000 sq. ft. of office space.
- 288 Plaza, 288 S. San Gabriel Blvd. Completed in 2006, this 3-story development consists of 9,300 sq. ft. of retail, office and restaurant uses on the ground floor, 6,400 sq. ft. of offices on the second floor, and 9 residential condos on the third floor.
- Mission Villa, 130 S. Mission Drive. The project consists of 11 residential condos and 5,200 sq. ft. of retail space. The Planning Commission approved the project in late 2008 and plans were approved by the Design Review



Commission in late 2009.

- San Gabriel Sky Court, 402-404 S. San Gabriel Blvd. This density bonus project consists of 31 residential condominiums and 9,000 sq. ft. of ground floor commercial space. Five of the units are affordable, with two reserved for moderate-income households and two for very-low-income households. This project was approved in 2010.
- 400 W. Valley proposes 29 condo units and 17,000 sq. ft. of commercial space. This project is in the pre-application stage.
- 416 E. Las Tunas proposes 15 condo units, 18 live/work units and 9,300 sq. ft. of commercial space. This project was approved by the City Council in June 2013.

This successful track record demonstrates that the City's mixed-use regulations encourage this type of development.

Adaptive Reuse

Adaptive reuse refers to the conversion of an existing building, generally commercial, industrial or institutional, into a different use, often residential or mixed-use. In mature cities like San Gabriel that are fully developed, some older structures that have become functionally obsolete can be restored and converted to new uses that are more suited to current market conditions.

Senior Housing Units and Second Units

A senior housing unit is an accessory dwelling unit not exceeding 640 square feet that is attached or detached from the primary residence. The unit may contain kitchen facilities and is intended for the sole occupancy of one or two adults, with the primary occupant required to be 62 years of age or older. All residentially-zoned properties are eligible for senior housing units with approval of a CUP.

The review and approval process for senior housing units through a CUP closely parallels that for other types of conditionally permitted housing, such as mixed-use developments. Normal processing time from submission of a complete application to hearing before the Planning Commission is 90 days. Unlike non-age-restricted second units, which are permitted by-right on residentially-zoned properties meeting minimum size requirements, the City has chosen to retain the CUP process for the review and approval of senior housing units. This is due to the fact that, unlike second units, senior units are possible on any residentially-zoned lot in the city, are not required to provide any additional parking, do not have defined design standards, and are often somewhat larger than the typical second unit. Taken together, these factors result in a greater potential impact on the surrounding neighborhood, and thus the desire of the City to maintain a discretionary review process for these units.

Second units are defined as detached or attached dwelling units which provide complete independent living facilities for one or more persons. The City revised its Zoning Ordinance in 2003 to eliminate the requirement of a CUP for second units. Also such units were previously possible only on R-1 lots that abutted a higher residential density zone, and then only if the R-1 lot was at least 15,000 square feet in size. Since the code revision, second units are now permitted on any residential property that has a minimum lot size of 7,260 square feet. Approximately 32 second units have been approved since these Code revisions were adopted, an average of approximately 3 per year.

Manufactured Housing

Pursuant to State law, the City permits manufactured housing, including factory-built housing, in all residential zones. There are no mobile home parks in the city, and it is considered unlikely that any will be developed in the foreseeable future due to high land cost.

Housing for Lower-Income Persons and Families

In areas with high land cost such as the Los Angeles basin, higher densities can reduce the per-unit cost and increase housing affordability. Assembly Bill 2348 of 2004 established a “default density” of 30 units/acre for most metropolitan jurisdictions, which is the density that is presumed to be adequate to facilitate the production of lower-income housing. The San Gabriel Zoning Code allows a density of 25 units/acre (excluding density bonus) in the R-3 district and in mixed-use projects in the C-1 and C-3 districts, and in the Mission District Specific Plan. Two mixed-use density bonus projects containing very-low- and low-income deed-restricted units were approved in the C-1 and C-3 zones during the previous planning period. In addition, the Valley Boulevard Specific Plan allows mixed-use development up to 5 stories with unlimited density. Additional discussion regarding the affordability assumptions for future development is provided in Appendix B.

4. Special Needs Housing

The following section discusses how the Zoning Code encourages and facilitates housing for persons with special needs.

Residential Care Facilities and Housing for Persons with Disabilities

State-licensed care homes include family care homes, foster homes, and group homes serving mentally disordered, handicapped persons, or dependent or neglected children. Care homes serving 6 or fewer persons are permitted by-right in all four residential zones. Care homes serving 7 or more persons are also permitted in all residential zones, subject to a CUP.

Definition of “Family” – The Municipal Code defines “Family” as “A single residential unit or a person or group of persons living together as a domestic unit in a single residential unit.” This definition is consistent with current law.

Concentration requirements - There are no separation or maximum concentration limits in the Code for residential care facilities.

Processing procedures - Residential care facilities serving six or fewer persons are treated the same as a single-family residence and there are no processing procedures for establishing one in an existing residence, other than building, electrical, plumbing or mechanical permits related to any proposed remodeling. If such a facility were proposed for construction on a vacant site, in addition to the aforementioned permits, it would also go through a Large Site Plan Review. This is a non-discretionary review to confirm that the project complies with applicable Code requirements and is identical to the process for any single-family home. The process involves submitting plans for review by Planning, Building, Engineering, Police and Fire. After the Large Site Plan Review is complete, typically in about 30 days (longer if significant corrections/redesigns required), construction drawings may be submitted to Building for plan check.

For residential care facilities serving seven or more persons a conditional use permit is required, which is permissible under state law. The CUP process involves review of plans by all City departments and a public hearing before the Planning Commission. The entire process, from initial submittal to public hearing, generally takes approximately 90 days. If the facility involved new construction on a vacant lot, it would also require a Precise Plan of Design (PPD). Depending on the size of the building, the PPD would be reviewed by staff (under 3,000 sq. ft.) or by the Design Review Commission (3,000 sq. ft. or more). This review takes place after CUP approval and usually takes 30-45 days.

Site planning requirements - There are no standards or conditions applied to residential care facilities serving six or fewer persons that are not required of conventional housing.

Licensed family care homes, foster homes, or group homes serving seven or more mentally disordered or otherwise handicapped persons or dependent and neglected children where authorized pursuant to Cal. Welfare & Institutions Code §5116 require a CUP and must comply with the following standards:

- (A) All such uses shall have and maintain a minimum net lot area of not less than 21,780 square feet; and
- (B) All such uses shall have and maintain a minimum width, depth and street frontage of 70 feet; and
- (C) In all such uses the side yard area shall be a minimum width of ten feet, and the rear yard area shall be a minimum depth of ten feet; and
- (D) All buildings, structures, and landscaping will be developed in a manner harmonious and compatible with development on surrounding properties; and
- (E) All exterior parking areas will be screened with landscaping in a manner that ensures compatibility with and an enhancement to surrounding properties; and
- (F) All exterior lighting will be designed, oriented, and constructed to shield adjacent properties from adverse glare effects.

Reasonable accommodation – The City adopted reasonable accommodation procedures in 2011 (Municipal Code Sec. 153.484 et seq.) in compliance with state and federal fair housing law.

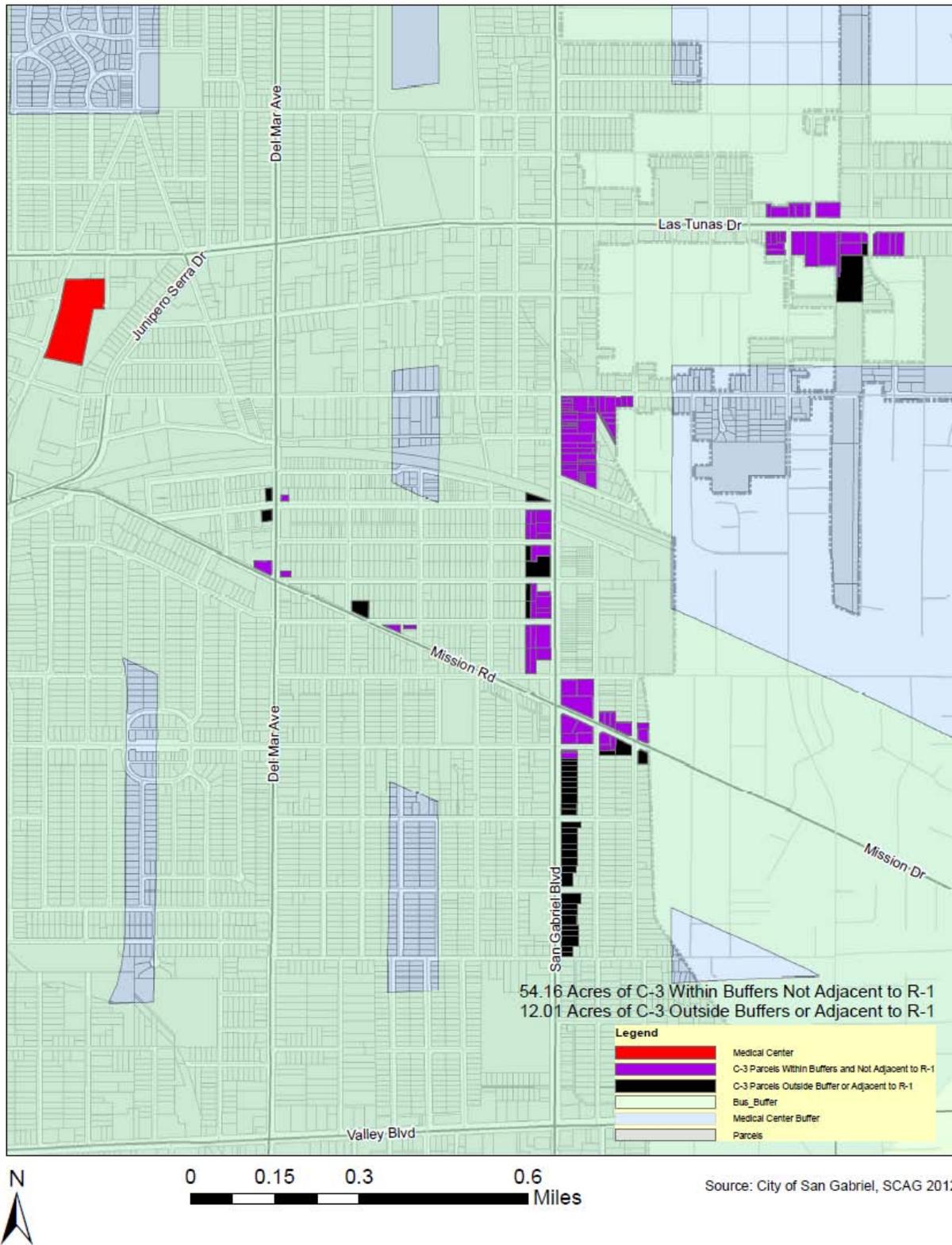
Emergency Shelters

An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis, typically six months or less. Senate Bill (SB) 2 of 2007 strengthened the planning requirements for emergency shelters. Unless adequate capacity is available to serve a jurisdiction's existing emergency shelter need, SB 2 requires that shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. As an alternative, the requirements may be satisfied through a multi-jurisdictional agreement. In accordance with SB 2, the Municipal Code was amended in the previous planning period to allow emergency shelters "by-right" within the defined emergency shelter overlay area of the C-3 district subject to objective development standards without a conditional use permit or other discretionary approval. The C-3 district encompasses approximately 66 acres, 82% (54 acres) of which meets the overlay criteria for emergency shelter sites (see Figure IV-1). The C-3 district is well-served by transit, public facilities and commercial services. Municipal Code Sec. 153.162(O) establishes the following standards for emergency shelters:

- (1) The shelter shall be located adjacent to any zone except R-1;
- (2) The shelter shall be located within one-quarter mile of a bus stop;
- (3) The shelter shall be located within a two-mile radius of a hospital;
- (4) The number of beds shall not exceed one per 130 square feet of gross floor area;
- (5) Off-street parking shall be based on demonstrated need, but shall not be required to provide more than one parking space per 200 square feet of gross floor area;
- (6) The size and location of exterior and interior on-site waiting and client intake areas shall be subject to the review and approval of the Community Development Department;
- (7) The shelter shall have full-time on-site management;
- (8) The shelter shall be located no closer than 300 feet to another emergency shelter;
- (9) The maximum length of stay of any person shall be six months;
- (10) An exterior lighting plan shall be submitted for the review and approval of the Police Department; and
- (11) Security guards, as recommended by the Police Department, shall be provided during the hours that the emergency shelter is open.

