

The Villages at Heritage Springs

The Villages at Heritage Springs is a master-planned community with over 500 single-family homes and townhomes. Each home includes a roof-top solar panel.

PUBLIC REVIEW DRAFT (REDLINE VERSION)
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CHAPTER 4

2021-2029 HOUSING ELEMENT

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Re-Imagine
Santa Fe Springs

2040 GENERAL PLAN



Miro Apartments

The Miro Apartments, built in 2015, is a 150-unit apartment community within the Village at Heritage Springs.



INTRODUCTION

Purpose

This Housing Element provides the City of Santa Fe Springs with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents.

The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. State law requires all cities to adopt a Housing Element and describes in detail the necessary contents. California planning law provides more detailed requirements for the Housing Element than for any other General Plan element. This Housing Element responds to those requirements and responds specifically to conditions and policy directives unique to Santa Fe Springs. One of these California state requirements is that the housing element be updated every eight years. There have been five previous housing element update cycles. This update will be the sixth cycle Housing Element for Santa Fe Springs.

While Santa Fe Springs is a completely built-out city, **City leaders continue to embrace a vision to pursue opportunities that support new and diverse housing options.** For the Housing Element fifth cycle, Santa Fe Springs made substantial efforts to meet its very low and low Regional Housing Needs Assessment (RHNA) targets by negotiating the sale of a vacant property (at northwest corner of Laurel Avenue and Lakeland Road) for affordable housing development. For this sixth cycle Housing Element, the City builds upon these successes and identifies additional opportunities and creative solutions to support housing development in the community, including increasing residential densities around existing and planned commuter rail stations.

The City's overarching goal is to provide new housing in a tight regional housing market, where people can live closer to their work and near transit stations that connect residents to broader job markets. New housing will allow young families to stay in the community in which they have grown up, where close family bonds and neighborhood connections distinguish Santa Fe Springs.

This Housing Element promotes and expands decent and safe housing for all persons and furthers fair housing practices. New programs provide incentives to produce housing at lower income affordability levels, including provisions in the density bonus ordinance and the possibility of adopting an inclusionary housing ordinance. Programs address housing rehabilitation, increasing housing opportunities for persons with disabilities, and facilitating social services programs to meet special needs groups. The Zoning Code will be amended to ensure that any constraints to building housing are removed.

To provide zoning capacity to accommodate the sixth cycle RHNA of 952 units, this Housing Element demonstrates that land use policies and Zoning Code amendments adopted in concert with this element will create a substantial growth "cushion," with capacity in the lower-income categories 46 percent higher than the RHNA and the total RHNA exceeded by 54 percent: 517 units more than the 952 target.

Long-time residents whose children are now adults will be able to downsize to new, higher-density housing. With more residents overall, the community's collective buying power will increase, which will attract the new restaurants, markets, and entertainment businesses that current residents desire. This Housing Element has been prepared in conjunction with a comprehensive General Plan update, thus allowing the City to holistically shape policies for future growth and enhancement.

State Housing Policy

Article 10.6 (Housing Elements) of the Planning and Zoning Law of the State of California (State Government Code Section 65580 et seq.) establishes the State's housing policies and identifies the responsibilities of a municipality to facilitate the improvement and development of housing to make adequate provisions for the housing needs of all economic segments of the community.



The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. Section 65581 of the California Government Code sets forth this purpose statement:

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

Scope and Content of the Housing Element

This Housing Element covers the planning period of October 2021 through October 2029 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes; 3) preserve the quality of the existing housing stock in Santa Fe Springs; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, the Housing Element consists of:

- An introduction of the Housing Element's scope and purpose

- An analysis of the City's demographic and housing characteristics and trends
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs
- A review of past accomplishments under the previous Housing Element

Relation to and Consistency with Other General Plan Elements

The Housing Element ties closely to the Land Use, Circulation, Environmental Justice, and Open Space and Conservation Elements. For residential land use, the Land Use Element modifies and assigns several designations for single-family homes, multifamily housing (apartments and townhomes/condominiums), mixed use and transit-oriented development, and mobile homes. Decisions on land use type and densities are based on factors such as access to the transportation system, proximity to noise sources (primarily vehicle and rail-related), and access and proximity to open space, commercial, and industrial uses. In conjunction with these factors, residential land use designations are also assigned in a manner that best matches the City's housing needs, as identified in the Housing Element.

The policies and priorities of the Housing, Land Use, Circulation, Environmental Justice, and Open Space and Conservation Elements have been carefully balanced to maintain internal consistency. When any element of the General Plan is amended, the City will review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements. State law requires that revisions to the Housing, Safety, and Conservation Elements include an analysis of and policies addressing flood hazard and management information.



Public Participation

The Housing Element expresses the community's goals for meeting the housing needs of all economic segments of the community. Under State law, local governments must be diligent in soliciting participation by all community members in this effort. As part of comprehensive General Plan update program initiated in 2020, the City planned and implemented a robust public engagement program to inform, educate, and engage the community. Activities were designed to use stakeholder time efficiently so that an activity could inform more than one element. A subset of outreach and engagement activities were focused solely on the Housing Element.

The public engagement program emphasized people-centered strategies and public education activities designed to help participants understand how these plans can impact their community and daily lives. Outreach and engagement activities were scheduled early in the process to ensure that input informed key decision points throughout the development of the General Plan and Housing Element. Following COVID-19 guidance from local, State, and federal public health agencies, engagement activities were held online. Outreach materials and engagement activities were provided in English and Spanish.

The program leveraged a variety of outreach and engagement strategies, tools, and methods to encourage participation from a broad cross-section of the Santa Fe Springs community that represent the City's diverse cultural groups, income levels, ages, interests, and needs. In particular, the program sought out and considered the viewpoints of Disadvantaged Communities (DACs) and groups that planning programs historically have not adequately engaged, such as communities of color, low- and moderate-income residents, seniors, youth, limited-English proficient individuals, people with disabilities, and individuals and groups often marginalized in civic engagement.

Between April 2020 and October 2021, the City completed the following outreach and engagement activities designed to promote and inform the Housing Element:

- Bilingual Communications and Social Media Campaign
- General Plan Project Website
- Community Survey (online and paper)
- Stakeholder Interviews and Focus Group Discussions
- General Plan Advisory Group (six meetings)
- Community Workshops (four workshops)
- Joint Study Sessions
- Public Hearings

Key findings across engagement activities are listed below. Appendix A provides a sampling of the outreach materials.

- **Affordable Housing** – Participants indicated a need for additional affordable housing for low-income households.
- **Focus Areas** – Stakeholders helped identify and provided input around focus areas for future housing.
- **Live-Work Opportunities** – Stakeholders suggested partnering with local businesses to develop live-work opportunities around employment hubs.
- **Maintaining Look and Feel** – Some participants expressed concern that new housing types could change the look and feel of existing single-family neighborhoods and also undermine efforts to stabilize and preserve these neighborhoods.
- **Mixed-Use** – Participants suggested developing mixed-use projects with ground floor retail as a strategy for meeting residential and commercial needs.
- **Variety of Housing Options** – Stakeholders would like a greater variety of housing options, including ADUs and multifamily developments.
- **Downtown** - A desire for a downtown setting with community gathering places, commercial and entertainment uses, and housing opportunities.



Communications and Social Media Campaign

The City and MIG launched and maintained a multi-media campaign to keep the community abreast of Housing Element activities and milestones. MIG provided updates and information via social media and other web-based platforms, the General Plan's dedicated website, print media, and press releases. Flyers, fact sheets, and press releases informed stakeholders and promoted engagement activities. All written and digital materials were provided in English and Spanish.

Website

MIG, Inc. (the City's General Plan consultant) created and hosted a stand-alone website for the project, working with the City's Community Services staff to direct traffic from the City's website to the General Plan website. The website included information around the General Plan update schedule and process, ways to get involved, upcoming meetings, ways to provide input, and public documents. The Housing Element was highlighted as a key topic. Engagement activities focused on the Housing Element were summarized alongside key documents.

Survey

During August and September 2020, the City conducted an online survey to understand community priorities, including housing priorities, with a focus on preferred transportation modes. To boost survey participation, City staff also distributed paper copies of the survey at senior housing facilities and the City library.

Stakeholder Interviews and Focus Groups

MIG conducted eight one-on-one interviews and six small focus groups with community stakeholders between April to August 2020, engaging 36 stakeholders. Interviews and focus groups discussed nine questions and lasted approximately one hour. Responses were summarized only in aggregate, thereby encouraging the interviewees to speak freely.

In each interview and focus group, stakeholders were asked about critical challenges and opportunities related to residential development, where they would like to see new housing, how they feel about converting industrial

sites to residential uses, and the types of housing needed in Santa Fe Springs.

General Plan Advisory Group

The General Plan Advisory Group (GPAG) was formed to advise City staff and MIG during the development of the General Plan update and related Zoning Code amendments. Twenty members represented a range of community interests, including representatives from neighborhood groups, business groups, advocacy groups, and local organizations, as well as residents representing a range of perspectives.

MIG facilitated six two-hour virtual GPAG meetings to confirm the community vision, identify economic development opportunities, develop land use and housing alternatives, receive input on the big ideas for each element, review the revised goals and policies, and comment on the draft Implementation Plan. Two of these six GPAG meetings, hosted on September 23, 2020, and October 7, 2020, focused on the Housing Element, and collected input on housing strategies, locations for future housing, and the big ideas discussed in the Housing Element. GPAG input was instrumental in design of subsequent community workshops.

Community Workshops

MIG facilitated three interactive community workshops that addressed housing related issues between September 2020 and March 2021, and one in-person workshop in September 2021. Live Spanish translation services were available for every workshop. The first workshop informed the community on the General Plan process and identified community challenges and opportunities. The second workshop presented the Community Needs Assessment and elicited input on environmental burdens within disadvantaged community areas. The third workshop identified specific housing related land uses for the purpose of seeking ways to maximize housing opportunities. Workshops were promoted extensively by the City through website updates, e-blasts, social media posts, announcements at City events and meetings, and flyers distributed through library and food bank programs.

Forty-eight stakeholders participated in the third



community workshop on Wednesday, March 31, 2021, from 6:00 to 8:00 pm. During the third community workshop, the presentations provided an overview of the Housing Element, Regional Housing Needs Assessment, and housing strategies. Following the presentations, participants were invited to share their thoughts and ideas on housing issues, needs, and barriers, as well as locations for future housing.

Study Sessions

MIG conducted a series of study sessions on the General Plan to test ideas and concepts and confirm direction with decision-makers. **Eight City Council and Planning Commission study sessions were held between November 2020 and January 2022.**

Public Hearings

MIG provided presentations at one Planning Commission public hearings and one City Council hearings. After the Planning Commission meeting, Commissioner's and public comments and recommended changes were clearly identified for review by the City Council.

Areas for Housing Growth

Because Santa Fe Springs is largely built out, the City looked for infill opportunities for development, including properties designated for commercial and industrial uses. The City conducted a housing study to identify non-residential properties that could present opportunities to build housing, using a scoring system to prioritize sites. These properties were analyzed and scored for proximity to services, including schools, parks, commercial and retail, transit, and grocery stores. With the City consisting primarily of industrial uses, the properties were also analyzed and scored based on pollution contamination challenges, including proximity to toxic release inventory; businesses that handle hazardous materials; active oil wells; contaminated sites and superfund sites; and freeways and major arterials, and railways. Those properties that scored the highest were then evaluated during the land use alternatives phase of the 2040 General Plan update, for which mixed-use density and expanding residential options were assessed. The land use alternatives were presented

to the General Plan Advisory Group and presented in a community workshop. Focus areas include transit-oriented sites, mixed-use areas, and the expansion and density increase of the Medium Density Residential designation. The following were identified as focus areas:

- Transit-Oriented Development
 - » Washington/Norwalk Planned Metro L-Line Extension Station
 - » Metrolink Norwalk/Santa Fe Springs Station
- Mixed-Use Areas
 - » Telegraph Road Corridor
 - » Downtown
- Medium Density Residential Expansion
 - » Industrial sites adjacent to established residential uses
 - » Established places of worship

Transit-Oriented Development

The Washington/Norwalk planned Metro L-Line Extension Station Focus Area is located within the triangular blocks between Washington Boulevard, Norwalk Boulevard, and Broadway, bordering the City of Santa Fe Springs and the Los Angeles County unincorporated area of West Whittier-Los Nietos. This focus area will transition from an auto-dominated commercial corridor to transit-oriented development through infill development and redevelopment. The purpose is to increase intensity and establish a mixed-use transit hub with high density residential, live-work opportunities, and pedestrian-friendly commercial uses.

The Metrolink Focus Area is located at the northeast corner of Imperial Highway and Bloomfield Avenue, bordering the City of Norwalk and across the street from the Norwalk/Santa Fe Springs Transportation Center and Metrolink Station. The planned evolution is from existing commercial, business park, and industrial properties in favor of high-density residential and mixed-use development within walking distance to the station.

As of 2021, the Metro L-Line Extension (Eastside Transit Corridor Phase 2) is under environmental review and is



on an accelerated schedule with construction schedule for 2029 and first alignment open for services in 2035.

Mixed-Use Areas

The City envisions a mixed-use downtown area or “Main Street” setting (around Heritage Park) with multifamily residential and ground-floor commercial uses. The Downtown Focus Area will support a more dynamic mix of land uses, increase intensity, and establish a convenient, mixed-use shopping corridor. High quality two- to five-story buildings will complement adjacent uses and offer new housing, retail, and entertainment uses. The purpose of the Downtown Focus Area is to redevelop a centrally located, heavily trafficked, and underutilized corridor to realize the community’s vision for diverse housing and retail businesses.

The Telegraph Road Corridor Focus Area presents an opportunity to remediate contaminated land and transition industrial areas to mixed-use development with convenient access to the City core. The purpose of the focus area is to create an accessible corridor with multiple transit options and provide infill development around established residential and industrial uses.

Medium Density Residential Expansion

Various sites have been redesignated with Medium Density Residential, including a California Highway Patrol station planned for relocation to the State-owned Metropolitan State Hospital campus in the City of Norwalk. Properties supporting places of workshop have also been designated Medium Density Residential to allow these institutions to provide housing on their properties, consistent with new State requirements. Other sites include industrial properties adjacent to established residential areas, including the Little Lake Village housing community for seniors and the Lakeland Villa Mobile Home Park.

Major Housing Issues and Challenges for 2021-2029

New and unique challenges have arisen since the 5th cycle Housing Element, with the following anticipated to remain challenges for implementation of the City’s housing goals:

- The 2020 COVID-19 pandemic and economic slow-down created unknowns regarding development demand, interest, and available financing. The City looks to encourage and support development that incorporates a mix of housing types and densities so that housing for all income levels can be provided and evenly distributed throughout Santa Fe Springs.
- In 2011, the State Legislature eliminated redevelopment, thereby eliminating a major source of supplemental funding for affordable housing. Most significantly, the Low- and Moderate-Income Housing (LMIH) Fund disappeared. Much of the affordable (government subsidized) housing in Santa Fe Springs had been assisted with LMIH funds. The future availability of financial resources to assist with construction of new low- and moderate-income housing projects, preservation of existing low-income housing at risk of being converted to market rate housing, and conservation of housing in need of rehabilitation is unknown.
- This Housing Element includes multiple implementing actions that will require staff resources and grant funding to carry out. In addition, the City must be able to provide the infrastructure and supportive services associated with each new housing unit. Given California’s tax structure, this can be a substantial hurdle to providing infrastructure and municipal services over the long term.
- Santa Fe Springs consists primarily of industrial uses with a greater number of employees than residents. With limited land available, the City desires to balance the jobs/housing balance ratio by increasing more housing opportunities for local employees, and thereby decreasing vehicle miles traveled and long commute times.



HOUSING NEEDS ASSESSMENT

To understand housing needs of current and future Santa Fe Springs residents, this section describes population characteristics, employment patterns, and income levels in the City. The information illustrates how the City has grown and changed and identifies patterns and trends that serve as the basis for crafting housing policies and programs.

Population and Employment Trends

Housing needs are influenced by population and employment trends. This section provides an overview of changes to the population size, age, and racial and ethnic composition of Santa Fe Springs residents.

Current Population and Population Growth

Between 2010 and 2020, the City’s population increased approximately 13 percent, from 16,223 to 18,295 residents. By comparison, the County of Los Angeles grew less than 4 percent during that period.

The Southern California Association of Governments (SCAG) growth forecasts predict a steady increase in population through 2045. From 2020 to 2045, SCAG estimates that the City’s population will grow by 12.6 percent, consistent with projected countywide growth of 12.2 percent (see Table H-1).

A variety of demographic characteristics and trends define housing needs, including age composition, racial and ethnic composition, and employment.

Age

Population age distribution is a key indicator of housing needs and preferences, which change as individuals or households grow older. For example, young families tend to focus more on cost and the ability to become first-time homebuyers, whereas seniors may require accessible housing close to public transportation.

Table H-2 shows the age distribution of Santa Fe Springs residents. Since 2010, the median age in Santa Fe Springs has increased from 35.1 to 36.3. The largest age groups in 2018 were 20 to 44 years old, comprising 35.7 percent of the total population, slightly lower than the same age range in Los Angeles County with 37 percent. Seniors, age 65 and older, only represented 14 percent of the total population in 2018, which is slightly higher than Los Angeles County at 12.9%. The 0 to 19 age group consisting of children dropped nearly five percentage points between 2010 and 2018, from 30.2% to 25.6%.

Table H-1: Population Growth and Projected Growth

	2010	2020	2045	% Change 2010-2020	% Change 2020-2045
Santa Fe Springs	16,223	18,295	20,600	12.8%	12.6%
Los Angeles County	9,818,605	10,407,000	11,674,000	6.0%	12.2%

Sources: California Department of Finance, E-5 Population and Housing Estimates, 2010 and 2020 and SCAG Demographic Growth Forecasts, 2020.



Race and Ethnicity

Table H-2 and Figure H-1 shows the racial and ethnic distribution of Santa Fe Springs residents. In 2018, Hispanic and Latino residents made up 74 percent of the City’s population. White non-Hispanic residents constituted the second largest group at approximately 13 percent. Between 2010 and 2018, the City’s Hispanic and Latino and white non-Hispanic populations decreased slightly, while the Asian population more than doubled from 2.7 percent to 6.8 percent. In comparing Santa Fe Springs’ residents to the region’s population, the City has a significantly higher Hispanic and Latino percentage of the total population than Los Angeles County, with 74.3 percent compared to 48.5 percent in 2018, respectively.