Factors 1 through-3 define the overlay area, and parcels meeting these criteria are shown in Figure IV-1. These standards do not significantly constrain the location of emergency shelters within the C-3 district because 1) the majority of parcels in this zone are not adjacent to the R-1 zone; 2) most C-3 parcels are located along transit routes within one-quarter mile of a bus stop; 3) and most parcels within the C-3 zone are within a two-mile radius of a hospital.

Figure IV-1
Eligible Emergency Shelter Locations in the C-3 Zone



Transitional and Supportive Housing

Transitional and supportive housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

SB 2 requires that transitional and supportive housing be treated as a residential use subject to only those requirements that apply to other residential uses of the same type in the same zone. In 2011 the Zoning Code was amended consistent with state law.

Single Room Occupancy (SROs)

Single room occupancy (SRO) facilities are small studio-type units that help to address the needs of extremely-low-income individuals. The Municipal Code defines SRO as “A structure with six or more guest rooms in which 30% or more of the units do not have a private bath and toilet within the unit.” SROs are conditionally permitted in the M-1 (Light Manufacturing) zone.

5. Fees and Improvement Requirements

Various fees and assessments are charged by the City to cover the costs of processing permits and providing necessary services and infrastructure. Almost all of these fees are assessed through a *pro rata* share system based on the magnitude of the project's impact or the extent of the benefit which will be derived.

Permit Processing Fees

Table IV-4 provides a listing of fees the City charges for residential development permit processing. In addition, other fees may be assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters if their installation is needed, or the builder may need a Variance, CUP, or Site Plan Review.

**Table IV-4
Residential Development Processing Fees –
City of San Gabriel**

Fee Type	Fee
Pre-Application Review	\$655
Precise Plan of Design	\$1,390 – Staff Review \$2,830 – DRC Review
Conditional Use Permit	\$1,750
Revisions	
PPD (Staff)	\$475
Conditional Use Permit	\$1,360
PPD (DRC/PC)	\$1,750
Site Plan Review	\$170 – Small Projects \$335 – Large Projects
Subdivision	
Tentative Tract Map	\$2,375
Tentative Parcel Map	\$1,975
Extension of Approved Subdivision Map	\$ 400
Final Tract/Parcel Map Review	\$1,185
Zone Change Application	\$2,945
Zone Text Amendment	\$2,945
Variance Application	\$1,955 for 2 + \$925/each no more than \$5,650
General Plan Amendment	\$2,940
Lot Line Adjustment	\$660 – 4 or fewer parcels \$1,975 – 5 or more parcels

Source: Community Development Department, City of San Gabriel, 2013.

Development Impact Fees

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

Table IV-5 shows the City's development impact fees related to infrastructure and public facilities. Assessments on infrastructure or services are waived for property owners who receive public assistance (including General Assistance and Food Stamps) and those with gross household incomes not exceeding 50% of the County median income.

**Table IV-5
Residential Development Impact Fees**

Fee Purpose	Rate
Police Facility	
Residential (per unit)	\$758
Fire Facility	
Residential (per unit)	\$229
Open Space	
Residential (per unit)	\$2,188
Traffic Impact	
R-1 (per unit)	\$2,320
R-2 (per unit)	\$1,856
R-3 (per unit)	\$1,392
2nd Unit	\$1,392
Senior Accessory Unit	\$928
Sewer Impact	
R-1 (per unit)	\$3,997
R-2 (per unit)	\$1,999
R-3 (per unit)	\$1,332
2nd Unit (per unit based on R-2)	\$1,000
Senior Accessory Unit (per unit based on R-3)	\$667
Room Addition > 800 sf (per unit)	\$1,999

Source: City of San Gabriel, 2013

The total cumulative processing and development impact fees for typical single-family and multi-family residential units are approximately \$9,500 and \$6,000, respectively. These fees do not exceed the actual cost of processing applications and providing needed services and facilities, and therefore do not pose an unreasonable constraint to housing development.

Improvement Requirements

City road standards vary by roadway designation as provided in Table IV-6.

**Table IV-6
Road Improvement Standards**

Roadway Designation	Number of Lanes	Right-of-Way Width	Curb-to Curb Width
Major Arterial	6	100-112'	82-88'
Secondary Arterial	4	74-88'	58-64'
Secondary Street	4	84-88'	64'
Limited Secondary Arterial	2	66-74'	50-56'
Limited Secondary Street	2	62-70'	46-54'
Collector	2	60-64'	40'

Source: City of San Gabriel, 2008

A local residential street requires a 60-foot right-of-way, with two 12-foot travel lanes. The City's road standards are typical for cities in Southern California and do not act as a constraint to housing development.

6. Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. The City has adopted the California Building Code (CBC) which establishes minimum construction standards. These minimum standards cannot be revised to be less stringent without sacrificing basic safety considerations and amenities. No major reductions in construction costs are anticipated through revisions to local building codes. Working within the framework of the existing codes, however, the City will continue to implement planning and development techniques that lower costs and facilitate new construction where possible.

Code enforcement efforts in San Gabriel focus on bringing substandard housing units into compliance with City building and property maintenance codes and are implemented by the Neighborhood Improvement Services Division, consisting of a manager, one full-time and one part-time Code Enforcement Officer.

The City enforces several regulations that serve to enhance the accessibility to disabled residents. For example, new apartment developments are subject to requirements under the Americans with Disabilities Act (ADA) for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. For apartment complexes receiving federal subsidy, ground floor units (as well as upper floors if an elevator is present) are required to be fully accessible, and are subject to the federal Architectural Barriers Act.

To comply with new state accessibility requirements in 2005, the City now requires that residential condominium projects with three or more dwelling units in a single building and apartment projects with four or more dwelling units in a single building have 10% of the units designed to be accessible to the disabled. These projects are also required to provide disabled-accessible parking spaces on site.

Based on this review of zoning and building code requirements, no unreasonable constraints to the provision of accessible housing have been identified.

7. Local Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. In response to State law, California cities have been working to improve the efficiency of permit and review processes by providing "one-stop processing," thereby eliminating duplication of effort. The City has fully implemented the provisions of AB 884, as well as more recent legislation requiring the establishment of one-stop permit coordination.

Based on periodic surveys conducted by the City, local processing times are comparable to those experienced in neighboring communities. Single-family homes and multi-family housing developments of less than five units undergo an administrative (staff) review process which typically takes three to four weeks. Housing developments with more than four units are required to be reviewed by the Design Review Commission. The approximate time required to obtain a CUP, variance, or other entitlements is three months.

The Design Review Commission has not denied a residential project in recent years and the design review process has not served as a constraint to development. Design review can occur concurrently with other review processes. On average, the time frame for design review is 90 days from submittal of a complete application to a decision by the Commission. The City Council has reduced the size of the Design Review Commission from five to three members, which reduces the time required for review and deliberation. Plan checking for construction plans of new residential development by the Building Division averages 4.7 business days for the first submittal.

The majority of projects that go before the Design Review Commission are approved in a single meeting. In performing their duties, the Commissioners and City Architect are cost conscious and sensitive to the needs of the applicant. The Commission typically requires only cosmetic changes that do not significantly add to the cost of development (in terms of both time and money). The Planning and Design Review Commissions have seldom required a project to reduce the number of units proposed.

Additionally, the City continues to strive to streamline processing for residential projects. In 2003, second units on R-1 lots meeting a minimum size requirement became permitted by right and no longer required a CUP. In the Valley Boulevard Specific Plan, completed in 2006, mixed-use developments which conform to the standards of the plan are permitted by right, whereas prior code regulations required approval of a CUP. Also in 2006, the City eliminated the pre-application review process for multi-family housing projects, which has resulted in a typical processing time reduction of 30 days.

Applications submitted for CUPs to permit mixed-use developments in the C1 and C3 zones, as well as within the Mission District Specific Plan area, are first reviewed by the Community Development, Police and Fire Departments for completeness, code compliance, architectural design, signage and landscaping. Once this initial review is finished, the Planning Division notifies the applicant within 30 days of submittal that the application is deemed complete, or if not, what additional information/materials are needed. Required revisions to the plans and preliminary conditions of approval are also provided as part of this initial review. Once an application has been deemed complete, the Planning Division conducts an environmental review and prepares and posts the appropriate environmental documents as required by CEQA. Since CUP requests are heard by the Planning Commission, the Planning Division prepares and distributes notices of the public hearing as well as a staff report with recommendations to the Planning Commission. At the appointed time, the public hearing is held and the Planning Commission renders its decision. The

timeframe from submittal of a complete CUP application to the Planning Commission hearing is typically 90 days.

8. Service and Facility Infrastructure

Before a development permit is granted, it must be determined that public service and facility systems are adequate to accommodate any increased demand created by the proposed project. Because San Gabriel has been almost fully built-out for over two decades, relatively few such constraints exist, except in certain areas where the infrastructure systems have neared their carrying capacity. To address these infrastructure constraints, the City began assessing development impact fees in 2005. The proceeds from these fees are used to upgrade City infrastructure to accommodate the increased demand on selected public service and facility systems created by new developments. As a result, the likelihood of a residential development being delayed due to inadequate infrastructure is very small.

V. Housing Action Plan

Chapters II through IV of the Housing Element establish the housing needs, as well as the constraints to and opportunities for housing development in San Gabriel. The Housing Plan presented in this chapter sets forth the City's goals, policies, and programs to address the identified housing needs.

A. Goals and Policies

This section of the Housing Element contains the goals and policies the City intends to implement to address its identified housing needs. The following four major issue areas are addressed by the goals and policies of this Element:

- ensure that a broad range of housing types are provided to meet the needs of the existing and future residents;
- promote affordable housing;
- conserve the existing affordable housing stock; and
- promote equal housing opportunity.

Each issue area and the supporting goals and policies are identified and discussed in the following section.

Provide for a Range of Housing Types

Different household types in San Gabriel require housing to fit their particular needs and circumstances. For example, approximately 15% of the City's renter households are living in overcrowded conditions, which may indicate an unmet need for affordable units that have three or more bedrooms, and/or an unmet need for affordable homeownership opportunities. Other households, such as those consisting of an elderly person living alone, may need smaller, studio units in a complex that provides supportive services, such as some meals, and transportation.

GOAL 1: Expand the supply of housing in accordance with the land use designations and policies in the Land Use Element.

Objective 1.1: Provide for the construction of 930 new housing units during the 2014-2021 projection period in order to meet the goals of the Regional Housing Needs Assessment (RHNA).

Policy 1.1.1: Promote and encourage the development of housing of various types, designs, forms of ownership, and sizes.

Policy 1.1.2: Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety and aesthetic considerations.

Policy 1.1.3: Facilitate the construction of housing for lower- and moderate-income households.

Policy 1.1.4: Periodically re-examine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.

Policy 1.1.5: Through subdivision and zoning ordinances, and through the permit process, encourage use of innovative construction techniques, design standards, and energy conservation methods in new housing development.

Policy 1.1.6: Encourage development of second units at appropriate locations by publicizing the City's second unit program, and by providing incentives for development of such units.

Housing Affordability

According to recent Census Bureau estimates, 60% of lower-income owner households and 84% of lower-income renter households in San Gabriel were overpaying, or spending more than 30% of their income on housing.

GOAL 2: Promote and encourage the provision of adequate housing to meet the needs of the community.

***Objective 2.1:** Facilitate the construction of 930 new housing units, including housing affordable to extremely-low-, very-low, low-, and moderate-income households, in accordance with the RHNA and consistent with the Land Use Element.*

Policy 2.1.1: Encourage a wide range of housing types, prices and ownership forms in new construction.

Policy 2.1.2: Facilitate the development of housing for lower- and moderate-income households by private developers.

Policy 2.1.3: Support the development of cost saving and energy-conserving construction techniques.

Policy 2.1.4: Assist private developers in identifying land suitable for the development of housing for lower- and moderate-income households.

Policy 2.1.5: Encourage the inclusion of units for extremely-low, very low-, low-, and moderate-income families as part of private sponsored housing developments.

Policy 2.1.6: Support efforts of private lenders to provide responsible alternative financing methods to make home ownership available to a greater number of households.

Policy 2.1.7: Continue to encourage and facilitate density bonuses and other incentives for housing development incorporating units for low- and moderate-income households.

Policy 2.1.8: Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of low- and moderate-income housing.

Policy 2.1.9: Support the Los Angeles County Home Ownership Program (HOP), which encourages affordable homeownership opportunities through a first-time homebuyer program targeted to low- and moderate-income households.

Objective 2.2: *Promote the affordability of existing housing units for low- and moderate-income households by capturing Federal housing assistance subsidies for the benefit of eligible City residents.*

Policy 2.2.1: Support and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.

Conserving the Existing Affordable Housing Stock

Approximately 80% of housing units in San Gabriel are more than 40 years old, and may require major repairs. This figure indicates that programs to assist lower-income households with home maintenance/improvement are critical to preventing widespread housing deterioration. The need for such programs is underscored by problems of overpayment and overcrowding, and the large proportion of senior citizens on fixed incomes. The highest concentration of substandard units is located south of Valley Boulevard.

GOAL 3: Promote and encourage the rehabilitation of deteriorated dwelling units and the conservation of the currently sound housing stock.

Objective 3.1: *Conserve the existing housing stock in San Gabriel.*

Policy 3.1.1: Continue to investigate and pursue housing rehabilitation programs and funding sources offered by the State and Federal governments.

Policy 3.1.2: Promote the use of rehabilitation assistance programs to alleviate deteriorated or deteriorating housing conditions.

Policy 3.1.3: Encourage investment of public and private resources to alleviate neighborhood deterioration trends.

Policy 3.1.4: Continue to encourage property owners to improve or rehabilitate owner-occupied and rental housing where feasible.

Policy 3.1.5: Promote the removal and replacement of those substandard units that cannot be rehabilitated.

Objective 3.2: *Promote the maintenance of currently sound housing.*

Policy 3.2.1: Use public information and assistance programs to encourage repair before major damage occurs.

Policy 3.2.2: Promote representative citizen participation on the formation, implementation and review of housing programs.

Policy 3.2.3: Continue to encourage the maintenance of sound owner-occupied and renter-occupied housing.

Fair Housing/Housing Opportunities

In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

The Housing Element seeks to expand the range of housing opportunities provided in San Gabriel, including the housing for those with "special needs", including senior citizens on fixed incomes, very low-, low-, and moderate-income residents, persons with disabilities, large families, female-headed households with children, and the homeless.

GOAL 4: Promote and encourage housing opportunities accessible to employment centers, quality community centers, and quality community services for all economic segments of the community, regardless of race, color, national origin, ancestry, religion, disability, sex, familial status, or marital status.

Objective 4.1: *Promote housing opportunities for all.*

Policy 4.1.1: Promote governmental efforts to provide equal opportunity housing for existing and projected demands in San Gabriel.

Policy 4.1.2: Accommodate the City's fair share of the regional housing needs.

Policy 4.1.3: Identify segments of the population that have special housing needs and develop programs to serve those needs (i.e., single parents, elderly, disabled, large family, minority and homeless populations).

B. Housing Programs

The goals and policies contained in the Housing Element address San Gabriel's identified housing needs and are implemented through a series of housing programs. Housing programs define the specific actions the City will take to achieve specific goals and policies.

The City's overall housing program strategy for addressing its housing needs has been defined according to the following general goals:

- Ensure that a broad range of housing types are provided to meet the needs of the existing and future residents;
- Promote affordable housing;
- Conserve the existing affordable housing stock; and
- Promote equal housing opportunity.

Housing programs include both programs currently in operation and new programs that have been added to address the City's unmet housing needs. This section provides a description of each housing program, and program objectives for the 2013-2021 planning period. Programs are grouped by the same four housing issue areas as the goals, objectives and policies listed above: provision of a range of housing types; housing affordability; conservation of the existing housing stock; and fair housing/ housing opportunities.

The Housing Programs Summary (Table VI-2), located at the end of this section, summarizes the goals and objectives of each housing program through 2021 along with identifying the program funding source, responsible agency, and time frame for implementation.

Provision of a Broad Range of Housing Types

1. Senior Housing Units and Second Units

Agency Responsible for Implementation: San Gabriel Community Development Department

Program Description: A senior housing unit is an accessory dwelling unit not exceeding 640 square feet that is attached or detached from the primary residence on a parcel zoned for residential use. The unit may contain a kitchen or kitchen facilities and is intended for the sole occupancy of one or two adults. The primary occupant must be 62 years of age or older. Senior housing units are permitted on all residentially zoned properties, subject to the approval of a CUP. Nine senior housing units have been approved since 1996.

Second units are defined as detached or attached dwelling units which provide complete independent living facilities for one or more persons. Second units are permitted on any residentially zoned property that has a minimum lot size of 7,260 square feet. Approximately 32 second units have been approved since these code revisions were adopted, or approximately three per year.

Given the scarcity of developable land remaining in San Gabriel, integrating senior housing units and second units in existing residential neighborhoods is a means for the City to accommodate additional affordable rental housing. The development of senior and second units is effective in dispersing affordable housing throughout the City. Senior housing and second units are particularly effective in addressing the needs of extremely-low-income households since these units may be occupied by extended family members with no rent charged, or may be rented at a rate affordable to extremely-low-income households due to their small size. In order to encourage and facilitate the provision of additional second units and senior units the City will publicize and promote this program via the City's website, newsletter, and cable television channel.

Source of Funding: Department Budget

Program Objective: The City will continue to implement the program. To publicize and promote the program, the City will inform residents via the City's website, newsletter, and cable television channel. Based on past trends and expanded promotion efforts, the City anticipates developing about 24 senior or second units over the eight-year planning period.

2. Zoning for Emergency Shelters/Transitional and Supportive Housing

Agency Responsible for Implementation: San Gabriel Community Development Department

Program Description: An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited, short-term basis, typically six months or less.

Transitional housing is temporary (typically six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component, such as job skills training, or rehabilitation counseling, to allow individuals to gain necessary life skills in support of independent living. Supportive housing may be permanent and includes services to assist residents with their daily necessities. The City will continue to facilitate the establishment of these uses, which are permitted by-right in the R-3 zone subject to the same development standards as for other residential uses of the same type in the R-3 zone.

Source of Funding: Department Budget

Program Objective: Continue to facilitate establishment of emergency shelters and transitional and supportive housing throughout the planning period.

3. Density Bonus Ordinance

Agency Responsible for Implementation: San Gabriel Community Development Department

Program Description: The price of raw land and any necessary improvement is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land fairly high, particularly in desirable areas like San Gabriel. Another factor related to construction costs is the number of units built at one time. As the number increases, overall cost per unit generally decreases as builders are able to take advantage of the economies of scale. Higher density allows land costs to be spread across more housing units, thereby reducing per-unit costs. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing. In 2006 the City amended the Code in conformance with current state density bonus law (SB 1818), and two density bonus projects were approved in the previous planning period. In addition to the higher densities this ordinance allows, incentives such as reduced parking or other modifications to development standards help to facilitate the production of affordable housing.

Source of Funding: Department Budget

Program Objective: The City will continue to offer density bonuses to affordable housing projects pursuant to the Density Bonus Ordinance. The City will further promote the program via the City's website, newsletter, and cable television channel.

4. Review and Modification of Development Standards

Agency Responsible for Implementation: San Gabriel Community Development Department

Program Description: The City adopted a number of code revisions in 2006 to streamline the development review process for housing projects in the City which have continued to promote housing. These include allowing second unit housing by right without discretionary approvals given minimum development standards in single-family residential neighborhoods; elimination of the pre-application review process for multi-family housing projects which has reduced processing time for applicants by an average of 30 days; adoption of the Mission District Specific Plan that allows for more varied uses, including residential uses, which were previously not permitted; adoption of an ordinance to grant density bonuses for affordable housing units and/or senior housing; and adoption of the Valley Boulevard Specific Plan that includes increased residential densities and revised code language that provide incentives for mixed-use development.

In 2009, the City adopted a series of additional amendments to the San Gabriel Municipal Code (SGMC) called "Quick Wins" which focused on simplifying several development standards and making it easier to do residential construction. Additional amendments are in process ("Greening the Code") which will include changes to development standards for multi-family and mixed-use developments. The City will continue to review Code requirements and seek to identify opportunities to streamline the development process throughout the planning period.

Source of Funding: Department Budget

Program Objective: Review and update outdated sections of the Zoning Code on an annual basis. This will provide an opportunity to analyze the impact of proposed changes to development standards on housing affordability and production.