Table H-2: Age, Race, and Ethnicity

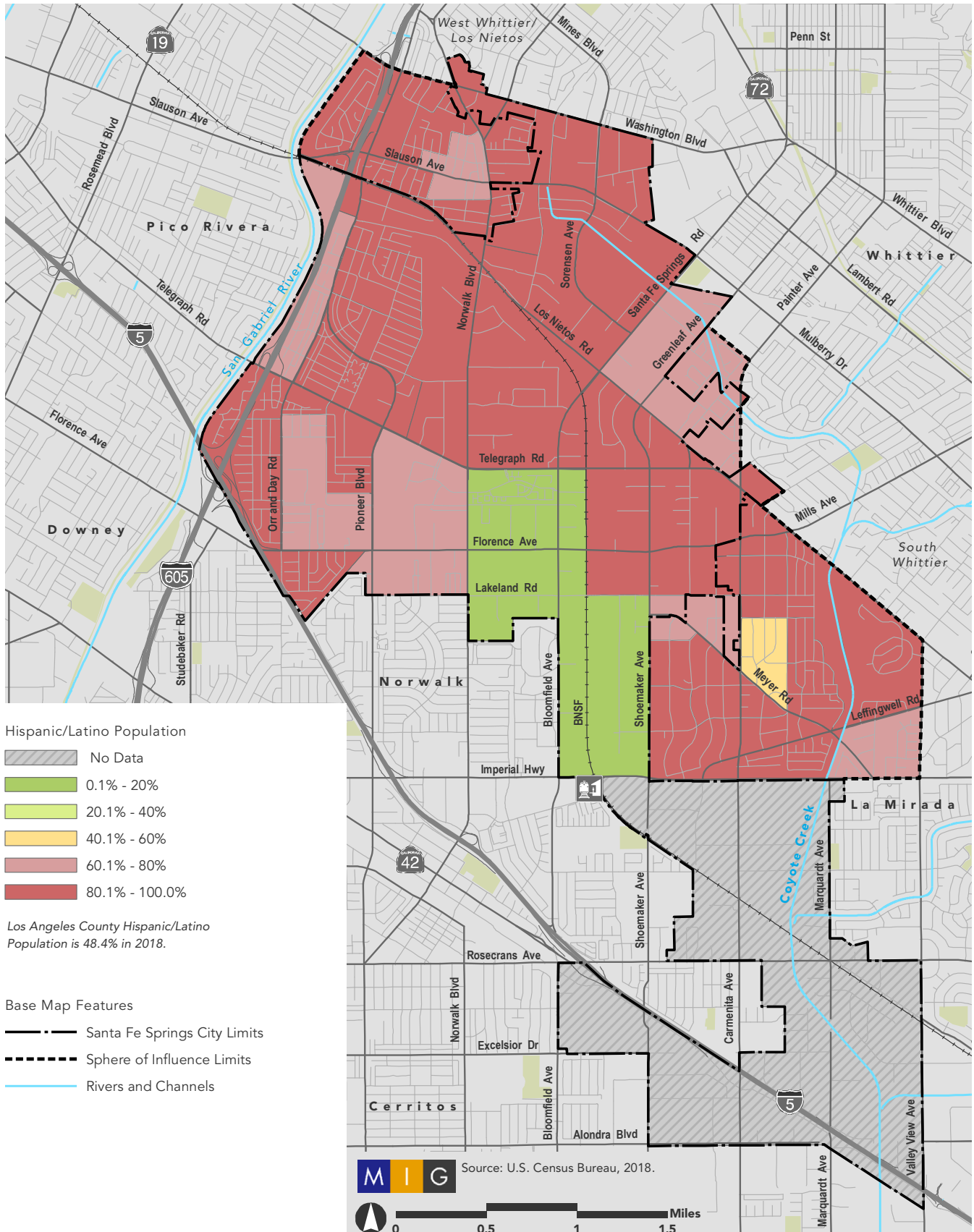
Demographic Profile	Santa Fe Springs				Los Angeles County			
	2010		2018		2010		2018	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Age								
0-19	4,947	30.2%	4,553	25.6%	2,711,958	27.6%	2,514,147	24.9%
20-44	6,054	37.0%	6,348	35.7%	3,658,845	37.3%	3,735,805	37.0%
45-64	3,440	21.0%	4,404	24.8%	2,382,103	24.3%	2,548,823	25.2%
65+	1,935	11.8%	2,486	14.0%	1,065,699	10.9%	1,299,277	12.9%
Total	16,376	100%	17,791	100%	9,818,605	100.0%	10,098,052	100.0%
Median Age	35.1		36.3		34.8		36.7	
Race/Ethnicity								
Hispanic/Latino	12,928	78.9%	13,217	74.3%	4,687,889	47.7%	4,893,603	48.5%
White (non-Hispanic)	2,185	13.3%	2,268	12.7%	2,728,321	27.8%	2,659,052	26.3%
Black	568	3.5%	694	3.9%	815,086	8.3%	795,505	7.9%
Asian/Pacific Islander	434	2.7%	1,207	6.8%	1,325,671	13.5%	1,476,381	14.6%
Other	405	2.3%	261	1.5%	261,638	2.7%	273,511	2.7%
Total	16,520	100.0%	17,647	100.0%	9,818,605	100.0%	10,098,052	100.0%

Source: U.S. Census Bureau 2010 Decennial Census and 2018 ACS 5-Year Estimates

Figure H-1: Hispanic/Latino Population



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Employment

This section reports on resident workers, defined as individuals who live in Santa Fe Springs and either work within the City or commute to a workplace outside of the City. The data reflect economic conditions prior to COVID-19, apart from unemployment rates.

In 2018, the unemployment rate was lower in Santa Fe Springs (4 percent) compared to California (7 percent) and Los Angeles County (7 percent). The median household income was \$65,518 at this time. Since Spring 2020, COVID-19 has and will continue to significantly affect global employment trends and economies. The State Employment Development Department estimates that as of April 2020, there were 7,100 Santa Fe Springs residents in the labor force, with 13 percent unemployment, compared to a countywide unemployment rate of 20 percent.

Information on the types of jobs, or occupations, held by community residents provides insight into potential earning power. This in turn often dictates into which segment of the housing market a household falls and

how much money a household can devote to goods and services, medical expenses, transportation, as well as any remaining disposable income. Residents are employed in the Sales and Office (31 percent), Management, Business, Science, and Arts (30 percent); Production and Transportation (18 percent), Service (14 percent), and Natural Resources and Construction sectors (7 percent).

Proportionally, the highest percentage of Santa Fe Springs residents hold Educational Services, and Health Care and Social Assistance occupations (23.2 percent).

Businesses

Employment growth typically leads to strong housing demand and an increase in spending, while the reverse is true when employment contracts. Santa Fe Springs is a strong employment market, with approximately 50,000 jobs. Prior to the 2020 economic recession, the SCAG growth forecast estimated that between 2010 and 2045, the City’s labor force will increase by 14 percent, an increase of 7,400 additional jobs. Los Angeles County is expected to see a 23 percent increase in the labor force during that same period.

Table H-3 Employment by Industry

Employment by Industry (Residents in Santa Fe Springs)	2010		2018	
	Number	Percent	Number	Percent
Manufacturing	1,305	20.0%	1,042	13.1%
Educational services, and health care and social assistance	1,292	19.8%	1,851	23.2%
Transportation and warehousing, and utilities	596	9.1%	504	6.3%
Retail trade	497	7.6%	754	9.5%
Professional, scientific, and management, and administrative	453	6.9%	695	8.7%
Public administration	426	6.5%	435	5.5%
Wholesale trade	442	6.8%	618	7.8%
Arts, entertainment, and accommodation and food services	462	7.1%	627	7.9%
Construction	345	5.3%	436	5.5%
Finance and insurance, and real estate and rental and leasing	306	4.7%	460	5.8%
Other services	247	3.8%	381	4.8%
Information	137	2.1%	144	1.8%
Agriculture, forestry, fishing and hunting, and mining	18	0.3%	16	0.2%
Total	6,526	100.0%	7,963	100.0%

Source: U.S. Census Bureau 2010 Decennial Census and 2018 ACS 5-Year Estimates



Based on the 2020 Esri Community Analyst Business Summary, Santa Fe Springs had a reported 3,741 businesses and 49,871 employees. Manufacturing-related businesses constitute the largest percentage of all businesses in Santa Fe Springs (16 percent) and employ the largest number of employees (nearly 28 percent of all employees in Santa Fe Springs). Principal employers in 2018 included McMaster Carr Supply Company (692), LA Specialty Produce Company (549), Fashion Nova, Inc. (431), Southern Wine and Spirits (396), and 7-Eleven Distribution Company (387).

Jobs-Housing Balance

Jobs-housing balance is typically measured by the ratio of the number of jobs divided by either the number of employed residents, persons, or houses in a geographic area. Yet there is no single numerical indicator of balance, and the concept of jobs-housing balance should be sensitive to the local context. If jobs-housing balance is too high, adequate housing may be unavailable to workers in that area, leading to issues such as housing unaffordability and traffic congestion from in-commuting workers. If jobs-housing balance is too low, this may indicate inadequate job availability for area residents. With 5,514 housing units and 49,871 jobs, Santa Fe Springs has a 9-to-1 jobs-to housing ratio, meaning there are nine jobs for every house in the City. As such, the vast majority of employees commute from other cities. According to California Environmental Protection Agency, Air Resources Board, increasing more housing opportunities in jobs-rich communities can help reduce greenhouse gases by providing more housing opportunities for the established employment base in the City.



Household Characteristics

A household is defined as all persons living in a housing unit. Families are a subset of households, as are single persons living alone and “other” non-family households. Group quarters, such as convalescent homes, are not considered households.

Data indicators for Santa Fe Springs households are summarized in Table H-4. The U.S. Census Bureau estimated 5,190 households in Santa Fe Springs in 2018, with 65.3 percent owner occupied households compared to only 34.7 percent renter households.

Approximately 40 percent of all households have above moderate incomes (higher than the average median income), while nearly 22 percent have household incomes that are considered extremely low.

Income

The 2018 median household income (MHI) for Santa Fe Springs was \$65,518, which was in line with the Los Angeles County median (\$64,251) but 8 percent less than the State median (\$71,228). Although household income in Santa Fe Springs increased at a higher rate (21 percent) than in the State (17 percent) and County (16 percent) since 2010, the City has the lowest household income when compared to neighboring cities. Median household income differs by tenure. While median household income for renter-occupied households was \$42,919 in 2018, median owner-occupied household income was over twice as much at \$92,031.

In 2018, 13.3 percent of City residents lived in poverty. This proportion is lower relative to the County of Los Angeles County, where 16.0 percent of residents lived in poverty at that time. As shown in Table H-5, the

Table H-4: Household Characteristics by Tenure

Household Characteristic (2018)	Owner-Occupied Households/Families		Renter-Occupied Households/Families		All Households/Families	
	Number	Percent	Number	Percent	Number	Percent
Number of Households	3,390	65.3%	1,800	34.7%	5,190	100%
Median Household Income (MHI)	\$92,031		\$42,919		\$65,518	
Household Income Categories (2017)						
Extremely Low Income (0-30% AMI)	400	7.9%	690	13.6%	1,090	21.5%
Very Low Income (30-50% AMI)	375	7.4%	325	6.4%	700	13.8%
Low Income (50-80% AMI)	515	10.1%	305	6.0%	820	16.1%
Moderate Income (80-100% AMI)	275	5.4%	185	3.6%	460	9.1%
Above Moderate Income (100%+ AMI)	1,680	33.1%	325	6.4%	2,005	39.5%
Total	3,245	63.9%	1,830	36.0%	5,080	100.0%
Overpayment (2017)						
All Households Overpaying for Housing	1,058	20.8%	970	19.1%	2,038	40.1%
Lower Income Households Overpaying for Housing (0-80% AMI)	790	15.6%	885	17.4%	1,680	33.1%

Source: U.S. Census Bureau 2018 5-year Estimates, CHAS 2013-2017, Regional Housing Needs Allocation 2021-2029.



proportion of individuals and households who lived in poverty was higher for women (15.8 percent), and adults 25 years and over without a high school diploma (19.6 percent), and unemployed residents (36.0 percent).

The California Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the County:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80-120 percent of AMI (federal data use 100 percent)
- Above Moderate-Income Households earn over 120 percent of AMI (federal data use 100 percent+)

Comprehensive Housing Affordability Strategy (CHAS) data provides special Census tabulations and calculates household income adjusted for family size and tenure. According to 2017 CHAS data, above moderate-income households (39.5 percent) comprised the largest share of all households. Extremely low-income households

(21.5 percent) comprised the second largest share at that time. Half of households (51.4 percent) were classified as extremely low-, very low-, and low-income. Renter-occupied households were over-represented in each of these income categories.

Figure H-2 shows the median household income distribution throughout the City.

Housing Overpayment

According to State and federal standards, households spending more than 30 percent of their gross annual income on housing experience housing cost burdens. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as food, health care, and transportation. Lower-income households with housing cost burdens are more likely to become homeless or double up with other households due to unexpected circumstances such as the loss of employment or health problems.

In 2017, 40.1 percent of Santa Fe Springs households overpaid for housing. Low-income, renter-occupied households were more likely to overpay for housing. Sixty-four percent of low-income households and 65.6 percent of renters overpaid for housing in 2017.

Table H-5: Poverty Status

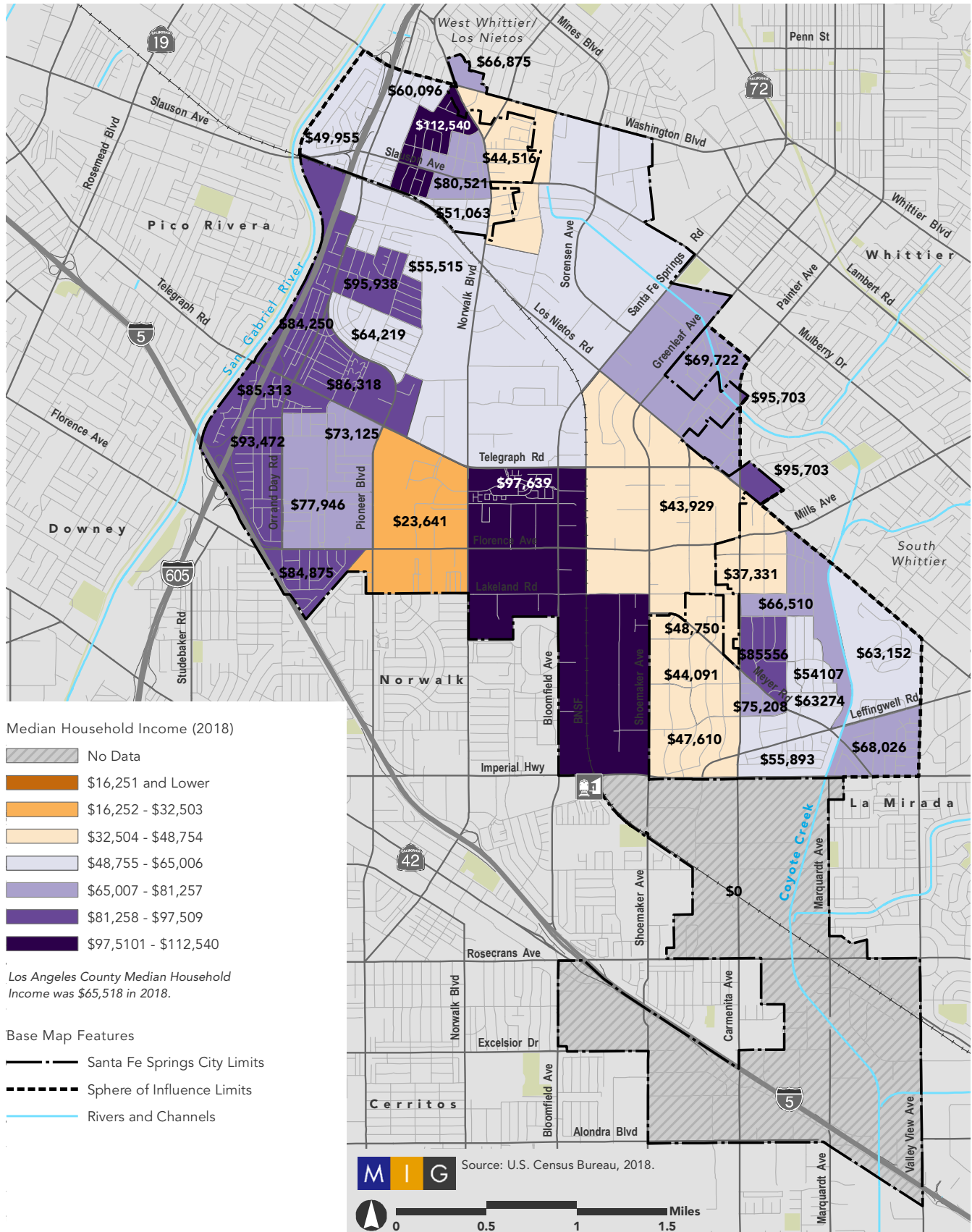
House	Santa Fe Springs			Los Angeles County		
	Population	Poverty	Percent	Population	Poverty	Percent
Total	17,732	2,353	13.3%	9,947,766	1,589,956	16.0%
Male	8,462	884	10.4%	2,628,243	184,088	7.0%
Female	9,270	1,469	15.8%	2,221,973	176,589	7.9%
Employed	7,963	359	4.5%	4,850,216	360,677	7.4%
Unemployed	339	122	36.0%	352,337	102,897	29.2%
No High School Diploma	2,245	439	19.6%	1,440,808	344,575	23.9%
High School Degree	3,760	475	12.6%	1,398,771	223,074	15.9%

Source: U.S. Census Bureau 2018 5-year Estimates.

Figure H-2: 2018 Median Household Income



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Extremely Low-Income Households

Extremely low income (ELI) is defined as households with income less than 30 percent of area median income. An estimate of the number of ELI households is provided in Table H-6: Extremely Low Income Households by Tenure and Cost Burden. Using Comprehensive Housing Affordability Strategy (CHAS) data, Table H-6 shows that 19.1 percent of the City’s total households (795 households) were classified as extremely low income (0-30 percent of AMI). Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households.

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing need are extremely low-income households. As a result, from the very low-income need of 253 units, the City has a projected need of 127 units for extremely low-income households.

Some extremely low-income households with mental or other disabilities and special needs. To address the range of needs, the City will employ a detailed housing

strategy, including changing the City’s land use policy to include Low-Barrier Navigation Centers as a by right use in areas zoned for mixed-use and non-residential zones permitting multifamily uses, pursuant to AB 101. State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses. Transitional housing is permitted as a residential use. Program actions for the 2021-2029 planning period include land use policy changes to allow transitional and permanent supportive housing in all zones allowing residential uses, subject to the same permitting, and clarifying siting requirements for SROs. The City will also provide regulatory incentives and concessions to projects targeted for persons with disabilities, including persons with developmental disabilities.

Table H-6: Extremely Low Income Households by Tenure and Cost Burden

Income Distribution Overview	Extremely Low (<= 30%)		Very Low (>30% to <=50%)		Low (>50% to <=80%)		Moderate and Above Moderate (>80%)		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Renter	615	33.7%	315	17.3%	385	21.1%	510	27.9%	1,825	100%
Owner	380	11.2%	480	14.2%	435	12.8%	2,095	61.8%	3,390	100%
Total Tenure	995	19.1%	795	15.2%	820	15.7%	2,605	50.0%	5,215	100%
Renter Cost Burden (> 30%)	405	42.4%	240	25.1%	215	22.5%	95	9.9%	955	100%
Owner Cost Burden (> 30%)	240	21.7%	355	32.0%	230	20.8%	283	25.5%	1,108	100%
Total Cost Burden (> 30%)	640	31.2%	590	28.7%	440	21.4%	383	18.7%	2,053	100%

Source: US Department of Housing and Urban Development, CHAS (Comprehensive Housing Affordability Strategy), 2014-2018.

Note: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.



Housing Stock Characteristics

Housing Stock

Santa Fe Springs has a mix of housing types. Single-family homes (attached and detached) remain the dominant type, comprising 62.6 percent of the 2020 housing stock, of which 59 percent are single-family detached (see Table H-7). Over 300 multi-family units were added between 2010 and 2020, accounting for the largest percent change in housing unit type over the last decade. The vacancy rate in Santa Fe Springs decreased from 5 to 3 percent between 2010 and 2020.

Overcrowded Units

Some households may not be able to buy or rent housing that provides a reasonable level of privacy and space due to housing costs. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room excluding kitchens, bathrooms, and halls. In Santa Fe Springs, 13.3 percent of all housing units are overcrowded. Overcrowding is more prevalent in rental units, at 19.8 percent compared to owner-occupied units at 9.8 percent. See Figure H-3 for location of overcrowded households.

Housing Condition

The condition of housing stock can serve as an indicator of potential rehabilitation needs. No current Citywide survey of substandard housing exists for Santa Fe Springs, and City staff have not been informed of any substandard homes to remedy. According to Los Angeles County Assessor data, nearly 50 percent of all housing units in the City were built prior to the 1960s. Based on building age and assessed building and land value, the City estimates that in 2021, approximately 100 to 150 housing units are estimated to be in severe need of replacement or substantial rehabilitation due to housing conditions. These units are primarily single-family detached units built prior to 1960 and the building value is only worth one quarter of the land value according to the Los Angeles County Assessor data. The low building value implies that no major building permits have been issued to make any substantial repairs over the last 60 years. Some units may have been repaired during this time period as there may be some instances where the applicant did not obtain building permits and therefore the improvement value may not be accurately reflected in the data. See Figure H-4 for location of substandard housing units.