5. Housing Summit

Agency Responsible for Implementation: San Gabriel Community Development Department

Program Description: In 2004 and 2005, the City held a series of meetings in which local architects and developers were invited to presentations on topics such as the Mission District and Valley Blvd. Specific Plans and the City's residential design guidelines. These meetings helped to introduce these local professionals to the City's housing goals and objectives in these areas.

Source of Funding: Department Budget

Program Objective: Over the course of the planning period, the City will hold at least two Housing Summits and invite the participation of at least five residential developers with development experience in the San Gabriel Valley. Through these dialogs, City staff will explain the development process in San Gabriel and provide information on the City's housing programs, including the density bonus program, and affordable housing goals. Staff will also review the City's past efforts to streamline the development process and discuss changes that are being considered to further facilitate development. The Housing Summits will also serve as an opportunity for developers to provide input on the development process and the challenges they face in developing housing in the San Gabriel Valley.

6. Incentives for Lot Consolidation

Agency Responsible for Implementation: San Gabriel Community Development Department

Program Description: In 2004, the City adopted the Mission District Specific Plan, which includes incentives for the consolidation of lots zoned for multi-family residential use. Within the boundaries of the specific plan, allowable density is increased by 67% for properties in the R-2 and R-3 zones that are at least 32,670 square feet (0.75 acre) in size. Additionally, the Valley Blvd. Specific Plan, adopted in 2006, has a minimum lot size requirement of 22,000 square feet for mixed use projects, thus encouraging the consolidation of smaller parcels to achieve this standard.

Source of Funding: Department Budget

Program Objective: The City will continue to encourage the consolidation of lots in order to achieve higher residential densities. The City will utilize the updated vacant and underused site inventory to identify areas where lot consolidation is possible and communicate this information to interested developers.

Housing Affordability

7. Section 8 Housing Assistance Program

Agency Responsible for Implementation: County of Los Angeles Housing Authority; San Gabriel Community Development Department

Program Description: The Section 8 Housing Assistance Payments Program is administered by the County of Los Angeles Housing Authority. The Housing Assistance Payments Program assists very low-income, elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be “doubling up” to afford their own housing. The City will continue to promote participation of eligible San Gabriel residents in the County-administered Section 8 Rental Assistance Program.

Source of Funding: HUD Section 8

Program Objective: The City will advertise availability of the Section 8 Rental Assistance Program on its website, newsletter and cable television channel to promote participation of eligible San Gabriel residents in the County-administered Program. Since Section 8 vouchers are portable, the number of vouchers used in the city will vary over time.

8. Los Angeles County Housing Innovation Fund

Agency Responsible for Implementation: Low Income Investment Fund, Century Housing Corporation, and the Corporation for Supportive Housing

Program Description: In 2006, the Los Angeles County Board of Supervisors approved the Homeless Prevention Initiative which allocated \$20 million for the creation of an affordable housing revolving loan fund. The Los Angeles County Housing Innovation Fund, LLC, a joint venture between the Low Income Investment Fund, Century Housing Corporation, and the Corporation for Supportive Housing, will administer the fund. The LACHIF can be used to finance acquisition and predevelopment activities associated with affordable housing development. The LACHIF can only be used for units that are reserved for households at or below 60% AMI as defined by the U.S. Department of Housing and Urban Development for the Los Angeles-Long Beach Metropolitan Statistical Area. Sixty percent of the LACHIF has been set aside to serve households with incomes at 60% or below of AMI. Forty percent of the LACHIF has been set aside to serve households with incomes at 35% or below of AMI. The maximum loan amount is \$5 million, which may include up to \$750,000 for predevelopment activities. LACHIF loans are to be paid back no later than 36 months after origination.

Eligible entities include the City, Non-Profit developers, For-Profit developers and Limited Partnerships or Limited Liability Companies.

Source of Funding: Los Angeles County

Program Objective: The City will make Non-Profit and For-Profit developers aware of the availability of Los Angeles County Housing Innovation Fund financing and encourage its use where feasible to facilitate the development of affordable housing.

9. Encourage Preservation of Existing Rental Housing Stock

Agency Responsible for Implementation: San Gabriel Community Development Department

Program Description: The City will continue to encourage preservation of the existing rental housing stock and discourage condominium conversions, which can raise the cost of housing and take affordable multiple-family rental housing off the market. To preserve the affordable rental housing stock, the City's policy is to require condominium conversions to comply with all current development standards of the zones in which they are located, such as setbacks, parking and open space. Because condominium conversions often occur in older rental developments, the burden of bringing such properties into full compliance with contemporary development standards has acted as a disincentive to conversion. There have been no condominium conversions in San Gabriel in over 20 years.

Source of Funding: Department Budget

Program Objective: The City will continue its policy of requiring condominium conversions to achieve full compliance with contemporary development standards as a means to discourage condominium conversions and preserve the affordable rental housing stock.

10. Home Ownership Program

Agency Responsible for Implementation: Los Angeles County Community Development Commission (LACDC).

Program Description: San Gabriel residents are eligible to participate in the Los Angeles County Community Development Commission's Home Ownership Program (HOP) funded under the Federal HOME program to assist low-income households to purchase their first homes. HOP provides loans of up to 20% of the initial purchase price or \$60,000, whichever is least. The loans are shared equity loans with no monthly payments and payable upon sale, transfer, or refinance of the home. Under the program, eligible properties include single-family homes and attached or detached condominiums or townhomes. The property must be owner-occupied for the life of the loan. In addition, the borrower is required to have a minimum of 1% of the down payment and complete an educational course in homeownership from an approved HUD counseling agency.

Source of Funding: Los Angeles County Community Development Commission HOME funds.

Program Objective: The City will continue to participate in the County's Home Ownership Program. The City will advertise the availability of the program through its website, newsletter, and cable television channel as well as brochures.

Conserve Existing Affordable Housing

11. Code Enforcement

Program Description: Code enforcement efforts in San Gabriel focus on bringing substandard housing units into compliance with City building and property maintenance codes. In 2002, the City reorganized the Code Enforcement Division into a more proactive Neighborhood Improvement Services Division incorporating traditional code enforcement with community education and empowerment. Using an array of new tools, including concentrated code enforcement, tree planting, cleanup programs, and other initiatives, this reorganization and more proactive approach increases the City's effectiveness in improving the quality of housing and neighborhoods in San Gabriel. The City also increased the size of its Code Enforcement staff by hiring an additional part-time Code Enforcement Officer.

Source of Funding: Community Development Block Grant; Department Budget

Program Objective: The Neighborhood Improvement Division will continue to bring its varied resources to bear on enforcing City building and property maintenance codes, with an emphasis on eliminating substandard housing conditions so that all San Gabriel residents may enjoy decent, safe and sanitary housing.

12. Preservation of Assisted Housing Developments

Agency Responsible for Implementation: San Gabriel Community Development Department

Program Description: The preservation of existing affordable housing in the community is an important goal for San Gabriel. Earlier analysis (see Section II.F) indicates that there are two projects in the city with affordability covenants, although neither of these projects is at risk of conversion. Las Casas Apartments is the only assisted multi-family development in the City and is not at risk of conversion over the next ten years. The City will continue to monitor the status of these projects as well as all future assisted developments to ensure their affordability controls are maintained for the longest period possible.

Source of Funding: Department Budget

Program Objective: The City will continue to monitor the status of assisted residential developments in San Gabriel by maintaining in close contact with projects owners.

Housing Opportunities/Fair Housing

13. Mixed-Use Zones

Agency Responsible for Implementation: San Gabriel Community Development Department

Program Description: Mixed-use developments with a combination of residential and commercial uses are conditionally permitted in the commercial C-1 and C-3 and Mission District Village zones.

Specifically, multi-family residential uses are permitted on the second and third floors above ground floor commercial or office uses. Ground floor multi-family residential uses are permitted in mixed-use developments on a site in excess of three acres, subject to a CUP. In 2006, the City further facilitated the development of mixed-use projects with the adoption of the Valley Boulevard Specific Plan, which allows mixed-use projects by-right of up to five stories (as compared to three stories with a CUP under the previous code), up to 3.0 floor area ratio (as compared to 1.0 previously) and densities in excess of 40 units per acre (as compared to 25 units per acre previously). Since 2003, two mixed-use projects providing 24 units have been built, while another providing 31 units is under construction. Another project with 11 units has been approved.

Source of Funding: Department Budget

Program Objective: The City will continue to promote development in the mixed-use areas. If financial assistance is available, a focus of these funds will be to provide financial incentives for development of affordable housing on sites where mixed-use is permitted. Incentives would likely take the form of land write-down assistance, or assistance with development fees and off-site development costs. In addition, the City offers density bonuses to mixed-use projects that include units affordable to low- and/or moderate-income households. The City may also provide fee reductions and development assistance for affordable units. The City will provide information regarding mixed-use development opportunities on the website and will notify local affordable housing developers annually.

14. Vacant and Underused Sites Inventory

Agency Responsible for Implementation: San Gabriel Community Development Department

Program Description: As part of the 2013 Housing Element update and as required by state law, the City compiled an inventory of vacant and underused sites in all zones in which housing is permitted or conditionally permitted. This inventory will be maintained and provided to interested parties (including residents and developers), in conjunction with information on density increases and other regulatory concessions available through the City's density bonus program.

Source of Funding: Department Budget

Program Objective: The City will maintain a current inventory of vacant and underused sites potentially available for residential development. This inventory will be made available to interested individuals, including San Gabriel residents and residential developers. Specifically, the City will utilize the site inventory to identify areas where lot consolidation is possible and communicate this information to interested developers.

15. Housing Information and Referral Services

Agency Responsible for Implementation: San Gabriel Community Development Department and Los Angeles County Community Development Commission.

Program Description: The Los Angeles County Housing Resource Center is a web-based information clearinghouse for information on affordable, special needs, accessible, and emergency housing within the County of Los Angeles. The project is managed by the Community Development Commission of the County of Los Angeles, which is the umbrella agency that includes the County's Housing Authority [HACoLA]. The City maintains a link on its website to the Housing Resource Center.

Source of Funding: County of Los Angeles Housing Authority/Community Development Commission

Program Objective: San Gabriel residents will continue to be made aware of and have access to the referral and informational services offered by the Los Angeles County Housing Authority. The City will continue to provide a link on its website to the Los Angeles County Housing Resource Center website, which offers information about available housing assistance programs.

16. Inventory of Affordable Housing Funding Sources

Agency Responsible for Implementation: San Gabriel Community Development Department

Program Description: As part of its previous Housing Element, the City prepared a comprehensive inventory of available sources of funds for affordable housing activities. The City will update and maintain this inventory so it is available to prospective housing developers. City staff identify and prepare applications for appropriate funding sources to support affordable housing activities. As discussed in Chapter III, these sources include CDBG, Section 8 Rental Assistance, the Mills Act program, and various state programs such as Low Income Housing Tax Credits (LIHTC) and the Multi-family Housing Program.

Source of Funding: Department Budget

Program Objective: The City will update and maintain the inventory of affordable housing funding sources and make it available to developers and will identify and apply for, when appropriate, funding sources to support affordable housing activities.