Table H-7: Housing Stock Characteristics by Tenure

Housing Characteristic	Owner Units		Renter Units		All Units	
	Number	Percent	Number	Percent	Number	Percent
Total Housing units	3,390	65.0%	1,823	35.0%	5,514	100%
Single Family Detached	N/A		N/A		3,251	59.0%
Single Family Attached					199	3.6%
Multi-Family Units					1,991	36.1%
Mobile home or other units					73	1.5%
Average Household Size					3.39	
Vacancy Rate	0.5%		3.8%		3.2%	
Overcrowded Units	333	9.8%	357	19.8%	690	13.3%
Estimated Units Needing Replacement/ Rehabilitation	N/A		N/A		100 to 150	
Housing Cost	\$430,800		\$1,377		N/A	

Source: US Census 2018 ACS 5-Year Estimates Data Profiles, 2020 CA DOF E-5 Population and Housing Estimates, US Census Bureau 2018 5-year; Los Angeles County Assessor data, 2020.

Figure H-3: Overcrowded Households



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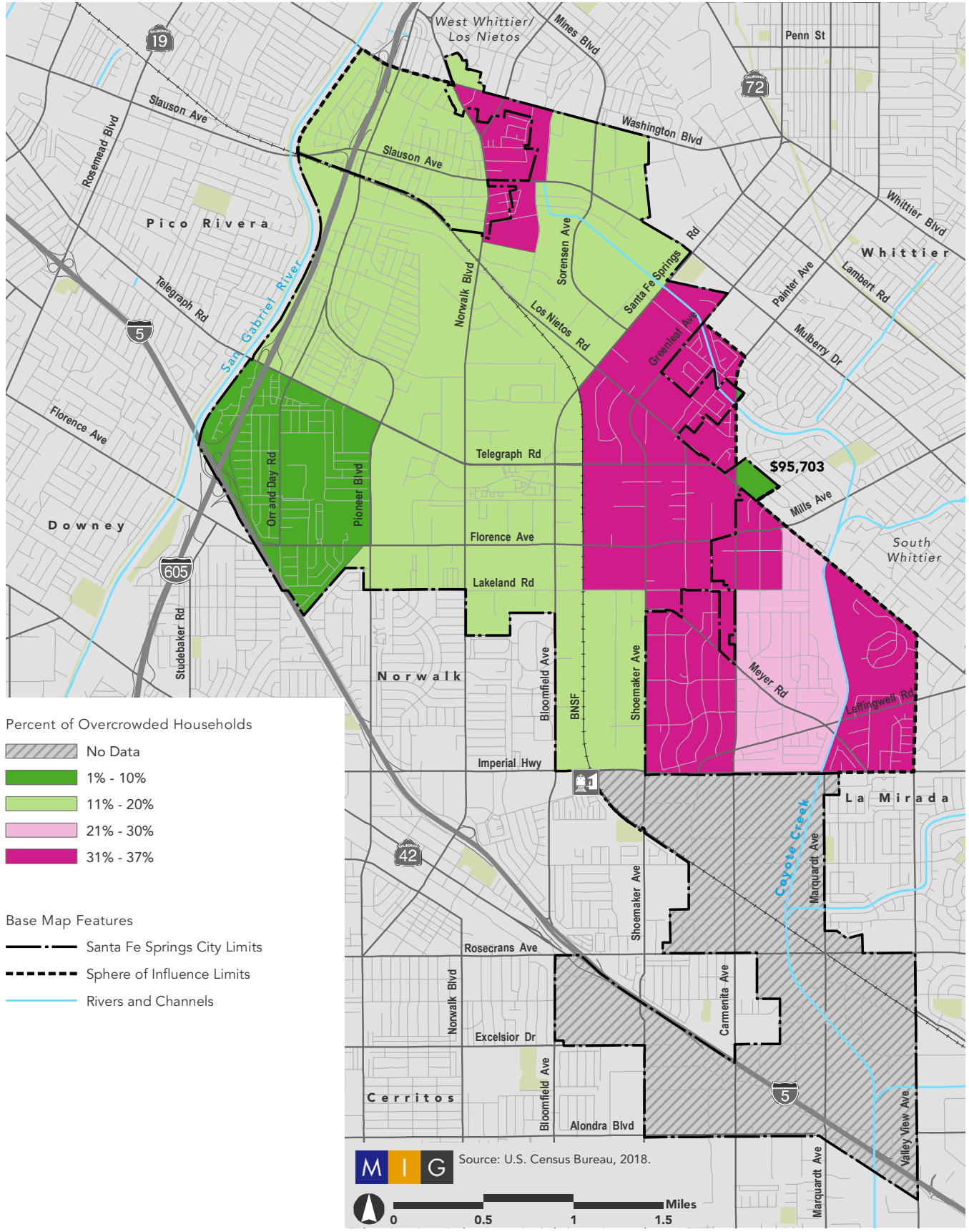
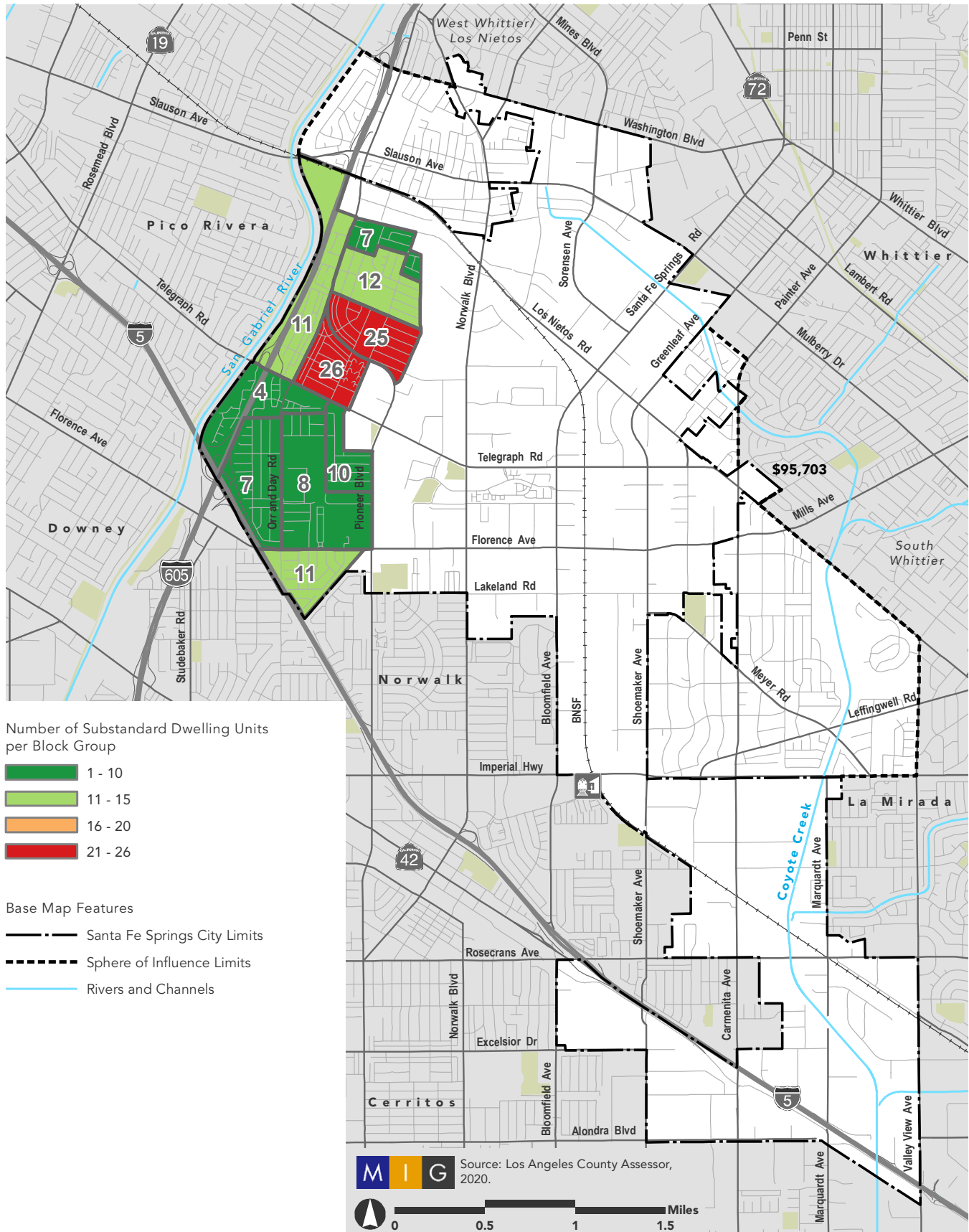


Figure H-4: Substandard Housing



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Housing Cost

The cost of housing in a community is directly correlated to the amount of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. Census data indicates the median home price was \$430,800 in 2018. The median home price was \$554,707 in 2020, according to Redfin, which is 28.8 percent greater than the median home price in 2018. This trend reflects the general trend in California regarding rising home prices during this period.

In 2018, 35 percent of Santa Fe Springs households lived in rental housing. The average rent was \$1,377 per month, with a third of households (34.1 percent) paying between \$1,000 and \$1,499 in rent. Table H-8 shows that the HUD-determined fair market rents for Los Angeles County fall within the range of the rents within Santa Fe Springs. Therefore, the rental rates in Santa Fe Springs generally are less than the HUD-determined fair market rents. Additionally, newer apartment buildings are renting at a higher rental cost.

Special Housing Needs

Housing Element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to address resources available to support these needs.

Persons with Disabilities

Disabled residents experience housing access and safety challenges. This is especially true for disabled residents with only limited incomes who often must rely on Social Security income alone. As such, most of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

In 2018, 1,852 Santa Fe Spring residents had disabilities, making up 10.4 percent of the population compared to 9.9 percent in Los Angeles County. Of the 10.4 percent of residents who have a disability, 3.9 percent have a developmental disability. According to the Centers for Disease Control and Prevention, developmental disabilities are a group of conditions due to an impairment in physical, learning, language, or behavior areas. These conditions begin during the developmental period, may impact day-to-day functioning, and usually last throughout a person’s lifetime.

Table H-8: Fair Market Rents in Los Angeles County

Fiscal Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
2018 FMR	\$1,067	\$1,284	\$1,663	\$2,231	\$2,467
2019 FMR	\$1,158	\$1,384	\$1,791	\$2,401	\$2,641
2020 FMR	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857
2021 FMR	\$1,369	\$1,605	\$2,058	\$2,735	\$2,982

Source: FY2020 Fair Market Rents. U.S Department of Housing and Urban Development



The State Department of Developmental Services (DDS) provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The East Los Angeles County Regional Center (ELARC) serves residents in Santa Fe Springs. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. The ELARC served 12,170 consumers in 2020, but does not identify how many are from Santa Fe Springs.

Elderly (65+ Years)

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Many people aged 65 years and older live alone, may have difficulty maintaining their homes, are usually retired, living on a limited income, and more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing. In 2018, there were 2,486 elderly individuals in Santa Fe Spring, consisting of 14 percent of the total population, compared to 12.9 percent in Los Angeles County.

Large Households (5+ Members)

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which may result in unit overcrowding.

In 2018, 1,005 households in Santa Fe Springs were large households (defined as 5 or more persons in one household), making up 19.3 percent of total households. In Los Angeles County, 14.4 percent of the total population lives within a large household, approximately five percentage points lower than Santa Fe Springs.

Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. In 2018, 16 percent of Santa Fe Springs residents worked as farmworkers, or 2.7 percent of resident workers. Given the paucity of farmland in urbanized Los Angeles County, some of these classifications may include persons in the landscaping industry. Due to the low number of agricultural workers in the City, the housing needs of migrant and/or farm workers can be met through general affordable housing programs.

Female-Headed Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them.

In 2018, 698 (3.9 percent) female-headed households lived in Santa Fe Springs. Four hundred sixteen households (416), or 8.0 percent of total households, were female-headed with own their children. Most female-headed households (57.6 percent) lived in owner-occupied units.

People Experiencing Homelessness

Population estimates for people experiencing homelessness are very difficult to quantify. Census information is often unreliable due to the difficulty of efficiently counting a population without permanent residences. Given this impediment, population numbers for the homeless are often derived from local estimates of the homeless and anecdotal information

The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority, includes a count of people experiencing homelessness on the street and in shelters. The count



identified 161 homeless persons with 32 sheltered and 129 unsheltered in Santa Fe Springs, excluding the Sphere of Influence (see Table H-9). The majority of unsheltered homeless persons were either in a recreational vehicle (46 percent), in cars (28 percent), or on the streets (14 percent). Many homeless persons use the San Gabriel River and I-605 freeway areas and railroad right of ways for encampments. Homeless persons living in vehicles tend to park in industrial areas, where there are fewer housed residents to call in complaints. Most of the unsheltered homeless persons (58) were identified in the industrial areas south of Imperial Highway in 2019, but only 5 persons were counted in 2020. In 2020, 63,706 homeless people were counted in Los Angeles County overall.

Resources for residents experiencing homelessness in Santa Fe Springs and neighboring cities are available locally and in adjacent cities. Within the City, the Interfaith Food Center offers food assistance and meal programs for low-income and homeless residents of Santa Fe Springs, Whittier, and La Mirada. The Santa Fe Springs

Transitional Living Center is located at 12000 Washington Boulevard. This facility provides services and temporary housing for homeless mother and their children who are victims of domestic and/or substance abuse. They are also provide counseling, life skills classes, parenting classes, case management, and housing placement assistance.

A variety of homeless services and resources in adjacent Whittier serve Santa Fe Springs residents, including Whittier First Day, the Women’s and Children’s Crisis Shelter Whittier, and Cold Weather Shelter. Other homeless services and resources located within 10 miles of Santa Fe Springs include Ollie House in Downey, At the Fountain Transitional Living Inc. in Bellflower, Bell Shelter in Bell, East San Gabriel Valley Coalition for the Homeless in Hacienda Heights, Jordan’s Transitional Shelter in Compton, and Santa Ana Armory Cold Weather Shelter in Fullerton.

Table H-9: Special Needs Groups

Special Needs Category	Santa Fe Springs		Los Angeles County	
	Number	Percent	Number	Percent
Persons with Disabilities	1,852	10.4%	993,035	9.9%
Persons with Developmental Disabilities	646	3.9%	382,097	4.1%
Elderly (65+ years)	2,486 individuals 1,364 households	14.0% individuals 26.2% of households	1,299,277 individuals 721,680 households	12.9% individuals 21.8% of households
Large Households (5+ members)	1,005	19.3%	477,395	14.4%
Large Households (5+ members)	1,005	19.3%	477,395	14.4%
Female Headed Households	698	3.9% of households	568,634	5.6% of households
People Experiencing Homelessness (2020)	161 individuals	N/A	63,706 individuals	N/A

Source: FY2020 Fair Market Rents. U.S Department of Housing and Urban Development



Energy Conservation Opportunities

Energy-related housing costs can directly impact the affordability of housing. While State building code standards include mandatory energy efficiency requirements for new development, city governments and utility providers play important roles in encouraging and facilitating energy conservation and helping residents minimize energy-related expenses. Policies addressing climate change and energy conservation are integrated into the Santa Fe Springs General Plan.

Santa Fe Springs practices water conservation through reduced use, efficiency, reclaimed water, and controlling water runoff pollution to protect water resources. Efforts to divert solid waste from landfills are ongoing and the City has a robust recycling and yard waste collection program. Santa Fe Springs is supporting the construction of green buildings which utilize technologies such as cogeneration, solar panels, and thermal energy storage all of which reduce reliance on traditional energy resources. Part 6 of Title 24, which was updated in January 2020, outlines the California Building Standards Energy code. The updated California solar mandates of 2020 requires that all new residential homes meet Title 24 requirements. This makes California's code the first in the nation to require solar for newly built homes as of January 1, 2020.

Southern California Edison provides energy service to Santa Fe Springs and offers an energy savings assistance program which provides energy efficient appliances like air conditioners and refrigerators to those who qualify. The Residential Energy Efficiency Loan (REEL) gives homeowners and renters access to affordable financing for energy efficient projects. Southern California Edison also offers many solar panel programs for residential buildings: The Disadvantaged Communities (DAC)-Single-Family Solar Homes (DAC SASH), Solar on Multifamily Affordable Housing (SOMAH), and Multifamily Affordable Solar Housing (MASH). They also facilitate the Smart Energy Program, a program that involves issuing subsidized programmable thermostat and energy credits in exchange for allowing Southern California Edison to adjust the temperature (increase of four degrees and up to four hours a day) during high demand periods.

Needs Assessment Findings

The following summarizes the Needs Assessment key findings.

- **Senior Population.** The City has a higher percentage of seniors, age 65 and older, compared to Los Angeles County as a whole. This is largely due to two large senior complexes located along Fulton Wells Avenue, the Costa Azul Apartments (age 55+) and Little Lake Village Senior Apartments (age 62+), consisting of 424 units.
- **Hispanic/Latino Population.** The City has a higher percentage of Hispanic/Latino population compared to Los Angeles County, 74.3 percent to 48.5%, respectively. However, the Hispanic Latino population saw a slight percentage reduction (-4.6 percent) between 2010 and 2018.
- **Employment.** Santa Fe Springs has a high jobs-to-housing ratio, meaning there are approximately nine jobs in the City for every housing unit.
- **Income.** In 2017, approximately 22 percent of all households in the City made less than \$19,000 annually, while nearly 40 percent of all households made over \$64,251. The 2018 median household income for Santa Fe Springs was \$65,518. Approximately 13 percent of City residents lived in poverty.
- **Housing Stock.** Of the 5,363 housing units in the City, 64% are 60 years and older. Based on the building age and assessed building and land value, the City estimates that in 2020, approximately 100 to 150 housing units are in severe need of replacement or substantial rehabilitation due to housing conditions.
- **Overcrowding.** In Santa Fe Springs, 13.3 percent of all housing units are overcrowded. Overcrowding is more prevalent in rental units, at 19.8 percent compared to owner-occupied units at 9.8 percent.
- **Large Households.** In Santa Fe Springs, 19.3 percent of all households are classified as large households (defined as 5 or more persons in one household), compared to 14.4 percent in Los Angeles County.



Projected Housing Need (RHNA)

Housing-element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA Plan prepared by the jurisdiction's council of governments. HCD, in conjunction with SCAG, determine a projected housing need for the region covered by SCAG (the counties of Riverside, San Bernardino, Los Angeles, Orange, Ventura, and Imperial). The SCAG-region RHNA for 2021-2029 is 1,341,834 new housing units. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of Santa Fe Springs has a RHNA of 952 housing units to accommodate in the Housing Element period. The income distribution is as shown in Table H-10.

Table H-10: Regional Housing Needs Allocation 2021-2029

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low ¹	0-50%	253	26.6%
Low	>50-80%	159	16.7%
Moderate	>80-120%	152	16.0%
Above Moderate	120%+	388	40.8%
	Total	952	100.0%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.



HOUSING CONSTRAINTS

Although the City of Santa Fe Springs strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government regulations and policies, and infrastructure and environmental constraints. This section addresses these potential constraints that may affect the supply and cost of housing in Santa Fe Springs.

Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control, as well as environmental conditions such as contaminated sites which require remediation. A general assessment of constraints includes description of existing actions the City has undertaken to either offset development costs or assist in reducing the effects of environmental constraints that are unique to Santa Fe Springs.

Housing prices in the Southern California soared to record highs during the COVID-19 pandemic. Southern California home prices in March 2021 rose by double digits for the eighth consecutive month. The six-county region's median home price increased 14.5 percent from a year earlier to a record \$630,000, according to the real estate firm DQNews. The number of houses, condominiums, and town homes that sold rose 32.2 percent. The runup on home prices occurred nationwide. Since 2015, mortgage rates remained below 5 percent, and the work-from-home conditions brought about by the COVID-19 pandemic enticed many people to buy homes outside of more expensive urban areas. Millennials have replaced Baby Boomers as the largest cohort of home buyers in the nation. The health of the housing market as reflected in home prices and sheer demand encourages private investments. However, it also renders government financing or any other household financial support even more limited in affecting affordability.