17. Fair Housing

Agency Responsible for Implementation: Housing Rights Center.

Program Description: The Housing Rights Center provides the following client services: tenant and landlord counseling; advocacy and collaboration in support of fair housing opportunities for all; public outreach and education regarding fair housing rights; specialized property owner, management and lender training; and discrimination complaint processing, investigation and litigation.

San Gabriel has conducted an initial review of zoning code and building code requirements and has not identified any barriers to the provision of accessible housing. In addition, a Reasonable Accommodation ordinance was adopted in the previous planning period.

Source of Funding: Housing Rights Center

Program Objectives: The City will advertise the services of the Housing Rights Center through the City’s newsletter, website and cable television channel. The City will continue to promote fair housing practices, process requests for reasonable accommodation, and refer fair housing complaints to the Housing Rights Center.

C. Quantified Objectives

The City’s quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1.

Table V-1
Quantified Objectives (2013-2021) –
City of San Gabriel

	Income Category					Totals
	Ex. Low	V. Low	Low	Mod	Upper	
New construction*	118	118	142	154	398	930
Rehabilitation	21			~	~	21
Conservation**	288		~	~	~	288

*Quantified objective for new construction is for the period 1/1/2014 - 10/30/2021 per the 5th RHNA cycle

**Section 8 vouchers

Appendix A

Evaluation of the 2008-2013 Housing Element

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element, adopted in 2010, and evaluates the degree to which these programs have been implemented during the previous planning period, 2008 through 2013. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2013-2021 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the program objectives, accomplishments, and implications for future policies and actions.

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period.

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1
Housing Element Program Evaluation 2008-2013
City of San Gabriel

Housing Program	Program Objectives	Time Frame	Status	Future Actions And Policies
1. Senior Housing and Second Units	The City will continue to implement the program. To publicize and promote the program, the City will inform residents via the City's website, newsletter, and cable television channel. Based on past trends and expanded promotion efforts, the City anticipates developing about 18 senior or second units over the six year planning period.	Throughout the planning period	The City continues to approve senior units and second units. The City revised its zoning ordinance in 2003 to eliminate the requirement of a CUP. Since then, approximately 33 second and senior units have been approved. Information is made available through zoning handouts for single family zoned properties. Information is also available through the City's website.	This program is successful and should be continued.
2. Monitoring & Use of Redevelopment Set-Aside Funds	Continue to monitor projections of the tax increment from the Redevelopment Project Area. If an adequate amount is accumulated, the Agency may use the set-aside funds to help offset developer costs for affordable housing projects.	Throughout the planning period	The Redevelopment Agency was dissolved in February 2013.	None.
3. Zoning for Emergency Shelters/Transitional and Supportive Housing	In accordance with Senate Bill 2 of 2007 the City will, within one year of the adoption of the Housing Element, amend the Municipal Code to designate a zone or zones where emergency shelters may be established "by right" subject to objective development standards without a conditional use permit or other discretionary approval. The designated zone or zones will have the capacity for at least one emergency shelter. In addition, the City commits to amending the Municipal Code within one year of Housing Element adoption to allow transitional and supportive housing subject to only those requirements which apply to other	Within one year of Housing Element adoption	The Zoning Ordinance was amended in 2011 in conformance with state law regarding emergency shelters and transitional/supportive housing.	This program has been completed.

Housing Program	Program Objectives	Time Frame	Status	Future Actions And Policies
	residential uses of the same type in the same zone.			
4. Density Bonus Ordinance	The City will continue to offer density bonuses to affordable housing projects pursuant to the Density Bonus Ordinance adopted in 2006. The City will further promote the program via the City's website, newsletter, and cable television channel.	Ongoing	A density bonus project was approved in 2010 for a 31-unit mixed use project. The density bonus resulted in the inclusion of two units affordable to very low income households. The project is currently under construction and is expected to be completed in 2014. Information regarding Density Bonuses is also available through the City's website.	This program is successful and should be continued.
5. Review and Modification of Development Standards	Recognizing that certain development standards may constrain housing development, beginning in 2009, the City will be reviewing and updating as necessary outdated sections of the zoning code. This will provide an opportunity to analyze the impact of proposed changes to development standards on housing affordability and production.	2009-2013	In 2009, the city adopted a series of amendments to the San Gabriel Municipal Code (SGMC) called "Quick Wins" which focused on simplifying several development standards and made it easier to do residential construction. Additionally, the City is in the process of proposing more amendments to the SGMC through "Greening the Code", to include changes to development standards for multi-family and mixed use developments.	<p><i>Quick Wins</i> - were adopted and have been successful.</p> <p><i>Greening the Code</i> - will be adopted in 2013.</p>
6. Housing Summit	<p>Over the course of the this planning period, the City will hold at least two Housing Summits and invite the participation of at least five residential developers with development experience in the San Gabriel Valley. Through these dialogs, City staff will explain the development process in San Gabriel and provide information on the City's housing programs, including the density bonus program, and affordable housing goals. Staff will also review the City's past efforts to streamline the development process and discuss changes that are being considered to further facilitate development.</p> <p>The Housing Summits will also serve as an opportunity for developers to provide input on the development</p>	2008-2013	This event has not occurred due to staffing shortages in the Planning and Economic Development Divisions.	Plan for future Housing Summits.

Housing Program	Program Objectives	Time Frame	Status	Future Actions And Policies
	process and the challenges they face in developing housing in the San Gabriel Valley.			
7. Incentives for Lot Consolidation	The City will continue to encourage the consolidation of lots in order to achieve higher residential densities. The City will utilize the updated vacant and underused site inventory to identify areas where lot consolidation is possible and communicate this information to interested developers.	2008-2013	No lot consolidations took place during this time. The City will continue to make its vacant and underused site inventory available to developers and the public on its website to help them identify opportunities for lot consolidation.	This program is successful and should be continued.
8. Zoning to Encourage Housing for Persons with Special Needs	The City will update the Municipal Code provisions regarding the definition of “family”, SROs, and reasonable accommodation within one year of Housing Element certification.	2011	Municipal Code amendments were adopted in 2011 in conformance with state law.	This program has been completed.
9. Section 8 Housing Assistance Program	The City will advertise availability of the Section 8 Rental Assistance Program on its website, newsletters and the cable television channel to promote participation of eligible San Gabriel residents in the County-administered Program. Since Section 8 vouchers are portable, the number of vouchers used in the city will vary over time.	2008-2013	The Los Angeles Community Development Commission (LACDC) continues to encourage apartment owners to accept vouchers. The City advertises the program through its website, newsletters & brochures. The City hired a full-time Housing and Economic Development Specialist in January 2009, however this position has been vacant since December 2012.	This program is successful and should be continued.
10. Los Angeles County Housing Innovation Fund	The City will make Non-Profit and For-Profit developers aware of the availability of Los Angeles County Housing Innovation Fund financing and encourage its use where feasible to facilitate the development of affordable housing.	2008-2013	The City continues to make developers aware of these resources. Information is also available through the City’s website.	This program is successful and should be continued.
11. Encourage Preservation of Existing Rental Housing Stock	The City will continue its policy of requiring condominium conversions to achieve full compliance with contemporary development standards as a means to discourage condominium conversions and preserve the affordable rental housing stock.	2008-2013	The City has received few inquiries in recent years about condominium conversion. Due to state law, the City adopted an ordinance to allow condominium conversions as part of the density bonus ordinance. The requirement that converted buildings be brought up to current standards such as parking, open space, setbacks, etc. has proven to be a deterrent to condo	This program should be continued.

Housing Program	Program Objectives	Time Frame	Status	Future Actions And Policies
			conversions.	
12. Home Ownership Program (HOP)	The City will continue to participate in the County's Home Ownership Program. The City will advertise the availability of the program through its website, newsletter, and cable television channel as well as brochures.	2008-2013	The City has continued to participate & promote the HOP with Los Angeles County through City's website.	This program should be continued.
13. Code Enforcement	The Neighborhood Improvement Division will continue to bring its varied resources to bear on enforcing City building and property maintenance codes, with an emphasis on eliminating substandard housing conditions so that all San Gabriel residents may enjoy decent, safe and sanitary housing.	2008-2013	The Neighborhood Improvement Division is dedicated to proactively identifying conditions that threaten the health and welfare of the citizens of San Gabriel and to developing long-term strategies that recognize our rich history, resolve contemporary community problems, and promote community pride and stability	This program is successful and should be continued.
14. Handy Worker Minor Rehabilitation Program	The City began participation in the Handy worker Program in 2009. The City advertised the program in the City's newsletter, website and cable television channel. The City anticipates that at least 10 households will be assisted annually under this program.	2009-2013	The Handy Worker program is no longer active. A total of 21 very low to low income households were assisted during the term of the program.	CDBG funding is no longer available to continue this program
15. Rebuilding Together	The City will advertise the Rebuilding Together Program in the City newsletter, website, and cable television channel. The City's Neighborhood Improvement Services Division staff acts as the City's liaison to Rebuilding Together. When staff encounters low-income, elderly and disabled residents of San Gabriel who might benefit from Rebuilding Together services, staff will continue to contact the Central San Gabriel Valley Affiliate, who then makes contact with the resident. The City anticipates Rebuilding Together rehabilitating 6 single-family homes over the period 2008-2013.	2008-2013	The City no longer participates in Rebuilding Together. Approximately 6 units were assisted during the term of the program.	This program is no longer available.

Housing Program	Program Objectives	Time Frame	Status	Future Actions And Policies
16. Preservation of Assisted Housing Developments	The City will monitor the status of Las Casas Apartments and all future assisted residential developments in San Gabriel by maintaining in close contact with projects owners.	2008-2013	There is one existing assisted multi-family housing project in San Gabriel, Las Casas Apartments. This project was acquired by a non-profit tenant association under the HUD Title VI program in July 1996 and has a 55-year covenant that extends until 2051.	This program should be continued.
17. Mixed-Use Zones	The City will continue to promote development in the mixed-use areas. When the Redevelopment Agency accrues an adequate amount of housing set-aside monies from redevelopment tax increment, a focus of these funds will be to provide financial incentives for development of affordable housing on sites where mixed-use is permitted. Incentives would likely take the form of land write-down assistance, or assistance with development fees and off-site development costs. In addition, the City offers density bonuses to mixed-use projects that include units affordable to low- and/or moderate-income households. The City may also provide fee reductions and development assistance for affordable units.	2008-2013	The Mission District Specific Plan, adopted in 2004, and Valley Boulevard Specific Plan adopted in 2006 allows mixed use development at higher densities than permitted by standard code requirements. Since 2008, there weren't any mixed-use projects built. One mixed-use project (130 S. Mission Drive) with a total of 11 units was approved. The Redevelopment Agency was eliminated by the state in 2012.	This program should be continued.
18. Vacant & Underused Sites Inventory	The City will maintain a current inventory of vacant and underused sites potentially available for residential development. This inventory will be made available to interested individuals, including San Gabriel residents and residential developers. Specifically, the City will utilize the site inventory to identify areas where lot consolidation is possible and communicate this information to interested developers.	2008-2013	A comprehensive inventory of potential sites for housing development was completed as part of the 2008 Housing Element update and was made available to developers and the public on the City website.	This program should be continued.
19. Housing Information & Referral	San Gabriel residents will continue to be informed and have access to the	2008-2013	The City continues to use the information & referral services of the Los Angeles County Community	This program should be continued.