Development Costs

Market-driven constraints or the economic factors that drive private housing development are land costs, construction costs, and availability of financing. The portions of the development costs that are non-governmental constraints refer to the market-driven costs associated with housing developments: hard costs (construction and labor), soft costs (financing, fees, tax, title, and insurance), and land costs. According to the UC Berkeley Turner Center for Housing Innovation, hard construction costs (materials and labor) represented 63 percent of the total cost of producing a new residential building in California (2008-2018). Soft costs such as legal fees, insurance, professional fees, and development fees represent 19 percent of the total development cost, followed by land costs and conversion costs at 18 percent. The average development cost per unit in California is \$480,000, a 17 percent increase since 2008. The increases are driven largely by construction costs, which already account for the largest share of development costs.

Factors influencing the cost of affordable housing are no different from market-rate construction. However, affordable housing developers face increased complexity in financing affordable projects and the need to manage multiple funding sources while meeting their respective requirements. Development costs are sometimes broken down into components known as the Five Ls, as described by the UCLA Lewis Center Regional Policy Studies:

- **Lumber (Building Materials):** materials required to construct a new building, including not just lumber but concrete, steel, windows, flooring, HVAC, electrical, drywall, etc.
- **Labor:** wages and salaries paid to the people who build the projects
- **Lending:** interest paid on debt and returns on investment owed to project investors
- **Laws:** rules and regulations that increase costs, such as on-site affordability requirements, impact fees, and minimum parking requirements



- **Land:** the value of the property itself, whether it is currently vacant or used for another purpose and intended for redevelopment

Land cost, in the context of development, is dependent on the value of the other Ls. When assessing the financial feasibility of a new development, developers must first estimate the cost of project approvals (entitlement), design and other soft costs, financing, construction, and profit margin. Developers estimate the value of the potential development based either on projected rents or sale prices. The gap between those two values is what they can afford to pay for the land, known as the “residual land value.” When residual land value falls below the land’s value based on its present use (e.g., a strip mall or surface parking lot), or if it simply falls below what the current owner is willing to accept, new development—residential or otherwise—is unlikely to occur. This is one way in which higher fees and affordability requirements can lead to less new housing. Although these additional costs cannot be added to rents or sale prices they are still “baked into” the price of the land.

Labor and Construction Costs

The Turner Center for Housing Innovation at the University of California, Berkeley states that the cost of building a 100-unit affordable housing project in California was almost \$425,000 per unit in 2016, up from \$265,000 per unit in 2000. Between 2008 and 2018, the core components of a building—wood, plastics, and composites costs rose by 110 percent after accounting for inflation, and the cost of finishes rose by 65 percent. Additionally, as a result of the COVID-19 pandemic, the price of lumber rose 280 percent between 2020 and 2021. This was the result of an epic shortage caused by sawmills easing their output due to the pandemic. At the very same time, a staggering increase in demand was being generated by house-bound homeowner making additions to their homes. Although prices are anticipated to correct as more sawmills increase production, lingering cost impacts likely will affect housing construction costs.

These components are global commodities and prices move in line with unpredictable geopolitical situations.

- Metals costs include metal framing, joists, decking, stairs, and railings, among others
- Concrete costs cover concrete forming and accessories, concrete reinforcing, cast-in-place concrete, precast concrete, cast decks and underlayment, mass concrete, and concrete cutting and boring
- Finishes costs consist of plaster and gypsum board, tiling, ceilings, flooring, wall finishes, painting, and coating, among others
- Wood, plastics, and composites costs include rough carpentry, finish carpentry, architectural woodwork, structural plastics and composites, and plastic fabrications such as railings and paneling

The cost and availability of workers ranks as the top concern of housing developers affiliated with the National Association of Home Builders, outranking prices of building materials. The total number of units included in each year’s permitted projects increased 430 percent between 2009 and 2018, but the number of construction workers has only expanded by 32 percent. Construction work is a skilled trade, and housing construction work is deemed an essential business activity. Contractors note shortages of workers with more multifamily construction experience. Prevailing wage requirements that are sometimes associated with publicly assisted housing construction and streamlining legislation (SB 35) can cost an average of \$30 more per square foot.

One of the recommendations for governments to reduce construction cost and address labor shortages is to encourage industrialized construction, that is, off-site construction or manufacturing of building components, which is then transported and assembled at the building site. This process saves as much as 20 percent on the cost of building a three- or four-story wood-frame multifamily development and shortens the construction timeline by 40 to 50 percent.



Financing Costs

Developers finance housing projects with a mix of equity and debt. Equity pays for early development activities like land acquisition and project entitlements. This source of financing comes from developers themselves and investors such as pension funds and real estate investment trusts (REITs). Because equity bears greater risk than debt—if a project does not meet its financial targets, the losses are taken from equity—equity investors expect a relatively high return on investment, perhaps 10 percent per year or more. Debt comes in later, usually once a project has secured city approval and is ready to be built, and once 100 percent of the equity has been funded. Because debt is lower risk, today it commands a lower interest rate, often 6 percent or less. Within reasonable limits, developers can reduce financing costs (“carrying costs”) by minimizing the equity share of project funding and maximizing the debt share.

Land Costs

Land costs include acquisition and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Among the variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, and the financing arrangement between the buyer and seller. Cost considerations include the cost of the land per square foot determined by the current market as well as the intended use, the number of proposed units, or the allowable density of development permitted on the site. Local governments can significantly affect land costs of a housing development by increasing the supply of land for residential uses (via land use policy) and increasing the number of units that can be built.

Few residential lots are listed for sale in Santa Fe Springs. However, a 2.5-acre lot (at Florence Avenue and Carmenita Road) listed primarily for investment/development value was priced at \$5,195,000 in the unincorporated area of Santa Fe Springs. Most development in Santa Fe Springs would involve recycling properties with existing uses, adding to the cost of land.

A density bonus is available to developers who provide affordable housing as part of their projects. Developers of affordable housing may also be granted regulatory concessions or development incentives. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

Environmental Constraints

The General Plan identifies residential land uses in areas of the City formerly occupied by industrial businesses or near industrial uses. These properties pose potential environmental hazards that could require significant investment in site remediation and/or incorporation of costly mitigation. These hazards concern quality of life issues such as public health and safety, along with hazards that may influence decisions of potential housing developers, investors, and residents. The location and description of these hazards are provided in the Safety Element and Environmental Justice Element. As of 2019, the U.S. Environmental Protection Agency lists 1,357 regulated facilities in Santa Fe Springs from its database that tracks sources of pollutants, chemicals, toxic release, greenhouse gas, and hazardous waste. For some sites, remediation of contaminated land could take 30 years or more and may not result in a condition suitable for residential use.

Since 1977, more than 40 different providers have maintained wells in the Santa Fe Springs oil field. Active oil wells (wells still extracting oil) are located in the central and eastern portions of the oil field, occupying approximately 10 city blocks, or 784 acres. Idle wells are oil and gas wells which are not in use for production, injection, or other purposes, but also have not been permanently sealed. Over 1,000 oil wells have been plugged in the City since the 1920s. Development within an active oil production area adds to costs of residential development, as active oil wells contain existing contractual agreements where portions of the land will need to be reserved for oil production, thus constraining the size of residential development potential. Abandonment costs for closings oil wells are estimated at \$300,000 per well.



The Safety Element identifies areas that continue to be affected by current and former oil industry operations, one Superfund site requiring extensive remediation, and businesses that produce, use, or transport hazardous materials. Given the predominant industrial nature of Santa Fe Springs, several residential neighborhoods abut or are near these businesses.

Other environmental constraints identified in the Safety Element are local earthquake faults, liquefaction hazards, and dam inundation. Two active blind thrust faults—the Puente Hills and the Elysian Park thrust systems—cross diagonally through central Santa Fe Springs. Blind thrust faults are shallow-dipping reverse faults that do not rupture the surface and cannot be detected visually. The Elysian Park and Puente Hills faults could generate substantial ground shaking in an earthquake, causing damage to infrastructure, including roadways and bridges, dams, and essential facilities such as fire and police stations, emergency preparedness centers, and structures containing chemicals for manufacturing and storage.

Liquefaction is a condition where water-saturated sediment temporarily loses strength and acts as a fluid, generally resulting from ground shaking associated with an earthquake. Liquefaction potential and severity depends on several factors, including soil and slope conditions, proximity to a fault, earthquake magnitude, and type of earthquake. In Santa Fe Springs, liquefaction hazards are present along the drainage channels on the periphery of the City, as well as residential and industrial areas in the north, residential neighborhoods west of Norwalk Boulevard, and primarily industrial areas south of Imperial Highway. Although possible, liquefaction is unlikely to occur due to the water table depth of more than 50 feet throughout the City.

Local Efforts to Remove Nongovernmental Constraints

This analysis looks at local efforts to remove nongovernmental constraints that influence market actors such as developers, potential homebuyers, and renters which in turn limit the City's ability to accommodate its RHNA allocation in each income category.

Non-governmental constraints are mostly constitutional in nature, meaning that Santa Fe Springs, as a general law city, has limited ability to raise revenues or construct housing, and the City certainly cannot regulate market decisions. To promote housing production, the City relies on programs that incentivize market actors.

Prior to the dissolution of redevelopment agencies by the State legislature in 2012, Santa Fe Springs had a robust redevelopment program that generated millions of dollars for housing and community improvement projects. The redevelopment agency facilitated development of six housing projects totaling 389 affordable units through the use of low- and moderate-income housing funds. The oldest development dates to 1969 (Pioneer Gardens), and the Little Lake Villages development completed in 2003. Two housing projects, Silvercrest Residences and Pioneer Gardens, have affordable covenants set to expire by 2030, beyond the planning period for this Housing Element; however, the City can begin discussions and investigations to have the covenants extended. The redevelopment agency also facilitated construction of the The Villages at Heritage Springs, one of the first major housing developments on a former oil field. The project required the removal of oil sumps, concrete vaults from oil derricks, old pipelines (including asbestos-lined pipe), drilling mud, and oil residue from well pumps. In addition to financing construction programs, the agency used redevelopment funds for rehabilitation of existing homes and first-time homeownership for low-income families. These funding sources and city-funded programs are no longer available.

City-owned properties or other agency-owned properties in Santa Fe Springs represent potential resources to address high housing costs by supporting affordable housing development under AB 1486 and AB 1255. Public lands, particularly those transferred to the City by the redevelopment agency, can be sold or leased below market price to affordable housing developers, thus minimizing developers' holding and purchasing costs. Another benefit to housing developers is the mitigation of investment risks. In early 2021, the City approved an Exclusive Negotiating Agreements (ENA) with the Whole Child and the Richman Group for a portion of the 3.9-acre property located at 13231 Lakeland Road. Projects



intended for the site include new affordable family and special needs rental housing, interim affordable housing for families, and housing for veterans experiencing homelessness. The City also entered into an exclusive negotiating agreement with Habitat for Humanity of Greater Los Angeles for the construction of 18 for-sale townhomes.

HCD's Statewide Affordable Housing Opportunities Sites inventory identifies two parcels (APNs: 7005-014-915 and 7005-014-913) currently owned by the California Department of Transportation (Caltrans) that are prioritized by the State Department of General Services and HCD as suitable for sustainable, innovative, cost-effective affordable housing. Also, the California Highway Patrol office located at 10051 Orr and Day Road is planned for relocation to the Department of State Hospitals - Metropolitan in Norwalk, creating another opportunity for a publicly-owned property to be developed with affordable housing. Working with these State agencies, the City has the opportunity to address market constraints to affordable housing development.

Financing and Government Assistant Programs

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. As of 2021, although interest rates remained low, lenders consider applicants much more closely than in the past, leading to credit tightening despite affordable interest rates. In February of 2016, California's Legislative Analyst's Office (LAO) estimated that new construction to address a shortfall of 1.7 million housing units would cost at least \$250 billion in public subsidies.

Four State agencies contribute to the State's basic housing efforts through their financial resources to support affordable housing: the California Department of Housing and Community Development (HCD), the California Housing Finance Agency, the California Tax Credit Allocation Committee (CTCAC), and the California Debt Limit Allocation Committee (Debt Limit Committee).

State, county, and the federal government—along with private organizations—have financial assistance programs for agencies, jurisdictions, and developers. Active as of 2021, the following programs are specifically designed to finance affordable housing. Additional financial sources not mentioned in the list include State and federal emergency programs to address impacts from the COVID-19 pandemic and specific federal housing programs for special needs housing, residential care, and housing for targeted populations. By making potential developers aware of these programs, the City can help address market constraints to affordable housing development.

- **Affordable Housing and Sustainable Communities (AHSC) Program.** Administered by the Strategic Growth Council and implemented by HCD, the AHSC Program funds land use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas emissions. These include new construction, acquisition, and substantial rehabilitation, including preservation of affordable housing at risk or conversion of one or more nonresidential structures to residential dwelling units.
- **CalHome.** The CalHome program provides grants to local public agencies and nonprofit corporations to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.
- **Community Development Block Grant (CDBG).** The CDBG program is a long-standing federal program that funds housing activities, public works, community facilities, public service projects serving lower-income people, and planning and evaluation studies related to any eligible activity defined by the law. Santa Fe Springs, whose funds are administered through the Los Angeles County Development Authority, has used CDBG funds for single- and multi-family rehabilitation, rental housing acquisition and homeownership assistance, and activities that support new housing construction.



- **California Debt Limit Allocation Committee (CDLAC).** The CDLAC was created to set and allocate California’s annual debt ceiling and administer the State’s tax-exempt bond program to issue the debt. CDLAC’s programs are used to finance affordable housing developments for low-income Californians, build solid waste disposal and waste recycling facilities, and to finance industrial development projects. The Qualified Residential Rental Project Program helps spur affordable housing production by assisting developers of multifamily rental housing units with the acquisition and construction of new units, or the purchase and rehabilitation of existing units. The Single-Family First-Time Homebuyer Program helps homebuyers of single-family homes, condominiums, and townhouses use mortgage credit certificates to reduce their federal tax liability by applying the credit to their net tax due. State and local governmental agencies and joint powers authorities can issue both tax-exempt mortgage revenue bonds (MRBs) or mortgage credit certificates (MCCs) to assist first-time homebuyers when they purchase a home.
- **Golden State Acquisition Fund (GSAF).** The GSAF is a \$93 million flexible, low-cost financing program aimed at supporting the creation and preservation of affordable housing throughout California. Financing is available for rental housing and homeownership opportunities in urban and rural communities. GSAF was established with \$23 million in seed funding from HCD. These funds are leveraged with additional capital from the seven community development financial institutions that serve as originating lenders.
- **HOME.** Federal HOME funds assist cities, counties, and non-profit community housing development organizations (CHDOs) create and retain affordable housing for lower-income renters or owners. HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance.
- **Homekey.** Enacted by the State in 2020 in response to economic conditions brought about by the COVID-19 pandemic, Homekey provides grants to local entities (including cities, counties, and other local public entities such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types—such as hotels, motels, vacant apartment buildings, and residential care facilities—in order to serve people experiencing homelessness or at risk of serious illness due to COVID-19.
- **Housing for a Healthy California (HHC).** HHC provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans.
- **Infill Infrastructure Grants (IIG).** The State’s IIG program provides grant assistance available as gap funding for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. This can help reduce off-site costs associated with a housing development.
- **Local Housing Trust Fund (LHTF).** The State’s LHTF program lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds matches local housing trust funds as down payment assistance to first-time homebuyers.
- **Low-Income Housing Tax Credit.** This competitive State program allocates federal and State tax credits to developers of affordable rental housing for low-income households. Developers often partner with cities to find sites capable of receiving high scores, such as sites near transit and well served by urban infrastructure.
- **Multifamily Housing Program (MHP).** MHP, a State program, makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of



permanent and transitional rental housing for lower-income households.

- **National Housing Trust Fund Program (NHTFP).** This federal program assists in new construction of permanent housing for extremely low-income households. This is a permanent program with dedicated source(s) of funding and thus is not subject to annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households.
- **No Place Like Home.** This State program uses bond monies to invest in the development of permanent supportive housing—through new construction or rehabilitation—for persons in need of mental health services and experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
- **Predevelopment Loan Program (PDLP).** PDLP provides predevelopment capital to finance the start of low-income housing projects. Eligible costs include site control, site acquisition for future low-income housing development, engineering studies, architectural plans, application fees, legal services, permits, bonding, and site preparation.
- **Transit-Oriented Development (TOD) Housing Program.** The State offers low-interest loans as gap financing for rental housing developments near transit that include affordable units.
- **Veterans Housing and Homelessness Prevention Program (VHHPP).** Through this program, entities can obtain long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies.

Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and housing affordability, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

The City’s primary regulations that affect residential development and housing affordability are Title XV (Land Usage) of the Santa Fe Springs Municipal Code (Municipal Code), the General Plan, development processing procedures and fees, on- and off-site improvement requirements, and building codes. In addition to a review of these policies and regulations, an analysis of governmental constraints on housing production for persons with disabilities is included in this section. State housing laws effective as of 2018 have targeted local government constraints on housing developments. Applicable to all housing developments are amendments to Housing Accountability Act (HAA) and SB 330.



General Plan

In 2021, the City comprehensively updated its General Plan in parallel with this Housing Element, with a focus on increasing the multi-family housing supply within walking distance of planned and established transit stations and within a downtown setting. To increase residential land use capacity, the General Plan now includes three mixed-use districts: Mixed Use, Mixed Use-Downtown, and Mixed-Use Transit Oriented Development (TOD). The General Plan also increased allowable residential density in Multiple Family land use. Table H-11 lists the General Plan land use categories and corresponding zoning districts. With a City that is completely build out, the City identified opportunities where housing could be built in the future, taking into account access to services and potential pollution and contamination impacts.

Table H-11: General Plan Residential Land Use Categories and Corresponding Zoning Districts

General Plan Land Use Categories	Description	Maximum Density (Units per Acre)	Zoning Districts
Low Density Residential	Development of detached single-family dwelling units	9	A-1 , R-1
Medium Density Residential	Development of detached and attached single-family dwelling units, multi-family dwelling units, and mobile homes	25	R-3
High Density Residential	Development of multi-family dwelling units	40	New
Mixed Use	Mixed-use development, multi-family residential development, and businesses to meet the demand for retail goods, restaurants, and commercial services	40	New
Mixed Use Downtown	Mixed-use development, multi-family residential development, and businesses to meet demand for retail goods, restaurants, commercial services, and public gathering spaces within a walkable downtown setting		
Mixed Use Transit -Oriented Development (TOD)	Mixed-use development, multi-family residential development at higher densities, and businesses to meet demand for commercial goods and services within walking distance of a transit station	60	New

Source: Santa Fe Springs 2040 General Plan Update, 2021.



Zoning Code

Title XV, Section 155 (Zoning) of the Municipal Code allows residential development in the agriculture zone (A-1) and two residential zones (R-1 and R-3) and when the property has a PD overlay. In the PD overlay, property can have a combination of land uses (60% primary zone and 40% alternate land use). For example, a C-4 PD zoned property may be developed with 60% commercial use and 40% residential use. Table H-12 summarizes use regulations for these zones, denoting whether the use is permitted by right (P) or conditionally permitted (C).

In parallel with the General Plan update, the City is amending the Zoning Code to ensure consistency between the two. The Zoning Code will be adopted concurrently with the General Plan and Housing Element (see Program 11: Zoning Code Revisions). Table H-13 identifies applicable development standards.

The residential height limit of 25 feet for the R-1 and R-3 zones presents limitations on new housing development. Staff has identified this development standard as one for which multi-family developers frequently request variances. Program 11 of the Housing Plan requires the City to amend the Zoning Code to be consistent with the General Plan and to review development standards to address and adjust constraints.

To promote transparency and clarity, the City posts all development standards that specify the zoning, design, and development standards that apply to each parcel on the City's website pursuant to Government Code section 65940.1(a)(1).

Table H-12: Allowed Residential Uses

Residential Use	A-1	R1	R3	C-4	ML	Additional Requirements
Single Family Detached	P	P	P	--	--	
Accessory Dwelling Unit and Junior Accessory Dwelling Unit	P	P	P	--	--	§155.644 and §155.644.1
Single Family Attached	P	P	P	--	--	
Multi-Family	--	--	P	--	--	
Community Care (6 or fewer persons)	P	P	P	--	--	
Community Care (more than 6 persons)	CUP	CUP	CUP	--	--	
Employee Housing, Small	P	P	P	--	--	
Manufactured Homes	P	P	P	--	--	
Mobile Homes - 1 per lot	--	--	--	--	--	
Mobile Home Parks (Trailer Parks)	--	--	CUP	--	--	
Transitional and Supportive Housing	P	P	P	--	--	
Emergency Shelters	--	--	--	--	P	§155.629.1
Single Room Occupancy (SRO) Housing	--	--	--	CUP	--	

Note: (P) Permitted, (CUP) Conditional Use Permit; and (--) Prohibited.



Table H-13: Residential Development Standards

Standard	A-1	R-1	R-3	Housing Development Implications
Minimum Lot Area	1 acre	5,000 sq. ft.	7,500 sq. ft.	The 7,500 sq. ft. minimum lot area creates challenges for small multi-family developments in the R-3 zone.
Minimum Lot Width	120 ft.	Interior Lots: 50 ft. Corner Lots: 60 ft. Reversed Corner Lots: 70 ft. Adjoining Specified Uses: 70ft.	60 ft.	
Minimum Lot Depth	170 ft.	100 ft. Adjoining Specified Uses: 120 ft.	125 ft.	
Minimum Set Backs				
Front	20 ft.	20 ft.	25 ft. tall: 15 ft. 35 ft. tall: 20 ft. 45 ft. tall: 25 ft.	The 25-foot height limit and the associated additional setback per 10 feet height increase creates challenges for housing development in the R-3 zone. Applicants typically request a variance to exceed the height limit.
Street Side	10 ft.	10 ft.	25 ft. tall: 10 ft. 35 ft. tall: 15 ft. 45 ft. tall: 20 ft.	
Interior Side	N/A	5 ft.	25 ft. tall: 5 ft. 25 ft. tall: 10 ft. 45 ft. tall: 15 ft.	
Front	20 ft.	20 ft.	25 ft. tall: 15 ft. 35 ft. tall: 20 ft. 45 ft. tall: 25 ft.	
Rear	10 ft.	15 ft.	5 ft.	
Height Limits	35 ft.	25 ft.	25 feet, with greater heights permitted provided they comply with additional side and rear yard requirements.	
Separations between dwellings on same property	Not applicable	Not applicable	25 ft. tall: 20 ft. 35 ft. tall: 25 ft. 45 ft. tall: 30 ft.	
Maximum Lot Coverage	20%	40%	60%	
Minimum Building Area	900 sq. ft.	900 sq. ft.	500 sq. ft.	



Parking Requirements

The City’s residential parking requirements are based on land use type and number of bedrooms, with visitor spaces based on the number of units instead of bedrooms. As shown in Table H-14, two parking spaces are required per single-family residential unit. Multifamily residential units generally average two spaces per unit.

Table H-14: Residential Parking Requirements

Off-Street Parking	Single Family	Multifamily
Requirement	Single Family: 2 per unit Trailer park: 1 per trailer site	2 per unit
Visitor or Guest Parking	None	None

For multifamily residential projects, staff incorporates guest parking standards through the conditions of approval due to the lack of parking standards for visitor or guest parking. The lack of parking standards creates confusion for guest parking standards. Program 11 requires the review of parking standards, including guest parking standards, to create clear standards for housing projects.

Provisions for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The Zoning Code accommodates a wide variety of conventional and special needs housing consistent with HCD guidelines.

Multifamily Housing

Multifamily housing development is allowed in the R-3 zone. However, multifamily housing in mixed-use developments, small-lot subdivisions, or multifamily construction utilizing podiums are not accommodated by development standards, particularly regarding setbacks, height, or calculation of density. Therefore, Planned Development applications are mandatory for the type of multifamily construction seen across the region.

Housing for Agricultural Employees (Permanent and Seasonal)

Santa Fe Springs has no agricultural land. According to U.S. Census American Community Survey 2014-2018, just 16 persons were employed in the agricultural sector out of a total of 7,963 workers. The average annual salary of agricultural worker is \$78,000, exceeding the average annual salary of \$59,000 for workers in all employment sector. Small employee housing (six or fewer occupants) is allowed in the R-1 and R-3 zone.

Emergency Shelters

Government Code Section 65583 requires jurisdictions to identify a zone or zones where emergency shelters are permitted without a conditional use permit (CUP) or other discretionary permits. Municipal Code Section 155.629.1 identifies management standards, parking requirements, and maximum bed and persons allowed for emergency shelters. Emergency shelter facilities are allowed by right (**without discretionary action**) in the Limited Manufacturing (ML) zone. **The ML zone consists of 107 acres of land, with the average parcel size of 80,750 square feet. Most uses are closely related to light manufacturing business park. Many properties and buildings that have the opportunity to be converted into a shelter. The zone is large enough to accommodate two shelters (74 beds per shelter maximum pursuant to Section 155.629.1 - Emergency Shelter Facilities) needed for the 129 unsheltered persons identified in the 2020 Greater Los Angeles Homeless Count. Emergency shelter facilities require one space per employee, plus one space per five beds. The location of the zone is conducive to transit and pedestrian access as it is near major roadways, including Telegraph Road, Florence Avenue, Orr and Day Road, and Pioneer Boulevard. Additionally, Telegraph Road, Florence Avenue, and Orr and Day Road are major corridors with bus access. The Norwalk and Santa Fe Springs Metrolink Station is 2.5 miles in distance from the ML zone.** AB 101 requires Low-Barrier Navigation Centers to be allowed by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. The Zoning Code will be updated to address Low-Barrier Navigation Centers.



Transitional and Supportive Housing

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. As Table H-2 shows, transitional and supportive housing are allowed by right in the residential zones. **The Zoning Code R-1 and R-3 Principal Permitted Uses sections identify the following language for supportive housing and transitional housing:**

Supportive housing and transitional housing shall be permitted and shall be subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district.

Single-Room Occupancy (SRO)

Single-Room Occupancy (SRO) are defined in Section 155.003 and listed as conditional uses in Section 155.153 (C-4 zone) and Section 155.243 (M-2 zone) in the Municipal Code. However, boarding houses, which have a similar function, are conditionally permitted in the R-3 zone.

Manufactured Homes and Trailers (Mobile Homes)

State law requires that manufactured homes be allowed in residential zones. These units cannot be regulated by any planning fees or review processes not applicable to conventional single-family dwellings. However, the architectural design of manufactured homes can be regulated. The Zoning Code addresses both manufactured homes and trailers. Manufactured homes are permitted in the R-1 and R-3 zones. Manufactured homes are subject to the same regulations as conventional single-family homes. As reported by the Department of Finance in 2020, there are 73 mobile homes in Santa Fe Springs. Trailer parks are allowed with approval of a Conditional Use Permit in the R-3 zone. As of 2021, the City has one mobile home park (a mobile home is a large transportable prefabricated structure that is situated in one particular place and used as a permanent living

accommodation) and one trailer park (a trailer park an area with special amenities where trailers are parked and used for recreation or as permanent homes).

Accessory Dwelling Units

Accessory dwelling units (ADUs) can be an important source of affordable housing since they are smaller than primary units and do not have direct land costs for their construction. Supporting the development of ADUs expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. ADUs are defined in the City's Municipal Code as follows: "Either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation." ADUs are permitted by right where single-family uses are permitted.

The City updated its ADU ordinance (Section 155.644) in 2020 to address numerous new State provisions to promote ADU construction, including standards for Junior Accessory Dwelling Units (JADU). These include allowing ADUs to be built concurrently with a single-family home, allowing for ADUs in multi-family zones, modifying fees from utilities such as special districts and water corporations, and reducing parking requirements. ADUs and JADUs are allowed as an accessory use to single-family dwellings. The following summarizes the development standards for ADUs and JADUs.

- **Floor Area.** The minimum floor area for an ADU unit shall be 150 square feet. The total floor area of a second unit with one or fewer bedrooms shall not exceed 850 square feet. The total floor area of a second unit with two or more bedrooms shall not exceed a total floor area of 1,000 square feet. If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50% of the existing primary dwelling. A JADU cannot exceed 500 square feet in size.
- **Setbacks.** A second unit shall maintain the front setbacks required in the underlying zone district for



a primary dwelling. ADUs shall be set back at least four feet from the side and rear property lines.

- **Height.** The maximum height for ADUs is 16 feet.
- **Location.** Attached and detached ADUs shall be located within, to the rear, or to the side of existing or proposed primary residence unless the ADU is being constructed in the exact location and to the same dimensions as a previously existing approved accessory structure.
- **Architectural Design.** The design of the second unit shall be compatible with the design and scale of the primary dwelling (using substantially the same landscaping, color, materials, and design on the exterior).
- **Separate Exterior Entrance.** Second units shall be served by separate outside entrances.
- **Occupancy.** Second units must be rented, and occupants need not be related to the owner or occupant of the primary dwelling (which may itself be a rental unit).
- **Services.** The City may require a new or separate utility connection directly between detached ADUs and utilities. The connection fee or capacity charge shall be proportionate to the burden of the proposed ADU upon the water or sewer system based upon its size or the number of its plumbing fixtures.
- **Impact Fees.** Impact fees shall be charged for ADUs 750 square feet or greater in proportion to the square footage of the primary dwelling.
- **Parking.** In addition to all other required off-street parking, second units shall provide one space per unit except in specified circumstances, including ADUs located within one-half mile walking distance of public transit or located within an architecturally and historically significant historic district. For JADU, no additional off-street parking is required beyond that required for the main single-family dwelling.

- **Administrative Review.** ADU applications must be ministerially approved by the Director of Planning. Permits are issued within 60 days upon presentation of a complete application to build an ADU if the plans conform to the standards and criteria provided in the Municipal Code.

Building Codes and Enforcement

Building codes and enforcement can also increase the cost of developing housing, particularly affordable rental housing. The Building Division oversees the plan check and inspection process for all construction requiring a Building Permit. The City contracts with the Los Angeles County Public Works Building and Safety Division for building permit issuance and drainage and grading plan checks. The Municipal Code incorporates by reference the 2020 County of Los Angeles Building Code based on the 2019 edition of the California Building Code, except for Chapters 94, 95, and 96; and the 2019 edition of the California Green Building Standards Code, and other model construction codes, with amendments adopted by the California Building Standards Commission.

Housing Accountability Act (HAA)

The Housing Accountability Act, enacted in 1982 and codified in California Government Code Section 65589.5, aims to promote housing development by limiting the ability of local governments to deny development applications capriciously. HAA amendments in 2016 and 2017 strengthened the law, most specifically by requiring projects to be reviewed against objective design standards and by establishing 30-day/60-day limits for jurisdictions to deem the project consistent with those standards. Per the law, an objective design standard involves no personal or subjective judgement on the part of the City and is uniformly verifiable by reference to criteria that are available to the applicant at the time of application.

Under the HAA, a housing development cannot be denied or reduced in density, inclusive of conditions of approvals that have the same effect, unless the jurisdiction finds that the project would have a specific, adverse impact upon the public health or safety. Under AB 3194, when there is a conflict between the general



plan and zoning standards, jurisdictions are required to apply only objective standards and criteria of the zoning which are consistent with the general plan and criteria to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The Zoning Code amendments undertaken in parallel with this Housing Element will include establishment of objective design standards.

Permit Processing

Housing production may be constrained by development review procedures. The City of Santa Fe Springs development permitting process includes three levels of review, as discussed below. Government Code Section 65943 requires that the City determine whether or not an application is complete within 30 days of its submittal. It is not uncommon for the City to take 30 days for applications that require discretionary review. The reason for this is that such applications are commonly complex and staff resources are limited. For items that require staff review, the amount of time needed to determine if an application is complete is commonly one to two weeks.

The City has two residential zoning districts: R-1 (Single-Family Residential Zone District) and R-3 (Multiple-Family Residential Zone District). If the use is not specifically permitted in the zone, it is prohibited. The Zoning Code mandates that all new developments require submittal and review of a Development Plan Approval (DPA) application, subject to a Planning Commission public hearing and approval. Development Plan Approval applications may be requested simultaneously with application, change of zone, variance, conditional use permit, modification, or other requests for Commission approval. A notice of decision is generally sent to the applicant within 10 days after the hearing and if there are no appeals, the permit becomes effective 14 days after the hearing; if not effectuated, it expires 12 months from that date, which assists in discouraging speculative entitlements.

The DPA process applies to new housing listed under Principal Permitted Uses of each zone. These include supportive housing and transitional housing,

manufactured housing on a permanent foundation, small community care facilities (six or fewer occupants), and small employee housing (six or fewer occupants), and emergency shelters.

A DPA entitlement process involves discretionary review and procedures not consistent with ministerial permits:

- At least one public hearing in front the Planning Commission
- Potentially a design review hearing
- Non-objective findings of approval
- Subject to CEQA
- Conditions of approval

An administrative review process applies to ADUs; this is a ministerial permit reviewed by City staff. ADUs proposed in conjunction with a proposed new dwelling are not allowed without first receipt of separate DPA approval for the primary dwelling. Exempting more housing types such as single-family residential, supportive and transition, and others from the requirements of the DPA would accelerate the production of housing in the City.

The Planning Commission meets on the second Monday of each month at the Council Chambers in City Hall. The Planning Commission may consult and appoint a committee of three architects in studying any request for development plan approval. The date for the public hearing is set by the Director of Planning after receipt of a complete application. A 10-day notice of public hearing is provided to owners of all properties within a radius of 500 feet. Projects with CEQA documents require at least a minimum 20 days for a Negative Declaration and 45 days for an Environmental Impact Report.

Table H-15 shows typical processing times for the three types of review once an application has been determined to be complete.

In the R-3 zone, a CUP is required for boardinghouses and trailer parks. A CUP is also required for emergency shelters with more than 74 beds and serving more than 74 people per night (in the M-L, M-1, and M-2 zones).

The DPA requires discretionary review of a housing



Table H-15: Planning Permit Process

Housing Types	Applications	Review Authority	Typical Processing Time ¹	Findings
Single Family Dwelling Unit	Development Plan Approval	Planning Commission	1-4 weeks	Yes
Multi-Family Dwelling Units	Development Plan Approval	Planning Commission	2 to 3 months	Yes
Accessory Dwelling Units	Administrative Review	Ministerial (Director) or designee	1-2 weeks	Not Required
Planned Development	Zone Change for PD overlay; conditional use permit	Planning Commission	3-6 months if no EIR ³ is required	Yes
Community Care Facility, Small	Same as single family for new structures; A Small Family Day Care does not require any discretionary review if it is located within an existing home.			
Large Community Care Facility, Large	Conditional Use Permit (CUP)	Discretionary ² (Planning Commission)	3-6 months if no EIR ³ is required	Not Required
Manufactured Homes (1 per lot)	Same as single family			
Transitional and Supportive Housing	None for occupancy of existing buildings, otherwise same process as for single and multi-family housing.	None for occupancy of existing buildings	None for occupancy of existing buildings	Not Required

Note

1. Measured from date of finding that an application is complete. See Government Code Section 65943.
2. Discretionary to design only, not to land use.
3. EIR = Environmental Impact Report

application and in “studying any application for development plan approval,” the Commission is required to apply the following non-objective criteria listed in Section §155.739:

- a) That the proposed development is in conformance with the overall objectives of this chapter.
- b) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.
- c) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.
- d) That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.
- e) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.
- f) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.



- g) As a means of encouraging residential development projects to incorporate units affordable to extremely low-income households and consistent with the City's housing element, the City will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low-income units. For purposes of this section, extremely low-income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 5010.

The Zoning Code provides housing developers relief from property development standards if they meet the criteria required for a modification. The Planning Commission may approve modifications from the requirements of the applicable property development standards if it would cause undue difficulties and unnecessary hardships inconsistent with the purpose and intent of this chapter.

Zoning certification is a type of ministerial permit required for the following:

- Before any building permit is issued.
- Before any use of improved or unimproved property is established.
- Before any use of improved or unimproved property is changed to another use.
- Before any occupancy is changed to any other occupancy.
- Before any license or permit concerning the use of property is issued or granted by the city.

Processing Time

The Housing Accountability Act takes precedence over City timelines for the processing of housing development applications. Time spent processing development permits presents a cost to developers (e.g., land holding costs and construction loan interest) ultimately passed onto buyers and renters and can impact housing affordability. To reduce the amount of time necessary to

process development permits, the City has taken, and continues to implement, the following measures:

1. The City encourages development projects that require multiple applications (e.g., tract map and development plan) and the review of their environmental documents (required under CEQA) to be processed simultaneously.
2. The City complies with the State Permit Streamlining Act (Government Code Sections 65920 et seq.) and Subdivision Map Act (Government Code Sections 66410 et seq.), which mandate that the City take action to approve, conditionally approve, or deny a development application within prescribed time periods (depending upon the environmental review status of an application) following receipt of a complete application.
3. The City strives to process complete applications for discretionary applications within 90 days of receipt of a complete application. (Single-family tracts and multifamily complexes are processed in the same time frame. The City does not have any overlay zones that have increased level of permit processing review.) However, the actual speed of processing a complete application depends upon the scale of a development application (e.g., acres, number of dwelling units, complexity of environmental issues, etc.).
4. Complete applications for Planning Commission review are typically reviewed and presented in a two- to four-week period; staff level ministerial review is generally completed within one to two weeks.
5. The City's development standards do not mandate expensive materials (e.g., tile roofs) or complex site arrangements.
6. The City has prepared detailed application packages with checklist of materials required.
7. The City encourages developers to meet with City staff to preview applications to identify design, environmental, neighborhood



compatibility, and General Plan conformance issues before finalizing plans. Although the City has a \$400 pre-application review to redline plans, meetings with developers are free.

SB 330 (2019 legislative session) suspends certain restrictions on the development of new housing during the period of the statewide emergency in effect until January 1, 2025. The legislature finds the statewide emergency to include:

- California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 49th out of the 50 states in housing units per capita.
- Consequently, existing housing in this state, especially in its largest cities, has become very expensive. Seven of the 10 most expensive real estate markets in the United States are in California. In San Francisco, the median home price is \$1.6 million.
- California is also experiencing rapid year-over-year rent growth with three cities in the state having had overall rent growth of 10 percent or more year-over-year, and of the 50 United States cities with the highest United States rents, 33 are cities in California.
- California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over the next 7 years.
- The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates.

SB 330 primary provisions include:

- **Preliminary Applications.** This new development application available through the City website is required by State law to collect specific site and project information in order to determine the zoning, design, subdivision, and fee requirements that shall apply to a housing development project. If the applicant submits a complete development

application within 180 days of submitting a preliminary application, then the zoning, design, subdivision, and fee requirements in effect at the time the preliminary application was submitted shall remain in effect for the remainder of the entitlement and permitting process.

- **Replace and Protect Existing Housing.** No housing development project on a site where any existing residential units would be demolished, including any "protected" units as described below, may be approved unless the replacement project includes at least as many residential units as the existing residential building.
- **Zoning Actions.** The City is prohibited from taking any legislative action, including by voter initiative, that would reduce the zoned capacity of housing development below what was allowable as of January 1, 2018, including but not limited to: Reducing the maximum allowable height, density, or floor area ratio (FAR), Imposing new or increased open space, lot size, setback or maximum lot coverage requirements Adopting or enforcing any moratorium or cap on housing approvals
- **Objective Design.** The City may not apply new design standards that were adopted on or after January 1, 2020 unless these design standards meet the definition of objective standards provided in State law.
- **CEQA.** The required timeframe to approve or disapprove a housing development project is limited to 90 days after certification of an EIR for a housing development project.
- **Limit Public Hearings.** The City cannot hold more than five public hearings on a housing development projects that comply with all applicable zoning standards and are not seeking any exceptions or rezoning or other legislative actions.

Affordable housing, density bonus special needs housing, emergency shelters, and ADUs are provided further protections from local housing regulations. Local constraints are discussed along with relevant State laws on government constraint.