Housing Program	Program Objectives	Time Frame	Status	Future Actions And Policies
Services	referral and informational services offered by the Los Angeles County Housing Authority. The City will continue to provide a link on its website to the Los Angeles County Housing Resource Center website, which offers information about available housing assistance programs.		Development Commission.	
20. Inventory of Affordable Housing Funding Sources	The City will update and maintain the inventory of affordable housing funding sources and make it available to developers and will identify and apply for, when appropriate, funding sources to support affordable housing activities.	2008-2013	The inventory of affordable housing funding sources has been updated and made available to developers. Information is also available through the City's website.	This program should be continued.
21 Fair Housing	The City will advertise the services of the Housing Rights Center through the City's newsletter, website and cable television channel. The City will continue to promote fair housing practices and refer fair housing complaints to the Housing Rights Center.	2008-2013	The City continues to provide residents with information about fair housing practices and to refer complaints to the Housing Rights Center.	This program should be continued.

Table A-2
Appropriateness of Housing Element Goals and Policies
City of San Gabriel

Goal	Policy	Appropriateness
GOAL 1: Expand the supply of housing in accordance with the land use designations and policies in the Land Use Element.		
	Policy 1.1.1: Promote and encourage the development of housing of various types, designs, forms of ownership, and sizes.	Still appropriate - retain.
	Policy 1.1.2: Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety and aesthetic considerations.	Still appropriate - retain.
	Policy 1.1.3: Facilitate the construction of housing for lower- and moderate-income households.	Still appropriate - retain.
	Policy 1.1.4: Periodically re-examine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.	Still appropriate - retain.
	Policy 1.1.5: Through subdivision and zoning ordinances, and through the permit process, encourage use of innovative construction techniques, design standards, and energy conservation methods in new housing development.	Still appropriate - retain.
	Policy 1.1.6: Encourage development of second units at appropriate locations by publicizing the City's second unit program, and by providing incentives for development of such units.	Still appropriate - retain.
GOAL 2: Promote and encourage the provision of adequate housing to meet the needs of the community.		
	Policy 2.1.1: Encourage a wide range of housing types, prices and ownership forms in new construction.	Still appropriate - retain.
	Policy 2.1.2: Facilitate the development of housing for lower- and moderate-income households by private developers.	Still appropriate - retain.
	Policy 2.1.3: Support the development of cost saving and energy conserving construction techniques.	Still appropriate - retain.
	Policy 2.1.4: Assist private developers in identifying land suitable for the development of housing for lower- and moderate-income households.	Still appropriate - retain.
	Policy 2.1.5: Encourage the inclusion of units for extremely-low-, very low-, low-, and moderate-income families as part of private sponsored housing developments.	Still appropriate - retain.
	Policy 2.1.6: Support efforts of private lenders to provide responsible alternative financing methods to make home ownership available to a greater number of households.	Still appropriate - retain.
	Policy 2.1.7: Continue to encourage and facilitate density bonuses and other incentives for housing development incorporating units for low- and moderate-income households.	Still appropriate - retain.
	Policy 2.1.8: Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of low- and moderate-income housing.	Still appropriate - retain.
	Policy 2.1.9: Support the Los Angeles County Home Ownership Program (HOP), which encourages affordable homeownership opportunities through a first-time homebuyer program targeted to low- and moderate-income households.	Still appropriate - retain.
	Policy 2.2.1: Support and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low- and moderate-income households.	Still appropriate - retain.

Goal	Policy	Appropriateness
GOAL 3: Promote and encourage the rehabilitation of deteriorated dwelling units and the conservation of the currently sound housing stock.		
	Policy 3.1.1: Continue to investigate and pursue housing rehabilitation programs and funding sources offered by the State and Federal governments.	Still appropriate - retain.
	Policy 3.1.2: Promote the use of rehabilitation assistance programs to alleviate deteriorated or deteriorating housing conditions.	Still appropriate - retain.
	Policy 3.1.3: Encourage investment of public and private resources to alleviate neighborhood deterioration trends.	Still appropriate - retain.
	Policy 3.1.4: Continue to encourage property owners to improve or rehabilitate owner-occupied and rental housing where feasible.	Still appropriate - retain.
	Policy 3.1.5: Promote the removal and replacement of those substandard units that cannot be rehabilitated.	Still appropriate - retain.
	Policy 3.2.1: Use public information and assistance programs to encourage repair before major damage occurs.	Still appropriate - retain.
	Policy 3.2.2: Promote representative citizen participation on the formation, implementation and review of housing programs.	Still appropriate - retain.
	Policy 3.2.3: Continue to encourage the maintenance of owner-occupied and renter-occupied housing.	Still appropriate - retain.
GOAL 4: Promote and encourage housing opportunities accessible to employment centers, quality community centers, and quality community services for all economic segments of the community, regardless of race, color, national origin, ancestry, religion, disability, sex, familial status, or marital status.		
	Policy 4.1.1: Promote governmental efforts to provide equal opportunity housing for existing and projected demands in San Gabriel.	Still appropriate - retain.
	Policy 4.1.2: Accommodate the City's fair share of the regional housing needs.	Still appropriate - retain.
	Policy 4.1.3: Identify segments of the population that have special housing needs and develop programs to serve those needs (i.e., single parents, elderly, disabled, large family, minority and homeless populations).	Still appropriate - retain.

Table A-3
Progress in Achieving Quantified Objectives
City of San Gabriel
2008-2013

Program Category	Quantified Objective	Progress
New Construction		
Extremely Low	103	0
Very Low	103	12
Low	127	0
Moderate	140	19
Above Moderate	354	145
Total	827	176
Rehabilitation		
Extremely Low	70	21
Very Low		
Low		
Moderate		
Above Moderate		
Total	70	21
Conservation²		
Extremely Low	288	288
Very Low		
Low		
Moderate		
Above Moderate		
Total	288	288
<p>1 Quantified objective and progress for new construction reflect units built 2006-2013, per the 4th RHNA cycle</p> <p>2 Section 8 rental assistance</p>		

Appendix B Residential Land Inventory 2014-2021

The detailed assumptions and methodology for the residential land inventory described in Chapter III are provided below and summarized in Tables B-1, B-2 and B-3.

1. Vacant Land

Table B-2 and Figure B-1 show buildable vacant parcels designated for residential development. All parcels that are not considered feasible to develop due to small size, insufficient access, or are dedicated to other use (such as required parking for adjacent uses) were excluded from this inventory. The table is organized to show clusters of adjacent parcels that have potential for lot consolidation. These parcels can accommodate 623 lower-income units, 132 moderate-income units and 10 above-moderate units. The assumptions underlying these estimates are discussed below.

Affordability Assumptions for Vacant or Underutilized Sites

Housing Element law (AB 2348 of 2004) provides “default densities” that are assumed to be adequate to facilitate the production of lower-income housing. For San Gabriel and most metropolitan cities, the default density is 30 units/acre. Potential new units in the land inventory are allocated to income categories as follows:

Lower-income: Mixed-use sites in the Valley Boulevard Specific Plan since the allowable density is higher than the default density.

Moderate income: Sites in multi-family zones (R-2 and R-3) and zones that allow mixed-use (except Valley Boulevard Specific Plan) since the base densities in these zones are below the default density, and market-rate apartments are within the moderate-income range.

Above-moderate income: Sites in single-family zones (R-1 and R-1A)

Realistic Capacity

In order to estimate the realistic capacity of vacant sites, the following assumptions were used:

Single-family (R-1) sites. One unit per lot is assumed for buildable lots of at least 5,000 square feet. For the two large parcels (1/2 acre or more) a density of 6 units/acre is assumed.

Medium density (R-2) sites. A density of up to 11 units/acre (excluding density bonus) is allowed in the R-2 zone. Analysis of projects built or approved during the previous planning period found an average density of 10.1 units/acre, therefore the vacant land inventory is based on this average unless special circumstances or constraints require modification. All but two of the R-2 projects built or approved in the previous planning period were small sites of less than 1/2 acre, therefore the same density assumption is used for all sites regardless of size.

High density (R-3) sites. A density of up to 25 units/acre (excluding density bonus) is allowed in the R-3 zone. Analysis of projects built or approved during the previous planning period found an average density of 17.3 units/acre for all projects. Larger projects of 1/2 acre or more had an average density of 24.4 units/acre, while projects smaller than 1/2 acre averaged 16.3 units/acre. Based on this record, a density of 16 units/acre is assumed for sites smaller than 1/2 acre while 24 units/acre is assumed for larger parcels unless special circumstances or constraints require modification.

Mixed-use sites. Mixed-use development is allowed in the C-1 and C-3 zones as well as in the Mission District and Valley Boulevard Specific Plans. Residential densities up to 25 units/acre (excluding density bonus) are permitted in the C-1, C-3 and Mission District zones, while there is no density limit in the Valley Boulevard Specific Plan. Instead, development intensity is regulated by floor area ratio. The areas where mixed-use is permitted also allow development of stand-alone commercial projects at floor area ratios ranging from 0.5 to 1.5, depending on zone and lot size. Analysis of previously approved projects shows that projects of less than one acre in the zones with a maximum density of 25 units/acre (i.e., C-1, C-3 and the Mission District Specific Plan) had an average density of 28.3 units/acre, while the larger project had a density of 66 units/acre. Two mixed-use projects were approved in the Valley Boulevard Specific Plan. The smaller project was less than one acre and had a density of 30 units/acre while the larger project was approximately two acres with a density of 78 units/acre. These projects are considered representative of future development potential and therefore provide the basis for density assumptions for vacant sites allowing mixed-use development. While stand-alone commercial development is allowed in areas where mixed-use is permitted, it is likely that most future projects in these areas will include a residential component due to the floor area ratio bonus that mixed-use projects receive compared to commercial-only projects.

The majority of the development capacity for lower-income housing is represented by three high-potential sites in the Valley Boulevard Specific Plan. These sites are described below.

1029 E. Valley Blvd. This 2.3-acre parcel is located on the north side of Valley Boulevard and is well suited to accommodate retail, residential and mixed use, and is close to the key intersection of Valley and San Gabriel boulevards.



Valley Blvd./Bencamp St. These contiguous vacant parcels encompass 5.5 acres and have dual frontage on Valley Boulevard and Bencamp Street.



205 E. Valley Blvd. This 0.7-acre property features frontage on both Valley Boulevard and Palm Avenue, and is one of the few vacant lots left on this bustling corridor. The site is within a mile of Interstate 10 and is also served by public transit for easy access.