Article 34 – Voter Approval of “Low Rent Housing Project”

Article 34 of the California Constitution requires local voter approval of housing projects that are intended for low-income people and that receive funding or assistance from the federal and/or state government. Therefore, the ballot measure would have allowed housing projects that are intended for low-income people and that receive government funding or assistance to be developed, constructed, or acquired without a local referendum. The article is a constraint to achieving the jurisdiction’s low-income RHNA.

Government Code 65583(a)(6) Development Analysis

When developers submit development applications with housing densities below what is identified in the Housing Element Sites Inventory Analysis, such an application triggers “no net loss” provisions that could require the City to deny the project unless an alternative site(s) has been identified that can compensate for the unit shortfall. The typical practice is to maximize allowed densities to accommodate housing growth in line with the RHNA. This also minimizes costly entitlements that would be required if densities are too low for housing developers or too low to attract housing developers. However, densities set too high signals that the jurisdiction may have to adjust densities in line with the realistic capacity of its market, re-evaluate and potentially rezone properties, or revise development standards that hinder achieving planned residential density.

In Santa Fe Springs, given the high land costs, requests for development at densities below anticipated densities are rare. Properties generally develop at or above the allowed density (such as with a density bonus). Development approval of projects with densities lower than what is anticipated in the Housing Element is not expected. In general, and based on recent development in the City, development applications aim for densities as close as possible to what is allowed. Staff also encourages applicants to provide the maximum number of allowable units, explaining all available incentives to do so, when applicants are completing due diligence or pre-application work.

Entitlement Approval to Building Permit

Governmental constraints include evaluation of the length of time between an applicant receiving approval for a housing development and submittal of an application for building permits. This constraint addresses speculative entitlements by investor-driven developers. Economic recessions also influence timing of construction. Experienced affordable housing developers, developers that have a significant business that requires housing, and individual homeowners tend to have economic incentives to complete construction of projects for which they receive entitlements. Because construction costs are high and return on investment in Los Angeles County housing markets are not guaranteed, there is little incentive to get entitlements approved but not to proceed with construction. Proposition 13 stabilizes the rate of increase on property taxes. Entitlement approvals on their own without construction tend to raise property values as well as rents. Jurisdictions are negatively affected by speculative activity since developers do not have to pay impact fees, construct mitigations, and other improvements unless they obtain building permits. Only building permits that are issued are used to evaluate a jurisdiction’s progress towards meeting its RHNA.

Prior to issuance of building permits, housing developers must obtain required entitlements. These entitlements are planning permits that typically include conditions imposing development fees, exactions, and mitigation. For for-sale units, subdivision maps are required. Entitlements tend to magnify a property’s value by making them “shovel-ready” by securing approval of the environmental document, vesting subdivision, maps, fees and public improvements, and development standards that allow the highest density possible for the site. Planning permit approvals require that the developer apply for building permits within one year after approval or the permit is null and void. Approval of these entitlements with specific plans or other planning documents helps the developer/property owner retain the entitlement’s value for an extended time period. As an example, the City’s Planning Commission approved a CUP for The Villages at Heritage Springs Apartments in December, 2012. The developer applied for building



permits in Fall of 2013 and completed construction in 2014. This represents a typical time frame and is not seen as a constraint.

SB 35 Approval Process

SB 35 (Government Code Section 65913.4) requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under CEQA. When the State determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above moderate-income RHNA, then it is subject to the more inclusive streamlining for developments with at least 10 percent affordability.

The City has not received any applications or inquiries for SB 35 streamlining. To accommodate any future SB 35 applications or inquiries, Program 5 in the Housing Plan calls for City developer incentives. These include expedited permit processing and developer impact fee deferrals for units that are affordable to lower-income households, including extremely low-income households. The City will promote these incentives to developers on the City's website and during the application process.

The City has not adopted objective design standards but has included Program 14 in the Housing Plan, which requires the City to adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law.

Fees and Exactions

Compared to other jurisdictions, the fees and exactions for housing projects in Santa Fe Springs are relatively low. City services are paid through taxes rather than development fees. Developments are conditioned to be annexed into the Street Lighting Maintenance district for street lighting services and Heritage Springs Street Maintenance District. The City of Santa Fe Springs does not have an inclusionary housing ordinance.

Chapter 154 (Subdivision) of the Municipal Code contains subdivision map requirements that allow for the imposition of on-site improvements. Through conditions of approval, subdividers must dedicate or make an irrevocable offer of dedication of all parcels of land within the subdivision that are needed for streets, alleys, including access rights and abutters' rights, drainage, public utility easements and other public easements. In addition, the subdivider shall improve or agree to improve all streets, alleys, including access rights and abutters' rights, drainage, public utility easements and other public easements. The code does not identify the minimum standards for these improvements. Developers may be required to contribute to these and other improvements to help mitigate the development's impact as identified in the CEQA document. Right-of-way widths and traffic mitigation fees would have to be re-evaluated to ensure improvements assist in vehicle miles traveled (VMT) mitigation.

The Heritage Artwork in Public Places Program is the City's only development impact fee pursuant to the Mitigation Fee Act. All new residential, commercial, and industrial development projects valued at \$300,000 or more are subject to the HAPP Ordinance. When a commercial/residential developer's project costs equal or exceed \$300,000, the project developer is required to install artwork in a public place on, or in the vicinity of, the project site. The cost or value of such artwork is funded by a one percent developer fee of the total project costs, excluding land. Projects that involve remodeling or expansion of existing developments valued at \$300,000 or more are also subject to the HAPP ordinance. The developer may opt to pay to the HAPP Fund an amount equal to one percent of the total project costs excluding land in lieu of acquiring and installing artwork.

Permit Processing Fees

The City charges various fees and assessments to cover the costs of processing permits. City records provide examples of fees charged on new housing projects. Fees collected by the City in the review and development process are limited to the City's costs for providing these services. Building and Planning reviews are based on the actual cost to provide the service (see Table H-16 and Table H-17).



Table H-16: Schedule of Planning Fees

Item	Fee
Covenants, Conditions & Restrictions Review	\$318 - \$653
Conditional Use Permit	
Principal Use	\$2,253
Incidental Use	\$1,140
Application (Public Hearing Surcharge)	\$1,140
Time Extension/Compliance Review	\$563
DDCV & Sprinkler Plan Check	\$275
Development Agreement Fee	\$2,253
Development Plan Approval	
Principal Use	\$2,253
Incidental Use	\$1,140
Building Addition (>1,000 sq ft.)	\$1,140
CEQA Review – Initial Study (includes County Registration Fee)	\$653
Review of Environmental Impact Report "Impacts" per Dept. of Fish & Games	\$2,610 + costs Additional \$2,839.25 if project
General Plan Amendment	\$2,253
General Street / Alley Vacation	\$4,965
Heritage Art in Public Places Program (Project valuation greater than \$300,000)	1% of Building Permit Valuation
Home Occupation Permit	\$39
Housing Element	\$33
Lot Line Adjustment	\$3,592
Lot Tie Agreement	\$1,379
Planning Dept. Plan Check (Site Plan – Residential)	\$105
Planning Dept. Plan Check (Landscape Review – Residential)	\$105
Preliminary Application Review	\$400
Preparation of Mitigated Negative Declaration	\$1,140 + Costs
Review of Negative Declaration	\$1,306 if "No Impacts" per Department of Fish & Game (DFG); An additional \$3,292 if "Impacts" per Department of Fish & Game (DFG)
Review of Mitigated Negative Declaration	\$1,306 + Costs
Preparation of Soil & Soil Gas Study	\$2,628 + Costs
Public Hearing	\$1,140
Radius Map / Label Creation	\$250
Reconsideration (DPA or CUP)	\$1,140



Item	Fee
Relocation of Building	\$2,253
Residential Rental Inspections	
Apartment Units - Initial/Annual	\$108
Apartment Units - Re-inspection	\$68
Condominium/Townhouses - Initial/Annual	\$108
Condominium/Townhouses - Re-inspection	\$68
Single Family Dwellings - Initial/Annual	\$142
Single Family Dwellings - Re-inspection	\$68
Soil Gas Study Review	\$528
Soil Study Review	\$1,760
Summary Street Vacation	\$2,253
Street Encroachment Permit	\$2,253 + cost
Tenant Improvement Plan Check	\$105/unit
Tentative Tract Map (Filing fee)	\$4,852 + \$285 per lot/unit
Tentative Parcel Map (Filing fee)	\$4,852 + \$285 per lot/unit
Final Parcel Map	\$4,852 + \$285 per lot/unit
Time Extension/Non-Conforming Use	\$3,661
Time Extension Reconsideration	\$1,140
Zone Change	\$2,253
Zone Modification	
Residential	\$48
Time Extension/Compliance Review	\$567
Zone Ordinance Amendment Request	\$2,253
Zone Variance	\$2,253
Zoning Certification Letter	\$105
Sewer Connection Fee	\$65.50/Front ft.
Storm Drain Connection Permit	
1 to 5 connections	\$27.50
6 to 10 connections	\$54.50
11 to 20 connections	\$81.50
21+ connections	\$108.75

Source: Department of Planning and Development Schedule of Fees, September 21, 2016.



Table H-17: Average Estimated Permit Fees

Item	2,000 sq. ft. single-family dwelling with 400 sq. ft. attached garage	100-Unit Multifamily Apartment
Building Fees		
Plan Check	\$3,371	\$12,331
Landscaping	N/A	\$1,331
Building Permit	\$4,235	\$150,932
Electrical Permit	\$447	\$14,295
Mechanical Permit	\$192	\$77,375
Plumbing Permit	\$417	\$14,554
Impact School Fee (varies by District)	\$8,375	\$54,502
Building SubTotal	\$17,037	\$325,320
Planning Fees		
Art Fee (1%) ¹	\$509	\$143,103
Development Plan Approval	N/A	\$1,760
Tract Map	N/A	\$4,013
Environmental Review	N/A	\$2,039
Initial Study	N/A	\$510
Public Hearing	N/A	\$891
Planning SubTotal	\$509	\$10,331
Engineering Fees²		
Drainage Review and Inspection	N/A	\$60,508
Low Impact Development and Storm Water Pollution Prevention Plan Review and Inspection	N/A	\$1,328
Street Resurfacing Fee	N/A	\$12,072
Congestion Management Plan Fee	\$561	\$12,614
Street Light Installation Fee	N/A	\$46,875
Off-Site Improvement Fee	N/A	\$15,111
Sewer Connection Fee	\$3,343	\$52,266
Engineering SubTotal	\$3,904	\$148,508
Grand Total	\$21,450	\$483,924

Notes:

1. Apartment evaluation estimated to be \$14,310,312 (\$143,103 per apartment unit).
2. Engineering costs per entire apartment project (100-unit apartment complex)



The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. The payment of these fees occurs at the time that the impact is realized. Since impacts to the circulation system occur upon occupancy of a dwelling unit, those impact fees must be paid prior to issuance of a Certificate of Occupancy. Postponing payment of fees until issuance of a Certificate of Occupancy helps mitigate the constraint to affordable housing that would occur if payment of the fees were due upon issuance of a building permit. Santa Fe Springs does not control school fees, which are under the purview of local school districts: Little Lake City, Los Nietos, South Whittier, and Whittier City elementary school districts, and the Whittier Union High School District.

To promote transparency and clarity, the City posts a schedule of all development permit fees, exactions, and affordability requirements on the City's website pursuant to Government Code section 65940.1(a)(1).

On- and Off-Site Improvement Requirements

Site improvements and property dedications are important components of new development and contribute to the creation of quality housing, providing requisite infrastructure and property enhancements. Housing construction in Santa Fe Springs is subject to a variety of site improvement and building code requirements. Developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements to serve their projects. On-site improvements typically include private or shared driveways, parking areas, drainage, sections of underground pipe, urban runoff water quality controls, and amenities such as landscaping, fencing, open space, and park facilities. Off-site improvements typically include:

- » Sections of roadway, medians, bridges, sidewalks, and bicycle lanes
- » Water and sewer systems connections
- » Public facilities for fire, school, and recreation, or fair-share fees based on nexus studies

On- and off-site improvement requirements for residential development in Santa Fe Springs are imposed on a case-

by-case basis. On- and off-site improvements have not been determined to be a constraint to the development of affordable housing, as they are uniformly applied and necessary to meet public health and safety requirements and provide public benefit.

Housing for People with Disabilities

Zoning and Land Use

Zoning regulations allow residential care facilities with six or fewer residents in the A-1 and all residential zoning districts. Residential care facilities with more than six residents may be located in the A-1, R1, and R-3 zones with CUP approval. The Zoning Code also accommodates transitional and supportive housing in all zones that permit single-family and multifamily uses. These facilities may serve persons with disabilities.

Definition of "Family"

Local governments may unintentionally restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not housing for families that are similarly sized or situated. The Zoning Code defines "family" as:

Two or more persons living together as a single housekeeping unit in a single dwelling unit; persons living together in a licensed residential facility as that term is defined in Cal. Health and Safety Code § 1502(a)(1), which serves six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who resides at the facility.

Families do not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, large residential care facilities, or military barracks, nor does it include such commercial group living arrangements such as boardinghouses, lodging houses, and the like. This definition is not intended to discriminate nor limit access to housing for persons with disabilities; in order to ensure it is inclusive



for all allowed uses, Program 11 is included in the Housing Plan.

Building Codes

The City implements the 2020 County of Los Angeles Building Code based on the 2019 California Building Code and its regulations governing disabled access. The Municipal Code does not mandate that new single-family units be accessible to the disabled. The code does require that privately funded multifamily housing with three or more units be “adaptable” for disabled access and that certain percentages of the units in publicly funded multifamily housing be made to be accessible. At most, applications for retrofitting a dwelling unit to become accessible may require issuance of a building permit, depending upon the actual work to be done.

Reasonable Accommodation

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

The City has administrative/ministerial authority to hear and decide applications for reasonable accommodation, as provided by the federal Fair Housing Amendments Act and California’s Fair Employment and Housing Act, to allow reasonable remedy from zoning standards for individuals with physical or mental impairment. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Zoning

regulations, permitting procedures, development standards, and building codes mitigate constraints to the availability of housing for persons with disabilities.

Local Ordinances that Directly Impact Cost and Supply of Housing

State law requires that cities include an analysis (e.g., feasibility analysis) of any locally adopted ordinance that directly impacts the cost and supply of residential development, such as inclusionary housing ordinances and short-term rental ordinances.

Efforts to Remove Barriers

The following efforts have or will continue to remove or lessen the governmental constraints to developing housing:

1. The Permit Streamlining Act (State Code Section 65920) requires public agencies, including cities, to follow standardized time limits and procedures for specified types of land use decisions. Certain zone districts and permit types allow for deviations from the designated zoning regulations.
2. Amendments to the Municipal Code accomplished the following:
 - » Updated Accessory Dwelling Units (§155.644) and Junior Accessory Dwelling Units (§155.644.1) per State law.
 - » Implemented SB 745 (Statutes of 2013) to amend the definitions for “Supportive Housing” and “Transitional Housing” and added Supportive and Transitional Housing as principle permitted uses in R-1 and R-3 Zone Districts.
 - » Prepared Residential Density Bonus/Affordable Housing Incentives (§155.625.1) to encourage the development of affordable housing to meet a variety of economic needs within the City and to implement the goals, objectives, and policies of the City’s Housing Element of the General Plan.

Additionally, the City has employed the following measures to offset housing costs.



1. Continued use of standardized conditions to streamline the development review process.
2. Continued use of a pre-application review process to facilitate streamlining of the development review process.
3. Utilized CDBG funds to provide infrastructure, removing one obstacle to providing affordable housing.
4. Continued strengthening of active working relationships with local private organizations that provide affordable housing such as: Habitat for Humanity, The Whole Child, and National CORE.



Fair Housing Assessment

Introduction

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors; and an identification of fair housing goals and actions. The primary data source for the AFFH analysis is the 2018 Analysis of Impediments (AI) to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles and the State of California Department of Housing and Community Development AFFH Data Viewer.

Fair Housing Assessment

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor.

Fair Housing Enforcement and Capacity

The County of Los Angeles 2018 Analysis of Impediments of Fair Housing Choice (AI) serves as the fair housing planning document for the County of Los Angeles Public Housing Authority (PHA) programs that address the entire County, and the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG) programs

that address the unincorporated areas of the County and 47 cities. The purpose of this report is to identify impediments to fair and equal housing opportunities in Los Angeles County. The AI provides an overview of the laws, regulations, conditions, or other possible obstacles that may affect access to housing and other services in Los Angeles County.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The AI examines local housing conditions, economics, policies, and practices to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

The County of Los Angeles has contracted with the Housing Rights Center (HRC), the nation’s largest non-profit dedicated to securing and promoting fair housing, to serve eastern Los Angeles County and Santa Fe Springs. Since 1968, the mission of HRC is to actively support and promote fair housing through education, advocacy and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, familial status, marital status, disability, genetic information, ancestry, age, source of income or other characteristics protected by law. The comprehensive services offered throughout Los Angeles County include:

- Housing counseling
- Discrimination investigation and disability accommodations
- Community workshop and events
- Project Place: monthly rental listing to locate



opportunities for affordable housing, senior housing, and veteran housing

The City of Santa Fe Springs is an active partner with HRC. HRC provides a comprehensive education and outreach program and services, and has been actively involved in outreach activities throughout Los Angeles County, including the provision of informational materials, brochures, newsletters, and referrals relating to fair housing. HRC also conducts workshops, presentations, and seminars to community organizations, including presentations at meetings of groups such as neighborhood organizations, advocacy organizations, chambers of commerce, government officials, real estate trade groups, and housing organizations.

Complaints Filed

The Housing Rights Centers' staff investigate allegations of discrimination based on a person's status as a member of one of the State or federal protected categories. From 2015 to 2016, HRC assisted county residents with fair housing discrimination complaints, addressing 3,239 complaints in total. (Data specific to Santa Fe Springs are not available.) Over 19,472 pieces of fair housing literature were distributed by fair housing staff throughout the County. Their services directly provided fair housing assistance through 42,195 client contacts. The majority of direct beneficiaries served were in the Extremely Low-Income and Low-Income categories, with 726 and 116 clients in each category, respectively. Following these two categories, 82 moderate-income clients received services. A total of 241 fair housing inquiries were received and dispositions taken; with 133 clients counseled, 78 cases opened, 26 cases referred to other agencies, and four cases pending.

HUD's fair housing complaint data from 2008 through 2016 was calculated for the Los Angeles County Service Area, during that time, the most common basis for a complaint was for some form of a disability, that being the basis for nearly twice as many complaints as the next most common basis – race. Of all complaints found with cause, disability was also the most common basis for the complaint, although not by such a runaway margin. Disability was the most common basis, cited 370 times in complaints, followed by familial status and race as

the basis for 238 and 145 complaints, respectively. Fair housing complaints were most common in 2008, when 456 were logged, and have steadily grown in number from only 186 in 2012. Other complaints during that time, besides those already listed, were largely based on familial status, retaliation, national origin, and sex. Of the 2,610 complaints logged from 2008 through 2016, all of them were closed, dismissed, or settled in a variety of ways. Nearly 57 percent of these complaints were determined to have no cause, while 564 (or 21.6 percent) of the complaints were deemed successfully settled. Of all complaints found with cause, the most common issue was failure to make reasonable accommodation, the issue being cited 290 times. The next most cited issue was discriminatory terms, conditions, privileges, or services and facilities.

Local Fair Housing Enforcement and Outreach

HCD AFFH Data online viewer provides additional information on local fair housing enforcement and outreach. HCD AFFH Data viewer provides additional information on local fair housing enforcement and outreach. Fair housing inquiries data from HUD indicates that from 2013 to 2021 there were three inquiries originating from residents in Santa Fe Springs or 0.16 inquiries per thousand residents.

Segregation and Opportunity Patterns and Trends

The County of Los Angeles AI uses data from various indices to identify segregation and disparities in access to opportunity. These indices are as follows:

- Dissimilarity Index
- Low Poverty Index
- School Proficiency Index
- Jobs Proximity Index
- Labor Market Engagement Index
- Low Transportation Cost Index
- Transit Trips Index
- Environmental Health Index

Analysis of these indices shows that with the exception



of their ability to access a low transportation costs and proximity to jobs, residents of the County of Los Angeles enjoy relative access to opportunity at levels with or slightly higher than residents of the region generally. Higher index scores nearly across the board indicate greater access for Los Angeles residents to opportunity in the important areas of education and employment, and lower exposure to poverty. Further, these scores are consistent across various protected groups, meaning that members of most racial and ethnic groups enjoy a better standard of living by various measures than their counterparts within the greater statistical region.

According to HUD, “The dissimilarity index (or the index of dissimilarity) is a commonly used measure of community-level segregation. It provides a quantitative measure of segregation in an area, based on the demographic composition of smaller geographic units within that area. One way of understanding the index is that it indicates how evenly two demographic groups are distributed throughout an area: if the composition of both groups in each geographic unit (e.g., Census tract) is the same as in the area as a whole (e.g., County), then the dissimilarity index score for that entire area will be 0. By contrast, and again using Census tracts as an example, if one population is clustered entirely within one Census tract, the dissimilarity index score for that entire area will be 1. The higher the dissimilarity index value, the higher the level of segregation in an area. Many of Santa Fe Springs has Census Tracts have a high proportion of Hispanic/Latino population, with some tracts as high as 80 percent. See Figure H-5 for dissimilarity index for Hispanic/Latino population.

Race/Ethnicity

In 2018, Hispanic and Latino residents made up 74 percent of the City’s population. White non-Hispanic residents constituted the second largest group at approximately 13 percent. Between 2010 and 2018, the City’s Hispanic and Latino and white non-Hispanic populations decreased slightly, while the Asian population more than doubled from 2.7 percent to 6.8 percent. In comparing Santa Fe Springs’ residents to the region’s population, the City has a significantly higher Hispanic and Latino percentage of the total population than Los Angeles County, with 74

percent to 49 percent in 2018, respectively.

Figure H-6 illustrates which race or ethnicity is dominated heavily by one racial or ethnic group in Santa Fe Springs. The map colors identify the predominant racial or ethnic group in specific areas (census tracts). The strength of the color indicates the extent to which one group is dominant over the next most populous. Santa Fe Springs’ racial and ethnic groups are concentrated within different geographic areas. Overall, the City is largely populated by non-white ethnic groups. Although there is a distinction between the northern and southern parts of the City, block groups north of Imperial Highway have a higher concentration of non-white residents with levels greater than 80 percent, while the block groups south of Imperial Highway show a non-white population in the 60 to 80 percent range.

Persons with Disabilities

In Santa Fe Springs, 1,796 residents with a disability represent 10.1 percent of City residents. The majority of residents with a disability are 35 to 64 years (43 percent) followed by those 75 years or older (24 percent). The most prevalent disability types among disabled Santa Fe Springs residents are ambulatory and independent living disabilities.

Figure H-7 shows the population of persons with a disability by census tract in the City using American Community Survey data from 2015-2019. Overall, the City has lower levels of persons living with disabilities, however there is a small distinction between the northern and southern regions of the City, similar to that of the non-white ethnic/racial group distribution previously mentioned. The northern region (north of Imperial Highway) has more census tracts with 10 to 20 percent of residents living with a disability, while the remainder of the City has a lower number of persons with disabilities.

The area with greater than 40 percent disability is the Metropolitan Hospital (California Department of State Hospitals) located in the City of Norwalk.

Familial Status

Single-parent households require special consideration and assistance due to the greater need for services such

Figure H-5: Dissimilarity Index (Racial Segregation)



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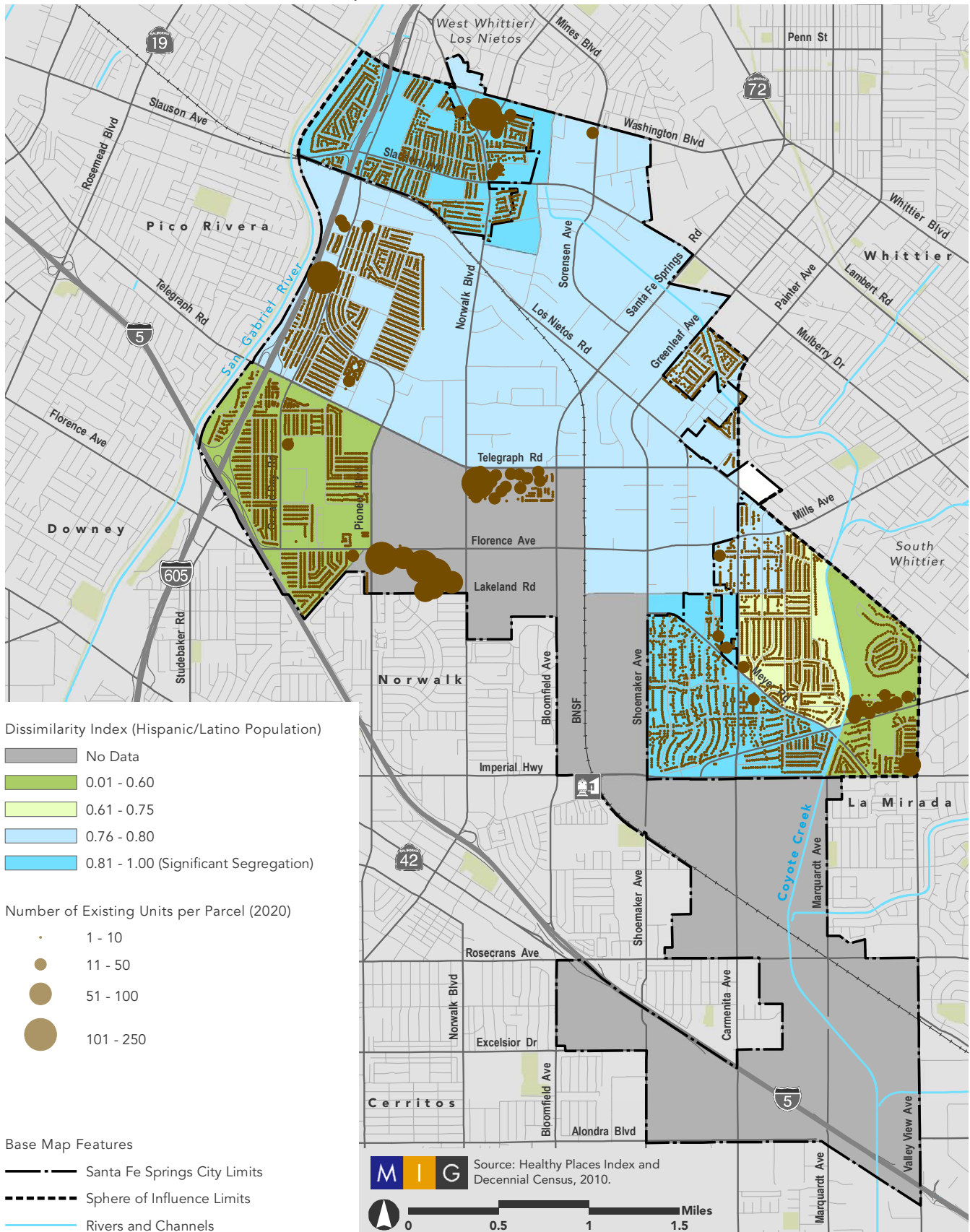


Figure H-6: Racial Demographics (Non-White Population)

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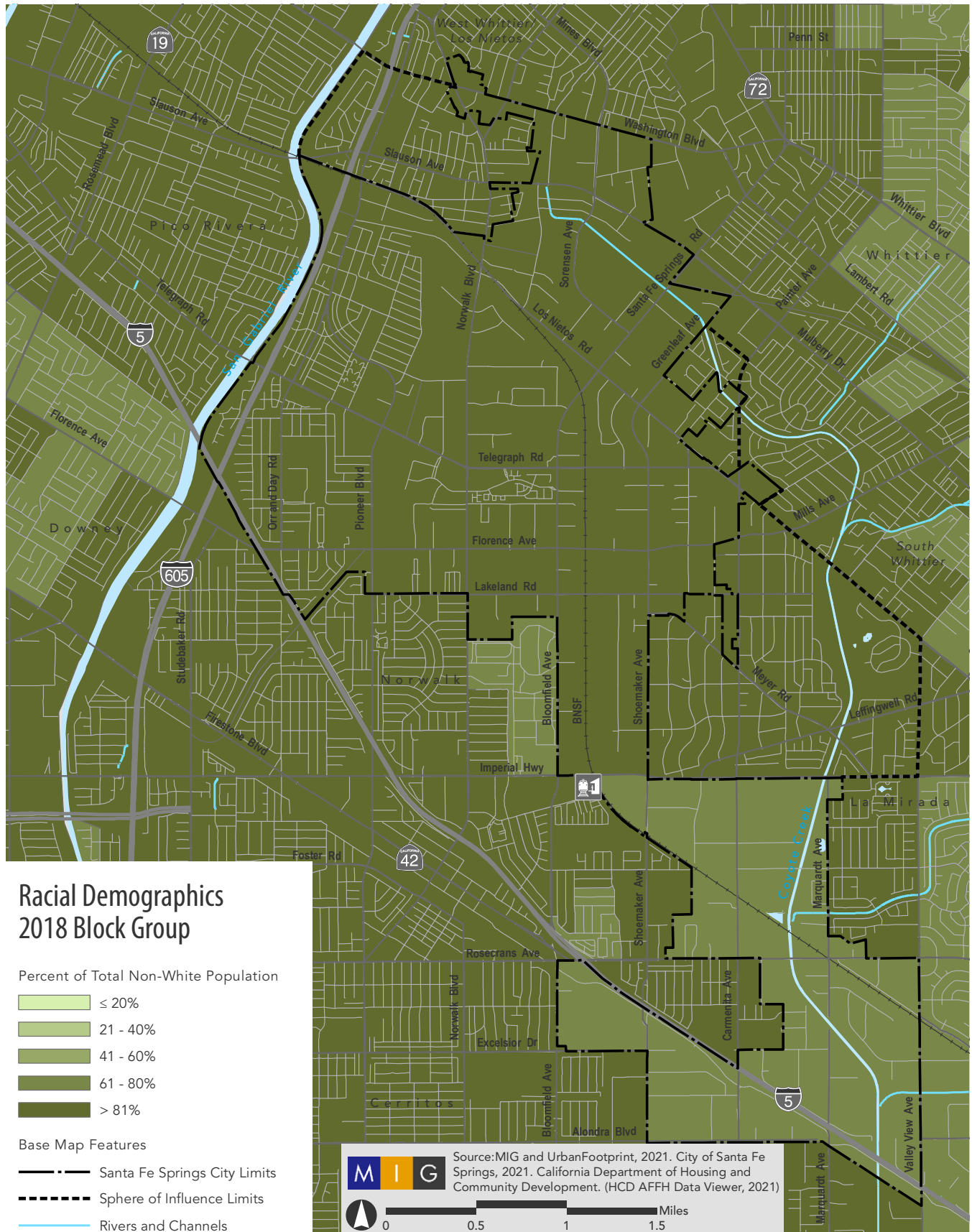
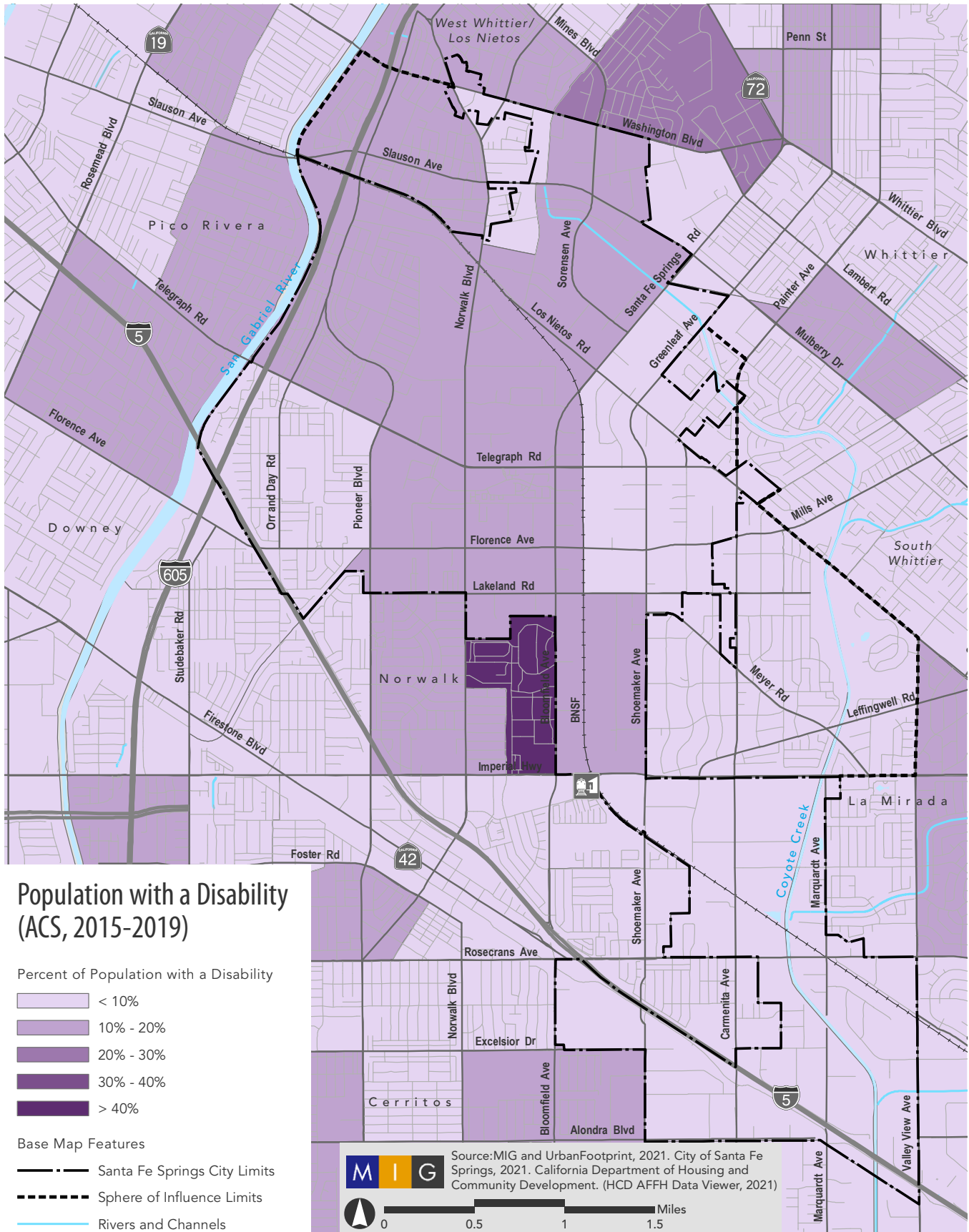


Figure H-7: Population with a Disability

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as child care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible services such as child care. Economic constraints also place female-headed households at a greater risk of experiencing food insecurity and stress-related health problems.

Figure H-8 shows the percentage of children in female-headed households (no spouse/partner) and Figure H-9 shows children living in married-couple households in the region using ACS data from 2015-2019. The City has an even distribution of children living in female-headed households and married-couple households. The areas where there is a smaller number of married-couple households have a greater number of female-headed households, and vice versa.

Income Level

The 2018 median household income (MHI) for Santa Fe Springs was \$65,518, which was in line with the Los Angeles County median (\$64,251) and eight percent lower than the State median (\$71,228). Although household income in Santa Fe Springs increased at a higher rate (21 percent) than in the State (17 percent) and County (16 percent) since 2010, the City has the lowest household income when compared to neighboring cities. Median household income differs by tenure. While median household income for renter-occupied households was \$42,919 in 2018, median owner-occupied household income was over twice as much at \$92,031.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

According to the AFFH Data Documentation for 2017, HUD developed a census tract-based definition of racially or ethnically concentrated areas of poverty, or R/ECAPs: “The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of “extreme poverty” as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels

are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs.” Since these extreme poverty neighborhoods are unlikely to have racial or ethnic concentrations as high as 50 percent, the threshold is set at 20 percent.

In Santa Fe Springs, HUD R/ECAP data show no areas of the City classified as a R/ECAP.

Opportunity Access

HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Shown on Figure H-10, TCAC opportunity areas in Santa Fe Springs range from low resources in the middle parts and northernmost areas of the City, with moderate and high resources areas in the western and eastern portions.

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)).

Displacement Risk

Displacement refers to instances where a household is forced or pressured to move from their home against their wishes. Areas with high demand for homes drive up housing costs and increase pressure for redevelopment, resulting in the potential for displacement. UCLA’s displacement project defines residential displacement as “the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” Two key factors in visualizing displacement are the loss of low income households and increases in rent. Between 2000

Figure H-8: Children in Female Headed Households

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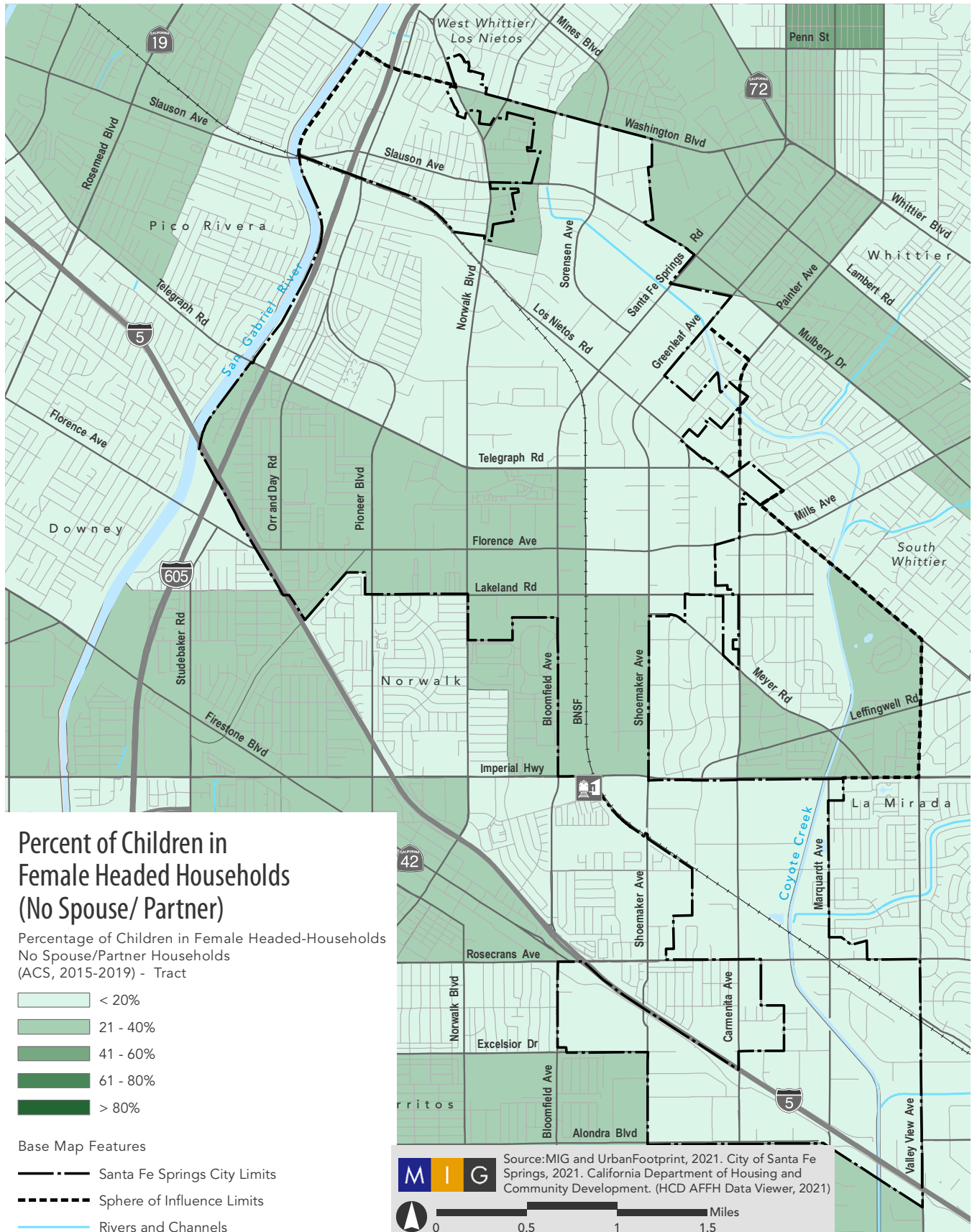