2. Underutilized Land

Table B-3 and Figure B-2 show underutilized parcels with the capacity for additional residential development or redevelopment. As with vacant sites, all parcels that are not considered feasible to develop during this planning period due to small size, insufficient access, or are dedicated to uses that are considered unlikely to be relocated (such as required parking for adjacent uses or public works infrastructure) were excluded from this inventory. Parcels are also organized in groups to show where lot consolidation is possible. As described in Program 6, incentives are provided to encourage lot consolidation. The most significant potential exists on properties currently used for nurseries since the value of structures is relatively small compared to land value. All told, these parcels could accommodate 277 moderate-income units. The affordability and density assumptions underlying these estimates are the same as described above for vacant sites.

3. Land Inventory Summary

The table below summarizes the City's inventory of vacant and underutilized sites, and demonstrates that the realistic capacity for development exceeds the RHNA allocation.

**Table B-1
Land Inventory Summary
City of San Gabriel**

	Income Category		
	Lower	Mod	Above
Potential units on vacant sites (Table B-2)	623	132	10
Potential units on underutilized sites (Table B-3)	0	277	0
Second units (3/year)	24	0	0
Total Potential Units	647	409	10
RHNA 2014-2021	378	154	398
Adequate sites?	Yes	Yes	Yes*

Source: City of San Gabriel Community Development Dept., 2013

*Reflects excess lower and moderate units

**Table B-2
Residential Vacant Land Inventory
City of San Gabriel**

APN	ADDRESS	STREET	PARCEL SIZE (sq.ft.)	CONSTRAINTS	ZONING	INCOME CATEGORY			TOTAL
						Lower	Mod	Above	
5364-005-044	147	BRIDGE	27,440	NONE	R-1			3	3
5364-017-008	0	BRIDGE	47,045	NONE	R-1			6	6
5368-008-021	301	SUNSET	7,500	NONE	R-1			1	1
R-1 Subtotals			81,985					10	10
5361-022-006	0	RAMONA	10,162	NONE	R-2		2		2
R-2 Subtotals			10,162				2		2
5370-007-008	0	EUCLID	7,406	NONE	R-3		2		2
5367-024-009	327	BROADWAY	29,500	NONE	R-3		16		16
R-3 Subtotals			36,906				18		18
5362-023-010	0	DEL MAR AVE	10,800	NONE	C-1		6		6
5373-001-003	0	WINCHESTER	7,000	NONE	C-1		4		4
5367-014-006	402	E. LAS TUNAS	19,500	NONE	C-1		11		11
5367-014-023	324	E. LAS TUNAS	21,010	NONE	C-1		12		12
C-1 Subtotals			58,310				33		33
5373-021-901	830	BROADWAY	7,500	SAN GABRIEL CWD PUMP STATION	C-3				
5373-022-001	0	CHARLOTTE AVE	6,890	LANDLOCKED (ACCESS FROM 830 BROADWAY)	C-3				
5373-022-003	0	CHARLOTTE AVE	8,300	PARKING/STORAGE LOT LANDLOCKED (ACCESS FROM 830 BROADWAY)	C-3				
5373-022-002	0	CHARLOTTE AVE	6,020	LANDLOCKED (ACCESS FROM 830 BROADWAY)	C-3				
			28,710				16		16
5373-025-007	419	GLADYS	4,250	NONE	C-3				
5373-025-008	417	GLADYS	4,250		C-3				
5373-025-009	415	GLADYS	8,500		C-3				
			17,000				9		9
C-3 Subtotals			45,710				25		25
5346-011-004	235	S. ARROYO	56,932	VACANT	R-3		52		52

APN	ADDRESS	STREET	PARCEL SIZE (sq.ft.)	CONSTRAINTS	ZONING	INCOME CATEGORY			TOTAL
						Lower	Mod	Above	
5346-011-001 5346-009-003 5346-009-005 5346-009-010									
5346-024-048	0	SANTA ANITA	4,948	VACANT	C-3		2		2
Mission District Specific Plan Subtotals			61,880				54		54
5369-018-002 5369-018-020	205	E. VALLEY	22,385 7,840	VACANT	VBSP				
			30,225			20			20
5372-019-027	1029	E. VALLEY	98,445	VACANT	VBSP	176			176
5360-024-002	0	W. VALLEY	7,728	VACANT	VBSP				0
5360-024-003	432	W. VALLEY	15,084		VBSP				0
5360-024-018	431	BENCAMP	196,000		VBSP				0
5360-024-019	427	BENCAMP	6,300		VBSP				0
5360-024-020	425	BENCAMP	6,300		VBSP				0
5360-024-021	421	BENCAMP	6,930		VBSP				0
			238,342			427			427
Valley Blvd. Specific Plan Subtotals			367,012			623			623
TOTALS			683,927			623	132	10	765

Density assumptions:

R-1: 1 unit per lot, or 6 units/acre for parcels larger than ½ acre

R-2: 10.1 units/acre

R-3: <1/2 acre=16.3 du/ac >1/2 acre=24.4 du/ac

Mixed-use (C-1/C-3/Mission District SP): <1 ac=28.3 du/ac >1 ac=66 du/ac

Mixed-use (Valley Blvd. SP): <1 ac=30 du/ac >1 ac=78 du/ac

Figure B-1
Vacant Residential Parcels

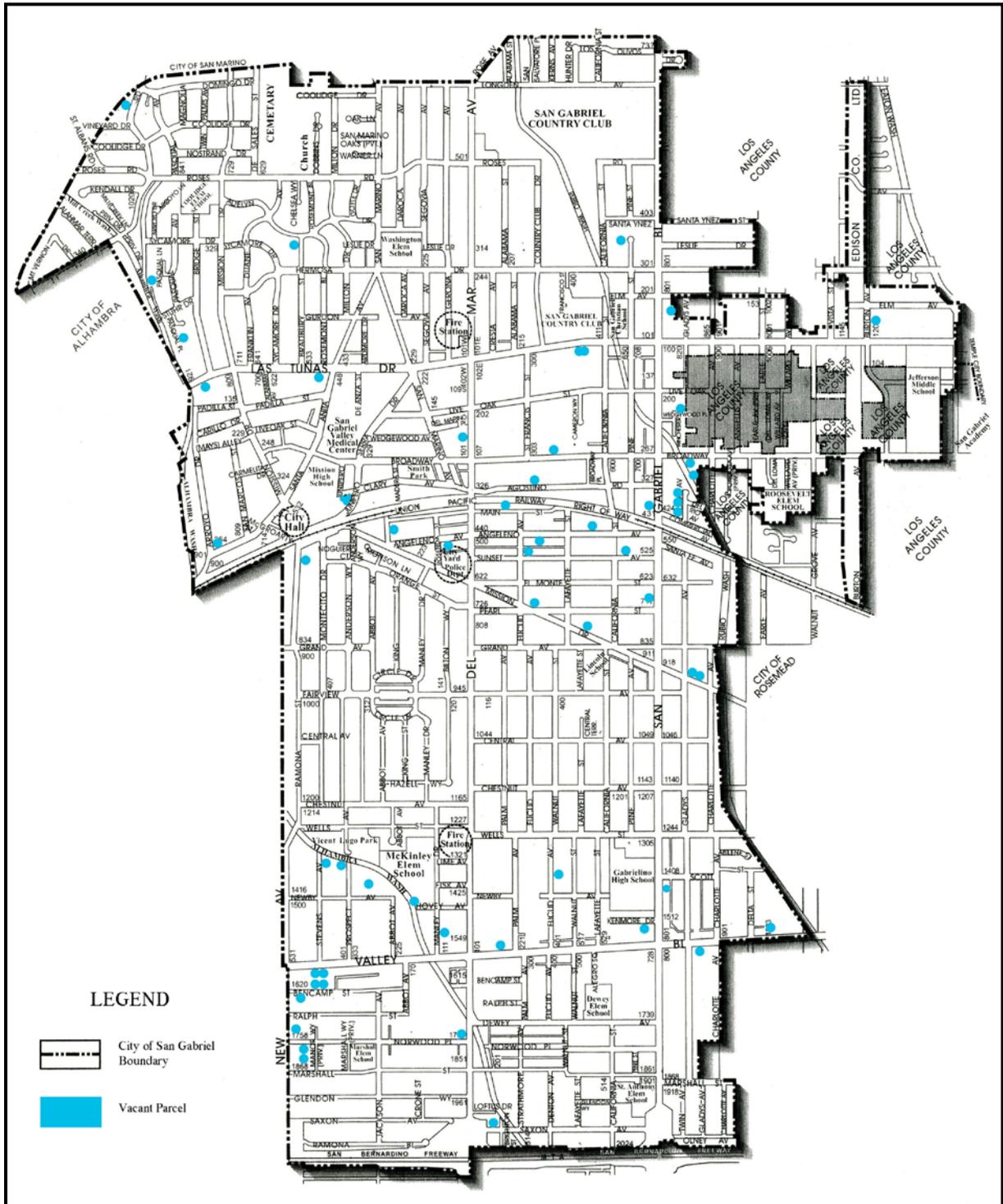
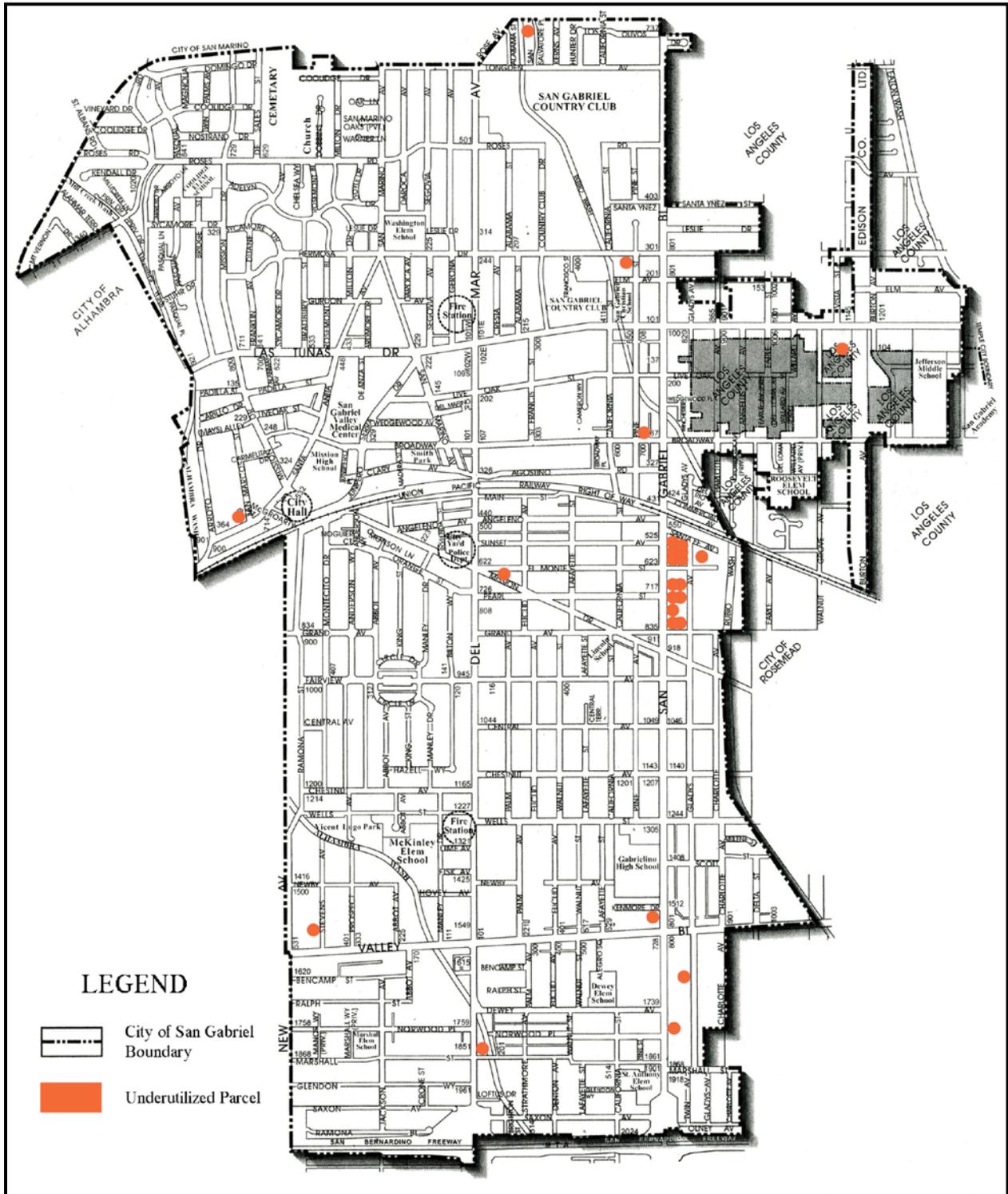


Figure B-2
Underutilized Residential Parcels



**Table B-3
Underutilized Land Inventory
City of San Gabriel**

APN	ADDRESS	STREET	PARCEL SIZE (sq.ft.)	CURRENT USE	ZONING	INCOME CATEGORY			TOTAL
						LOWER	MOD	ABOVE	
5373-029-020	0	San Gabriel Blvd	3,750	NURSERY	C-1				
5373-029-021	0	San Gabriel Blvd	3,750		C-1				
			7,500					4	4
5373-029-023	0	San Gabriel Blvd	7,500	NURSERY	C-1		4		4
5373-030-001	0	Gladys Ave	3,750	NURSERY	C-1				
5373-030-002	0	Gladys Ave	3,750		C-1				
			7,500					4	4
5373-030-004	0	Gladys Ave	3,750	NURSERY	C-1				
5373-030-005	0	Gladys Ave	3,750		C-1				
			7,500					4	4
5373-028-009	0	Gladys Ave	3,750	NURSERY	C-1				
5373-028-025	0	San Gabriel Blvd	3,750	NURSERY	C-1				
5373-028-026	0	San Gabriel Blvd	3,750		C-1				
5373-028-027	0	San Gabriel Blvd	3,750		C-1				
5373-028-028	0	San Gabriel Blvd	3,750		C-1				
5373-028-029	0	San Gabriel Blvd	3,750		C-1				
5373-028-011	0	Gladys Ave	3,750		C-1				
5373-028-012	0	Gladys Ave	3,750		C-1				
5373-028-013	0	Gladys Ave	3,750		C-1				
5373-028-014	0	Gladys Ave	3,750		C-1				
5373-028-015	0	Gladys Ave	3,750		C-1				
5373-028-016	0	Gladys Ave	3,750		C-1				
5373-028-017	0	Gladys Ave	1,875		C-1				
5373-028-018	0	Gladys Ave	1,875		C-1				
5373-028-019	0	Gladys Ave	1,875		C-1				
5373-028-020	0	Gladys Ave	1,875		C-1				
5373-028-021	0	Gladys Ave	1,875		C-1				
5373-028-022	0	Gladys Ave	1,875		C-1				
			52,500					79	79

APN	ADDRESS	STREET	PARCEL SIZE (sq.ft.)	CURRENT USE	ZONING	INCOME CATEGORY			TOTAL
						LOWER	MOD	ABOVE	
5373-030-010	821	Gladys Ave	3,750	NURSERY	C-1				
5373-030-013	0	Gladys Ave	3,750	NURSERY	C-1				
5373-030-014	0	Gladys Ave	3,750		C-1				
5373-030-015	0	Gladys Ave	3,750		C-1				
5373-030-016	0	Gladys Ave	3,750		C-1				
5373-030-017	0	Gladys Ave	3,750		C-1				
5373-030-018	0	Gladys Ave	3,750		C-1				
5373-030-019	0	Gladys Ave	3,750		C-1				
5373-030-020	0	Gladys Ave	3,750		C-1				
5373-030-021	0	Gladys Ave	3,750		C-1				
5373-030-022	0	Gladys Ave	3,750		C-1				
5373-030-023	0	Gladys Ave	3,750		C-1				
5373-030-024	0	Gladys Ave	3,750		C-1				
5373-030-025	0	Gladys Ave	3,750		C-1				
5373-030-026	0	Gladys Ave	3,750		C-1				
5373-030-027	0	Gladys Ave	3,750		C-1				
			56,250					85	85
5373-029-003	0	San Gabriel Blvd	3,750		NURSERY	C-1			
5373-029-004	0	San Gabriel Blvd	3,750	C-1					
5373-029-005	0	San Gabriel Blvd	3,750	C-1					
5373-029-006	0	San Gabriel Blvd	3,750	C-1					
5373-029-007	0	San Gabriel Blvd	3,750	C-1					
5373-029-008	0	San Gabriel Blvd	3,750	C-1					
5373-029-009	0	San Gabriel Blvd	3,750	C-1					
5373-029-010	0	San Gabriel Blvd	3,750	C-1					
5373-029-011	0	San Gabriel Blvd	3,750	C-1					
5373-029-012	0	San Gabriel Blvd	3,750	C-1					
5373-029-013	0	San Gabriel Blvd	3,750	C-1					
5373-029-014	0	San Gabriel Blvd	3,750	C-1					
5373-029-015	0	San Gabriel Blvd	3,750	C-1					
5373-029-016	0	San Gabriel Blvd	3,750	C-1					
5373-029-017	0	San Gabriel Blvd	3,750	C-1					
5373-029-018	0	San Gabriel Blvd	3,750	C-1					

APN	ADDRESS	STREET	PARCEL SIZE (sq.ft.)	CURRENT USE	ZONING	INCOME CATEGORY			TOTAL
						LOWER	MOD	ABOVE	
			<i>60,000</i>				<i>90</i>		<i>90</i>
5389-001-004	0	Mission Dr	5,270	PARKING FOR FINCH TREE SURGERY FACILITY and CELL TOWER	C-3		3		3
5389-001-005	0	Mission Dr	6,400		C-3		4		4
			11,670				7		7
TOTALS							<i>277</i>		<i>277</i>

Appendix C Public Participation Summary

This summary of Housing Element public-participation efforts describes opportunities for public involvement along with an explanation of how public comments were incorporated into the Housing Element. In addition, prior to the adoption hearings all interested parties were given the opportunity to review the recommended revisions.

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the City's website. The draft Housing Element was made available for review at City Hall, posted on the City's website, as well as at the Public Library. The document was also made available to housing advocates, and nonprofit organizations representing the interests of lower-income persons and special needs groups. The following organizations with an interest in housing for lower-income households were included in the notice of public meetings for this Housing Element update:

- ◆ Housing Rights Center
- ◆ San Gabriel Valley Habitat for Humanity
- ◆ Asian Youth Center (AYC)
- ◆ La Casa de San Gabriel Community Center
- ◆ Community Rehabilitation Services, Inc.
- ◆ Santa Anita Family Service Family Preservation
- ◆ Rebuilding Together
- ◆ YWCA San Gabriel Valley, Intervale Senior Services
- ◆ The East Los Angeles Community Union (TELACU)
- ◆ Montebello Community Housing Corporation
- ◆ Homes for Life Foundation
- ◆ Corporation for Supportive Housing
- ◆ Shelter Partnership, Inc.
- ◆ Key Community Housing
- ◆ Elwyn NC

After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

City Council/Planning Commission study session	May 21, 2013
Planning Commission hearing	August 12, 2013
City Council hearing	September 17, 2013

Issues raised during the public meetings are discussed below.

- **What is the process for addressing comments from HCD?**

Typically HCD arranges a phone call with City staff to ask questions or provide suggestions during the 60-day public review period. The City then has the option to submit supplemental information to address the question. If HCD finds that the element meets all the requirements of state law, a letter is sent stating that the element will be in compliance when adopted and submitted to HCD for final review. If unresolved issues remain, the review letter will identify changes needed to bring the element into compliance.

- **Why is the City's RHNA allocation higher than in the previous cycle?**

The RHNA is based on statewide and regional growth forecasts, which are revised periodically. In the SCAG region, the growth forecast was updated as part of the 2012 Regional Transportation Plan (RTP). Under state law, consistency is maintained between the RTP and the RHNA by using the same growth forecast as the foundation for each. Since the growth forecast changes over time, each RHNA cycle normally results in a different allocation than the prior cycle. Factors that are considered in the growth forecast and RHNA include population trends (e.g., fertility, migration, household formation rates) economic and employment trends, income levels, vacancy rates, demolition rates, etc. One of the unusual factors in the new RHNA cycle was the effect of the recession on housing foreclosures, and housing needs allocations were adjusted to account for high vacancy rates in some jurisdictions, particularly the Inland Empire.

- **Can RHNA allocations be challenged?**

State law establishes the process regional planning agencies must follow in preparing the RHNA. In Los Angeles County, the Southern California Association of Governments (SCAG) is responsible for administering the RHNA process. State law establishes procedures for developing methodology, public review, consideration of requests for modification, and final appeals for the RHNA allocations. Local governments are provided opportunities to participate in this process at each step. While the RHNA allocation to San Gabriel is slightly higher than the previous cycle, it remains consistent with the City's capacity for new housing.

- **How can the City address the growing need for senior housing?**

The needs for senior housing are addressed in several ways through the City's zoning regulations. For example, second units can provide a low-cost option for single elderly persons or can provide additional income for retired homeowners to help them stay in their homes. Zoning regulations also allow a variety of alternative housing options for seniors such as residential care facilities, assisted living, and convalescent care facilities.

- **Do live/work and mixed-use developments help to address the City's housing needs?**

Yes, these types of projects provide additional housing options and can satisfy a portion of the City's need. Mixed use developments are allowed in the Valley Boulevard Specific Plan, the Mission District Specific Plan, as well as the C-1 and C-3 commercial districts.

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Appendix D

San Gabriel Valley Council of Governments Regional Homeless Services Strategy

In 2008 the San Gabriel Valley Council of Governments initiated a study of homeless needs and potential strategies to address those needs (see Section II.E.6 for further discussion). The effort initially divided the study area into six sub-areas (“clusters”), as shown in Figures II-3 and II-4 of the Housing Element. However, as work progressed, the study areas were collapsed from six to four clusters. The revised cluster areas are shown in the following exhibit.

Figure D-1
SGVCOG Homeless Study Revised Cluster Areas



Source: San Gabriel Valley Council of Governments, April 2009

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