Figure H-9: Children in Married-Couple Households

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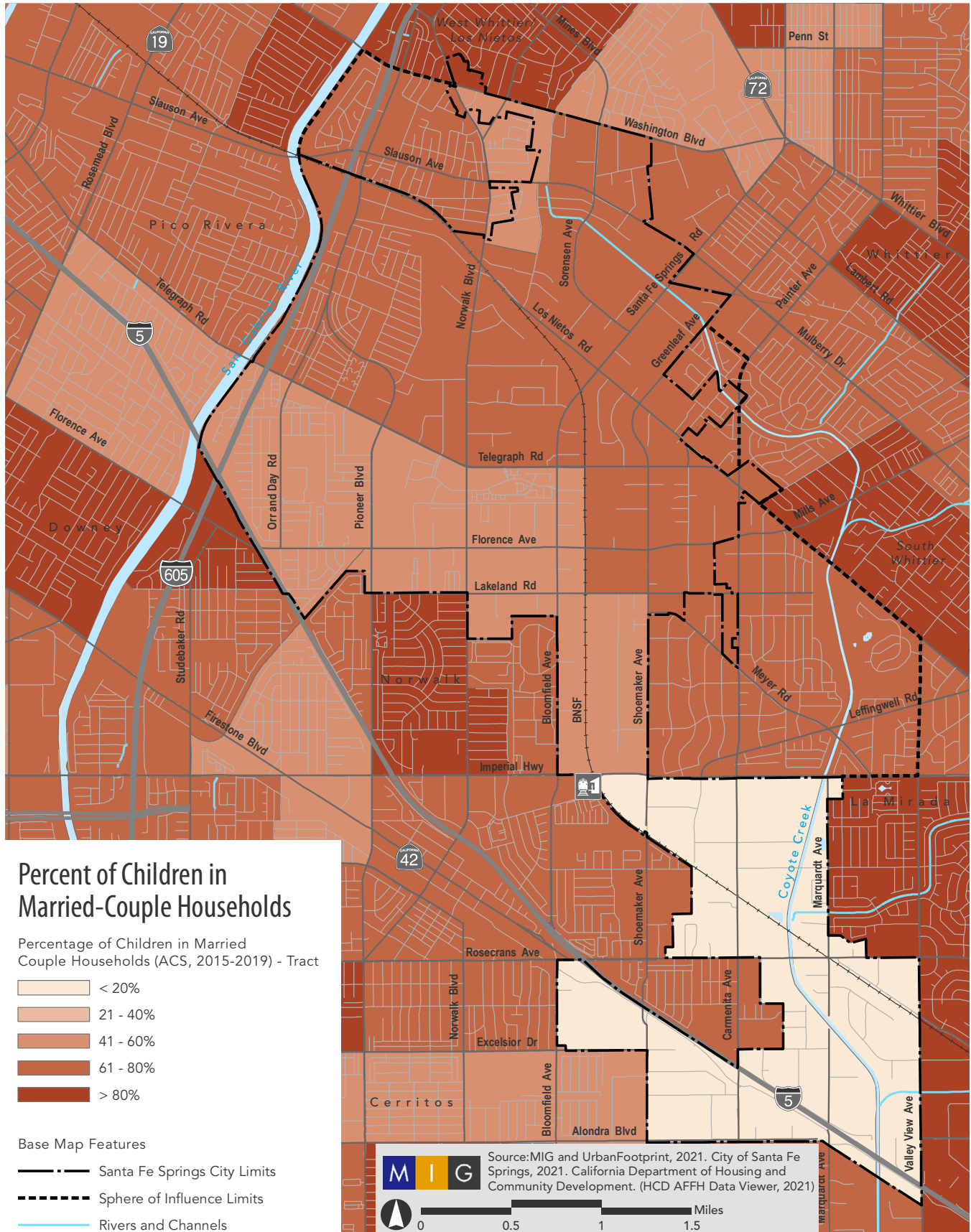
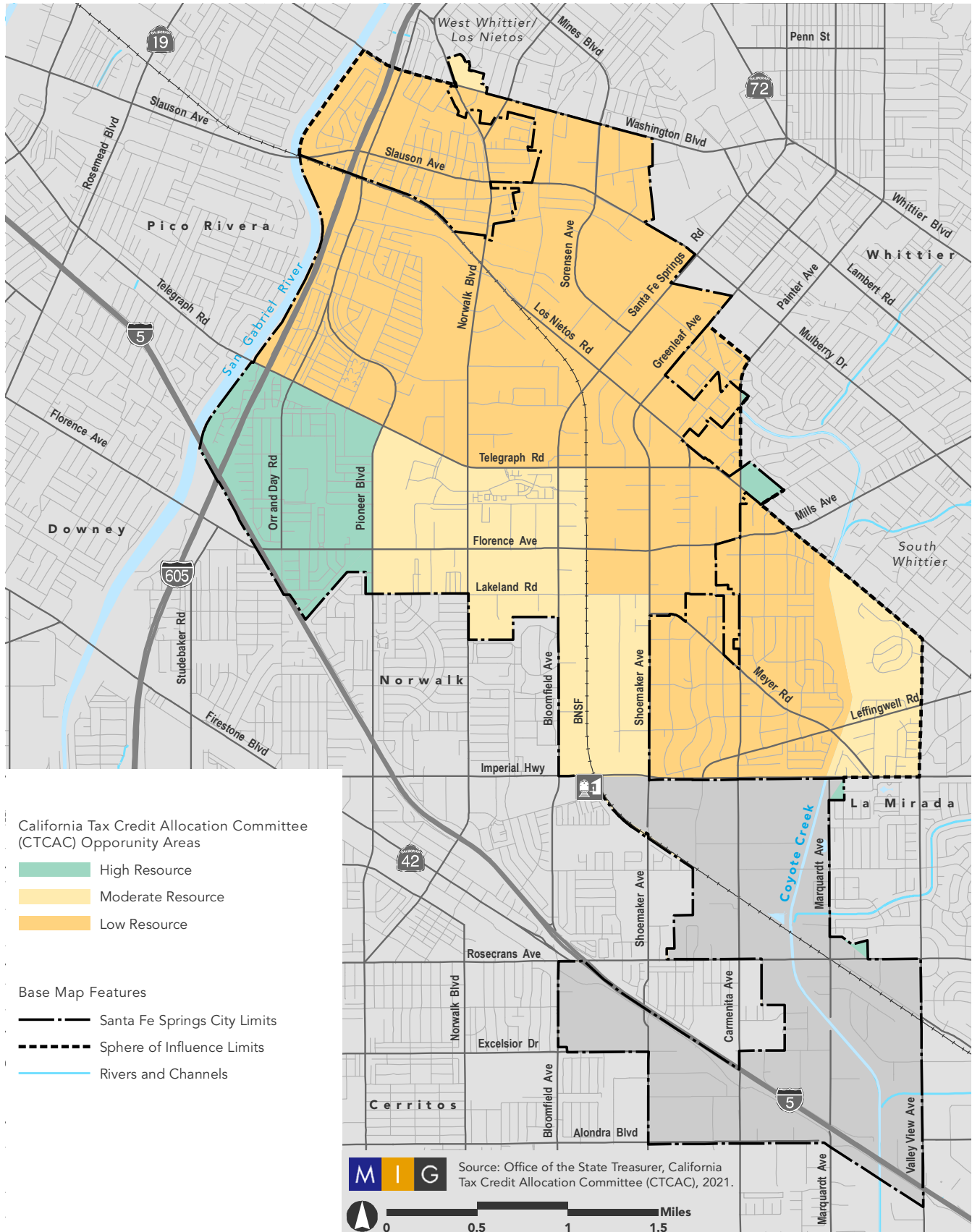


Figure H-10: TCAC Opportunity Areas



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and 2015, the central portion of the City was identified as an area undergoing early/ongoing gentrification (see Figure H-11). However, this area has two stable senior housing developments and a residential development, the Villages at Heritage Springs, built in 2015 on land used for oil extraction. Two areas of the City are designated as low-income and susceptible to displacement, including the small area in the northern portion of the City just south of Washington Boulevard and the eastern portion of the City. The northern area along Washington Boulevard is planned for a future Metro light rail station and the Land Use Element has designated future land uses and physical improvements that complement new transit facilities. Future improvements to this area could increase the land value of properties, and thus raise the cost of housing to existing and future residential projects. Existing residential development primarily consists of rental apartments within the City and single-family homes within the sphere of influence.

Also, it is possible for local government policies to result in the displacement or affect representation of minorities or persons living with a disability. Currently, most of the cities with adopted reasonable accommodations procedures have a definition of a disabled person in their zoning codes. The City of Santa Fe Springs has established the procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act in the application of zoning law and other land use regulations, policies, procedures, and conditions of approval.

Fair Housing Issues

The 2018 AI provides a list of impediments that have been identified as contributing to fair housing issues pertaining specifically to the Urban County and the Los Angeles County Development Authority (LACDA) service areas. The impediments and contributing factors identified in the AI are in relation to the fair housing issues listed below:

- Segregation
- Racially or ethnically concentrated areas of poverty (R/ECAPs)
- Disparities in access to opportunity
- Disproportionate housing needs
- Discrimination or violations of civil rights laws or regulations related to housing

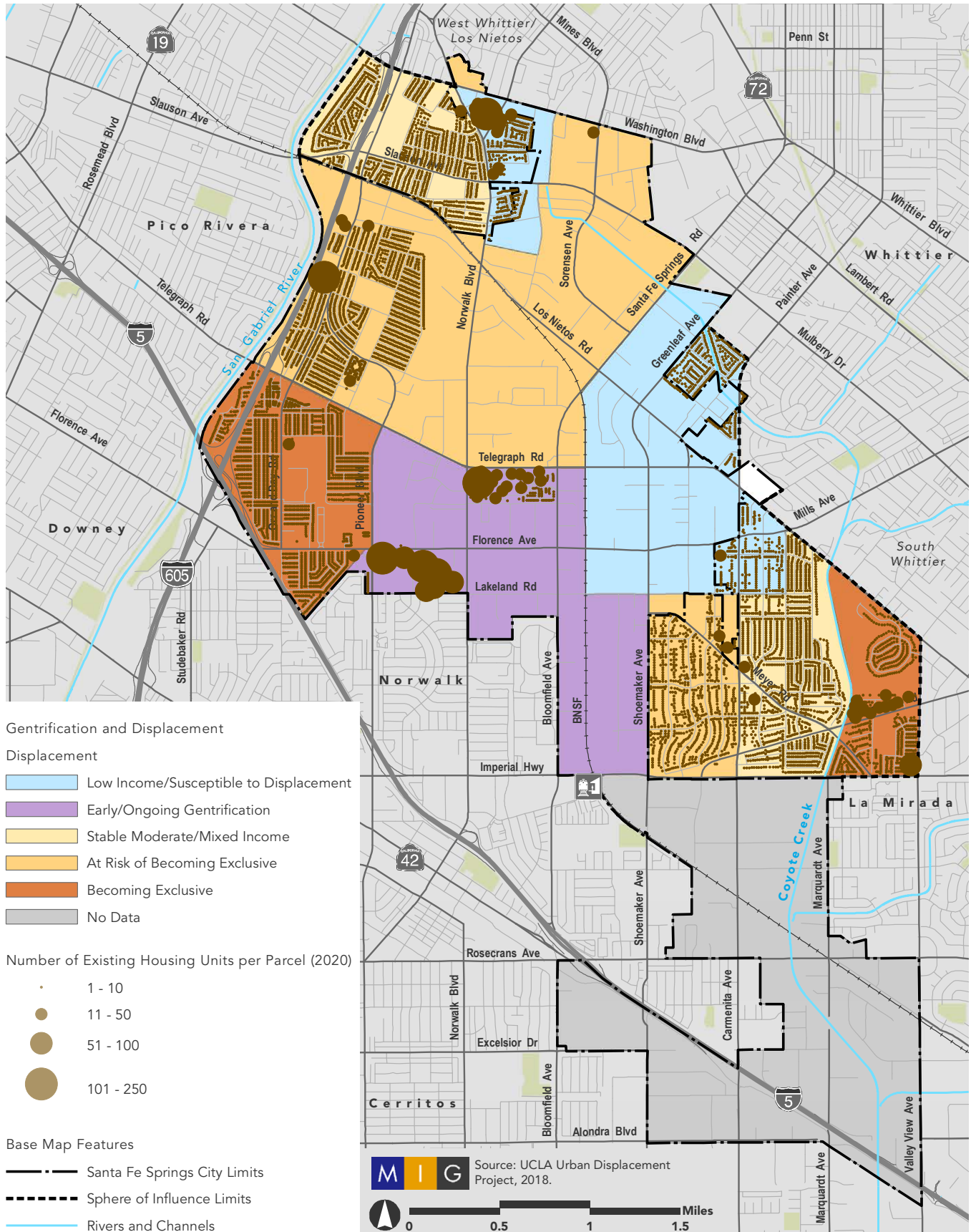
The prioritization of these contributing factors relates to the ability of the Los Angeles County Development Authority (LACDA) to address the fair housing issues. A low priority does not diminish the importance of the factor in the Urban County service areas but reflects the priority in addressing issues of fair housing. The following specific impediments/contributing factor are included in the 2018 AI.

- **High Priority:**
 - » Barriers to mobility
 - » Lack of affordable housing in a range of sizes
 - » Lack of sufficient accessible housing in a range of unit sizes
 - » Lack of sufficient publicly supported housing for persons with HIV/AIDS
 - » Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general
 - » Presence of lead poisoning exposure
 - » Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population

Figure H-11: Displacement and Gentrification



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- » Noise Pollution due to plane traffic from Los Angeles International Airport
 - » Poor land use and zoning situating sources of pollution and environmental hazards near housing
 - » Lack of information on affordable housing
 - » Increasing measures of segregation
 - » Discrimination in private rental and homes sales markets
 - » Public safety concerns
 - » Violent and drug related crime in public housing
 - » Minority and low-income communities experience higher rates of crime and violence
 - » Criminal activity in public housing facilities
 - » Juvenile crime activity
 - » Increase independence for the elderly or families with disabilities
 - » People with disabilities becoming homeless
 - » Lack of mental health services for school age children of public housing
 - » Illegal dumping - proximity to environmental hazards, especially in communities of color
 - » Lack of opportunities for residents to obtain housing in higher opportunity areas
 - » Lack of knowledge of Fair Housing, Section 504 and ADA laws
 - » Disconnect in matching people with disabilities with the right housing resources
 - » Discrimination in the private accessible rental markets
 - » Disparities in job readiness and educational achievement
 - » Enhance programs to help at-risk homeless population
 - » Lack of resources and services for working families (e.g., helping find housing for minorities)
- **Moderate Priority:**
 - » Food insecurity - Access to healthy and nutritious food options
 - » Location and access to local businesses, especially in economically depressed areas
 - » Access to financial services
 - » Lack of coordination with other planning processes and programs to address contributing factors
 - » Access to affordable internet
 - » Industries not in compliance with health regulations – pollution in neighborhoods
 - » Enhance adequacy of life skills (e.g., Housekeeping, healthy eating, financial management)
 - » Availability of scholarships
 - » Access to affordable childcare
 - » Enhance place-based investments
 - » Facilitate Access to proficient schools
 - **Low Priority:**
 - » Access to quality healthcare
 - » Enhance air quality within housing development sites
 - » Instances of absentee/bad landlords
 - » Access to transportation

HOUSING RESOURCES

Identification of Adequate Sites for Future Housing Needs

State law requires jurisdictions to identify sites with appropriate zoning, service provision, and development suitability to facilitate production of their share of housing, as determined through the RHNA process. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under State law (California Government Code section 65583[c] [1]), adequate sites are those with appropriate zoning and development standards—with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels.

Regional Housing Targets

Table H-18 shows the RHNA goals for Santa Fe Springs, as set forth in the SCAG Sixth Cycle Final RHNA Allocation Plan. This RHNA covers a eight-year planning period (October 2021 to October 2029).

Housing Element law does not require the City to ensure that the numbers of dwelling units identified in the RHNA are built within the planning period. The law does, however, require that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need. Government Code Section 65583.2(c)(3)(B) specifies that the following minimum densities are necessary to qualify sites suitable to meet a jurisdiction’s low- and very low-income housing needs (the so-called “default density”): 1) 20 units per acre for cities in Los Angeles County with populations of less than 25,000 and 2) 30 units per acre for cities with 25,000 people or more. With a 2020 population of 18,295, Santa Fe Springs’ default density is 20 units per acre.

Progress Toward the RHNA

Since the RHNA uses October 2021 as the baseline for growth projections for the 2021-2029 planning period, jurisdictions may count toward the RHNA housing units under construction or pending approval. As of June 30, 2021, 295 housing units were under construction or pending approval in Santa Fe Springs (Table H-19). These units have the following income distribution: 89 very low-income units, 48 low-income units, 0 moderate-income units, and 193 above moderate-income units.

Table H-18: Target Housing Unit Distribution

Income Category	Dwelling Units (Target)	Percent
Very Low (Less than 50% of AMI)	253	26.6%
Low (50% to 80% of AMI)	159	16.7%
Moderate (80% to 120% of AMI)	152	16.0%
Above Moderate (Above 120% of AMI)	388	40.8%
Total	952	100.0%

Source: Final SCAG Regional Housing Needs Allocation Plan, 2021.

Note: AMI = Area Median Income



Affordability of Units Credited Toward the RHNA

Units credited toward the RHNA are distributed among the four affordability groups (extremely/very low, low, moderate, and above moderate) based on affordability restrictions (as is the case with affordable housing projects) or housing cost for those specific types of units. For example, the market rate rents for apartments fall within levels affordable to the households earning moderate incomes (81-120 percent AMI) and are allocated as such.

Table H-19: Credits Toward the RHNA

Site Number	Project	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units
Units Under Construction						
C-1	Alivia Apartments (11201 Carmenita Rd.)	--	--	--	128	128
Units Pending Approval						
C-2	The Richman Group (13231 Lakeland Rd.)	89	12	--	1	102
C-3	The Whole Child (13231 Lakeland Rd.)	--	18	--	1	19
C-4	Habitat for Humanity (10934 Laurel Ave.)	--	18	--	--	18
C-5	Former Mormon Church Site (11733 Florence Ave.)	--	--	--	63	63
Total		89	48	--	193	330

Source: City of Santa Fe Springs, 2021.



Units Under Construction

According to City building permit records, as of July 1, 2021, a total of 128 units are under construction, all of which fall under market rate rents for above moderate-income householders. Under construction units include the following:

- **Alivia Apartments (11201 Carmentia Road).** A housing developer is constructing a three-story apartment project approved in June 2018. The site was previously a vacant area associated with the athletic fields at Carmela Elementary School (South Whittier School District). The apartment complex will include 128 market-rate units at a density of 24 dwelling units per acre.

Units Pending Approval

As of July 1, 2020, a total of 202 units were at various stages of review and approval. Units pending approval include the following:

- **13231 Lakeland Road.** On March 2, 2021, the City of Santa Fe Springs entered into a purchase and sales agreement with the Richman Group of California Development Company and The Whole Child to build 121 housing units, 119 of which will be affordable and provide special needs rental housing and interim affordable housing for families and veteran families experiencing homelessness. The site will be subdivided into two separate projects: The Richman Group (102 units) and The Whole Child (19 units).

The Richman Group project, using TCAC (California Tax Credit Allocation Committee) and Low and Moderate Income Housing Asset Fund Report (LMIHAF) funding, qualifies as a large family affordable housing project with proposed senior and special needs components. The planned units comprise 47 one-bedrooms, 27 two-bedrooms, and 28 three-bedrooms, for a total of 102 units. The rental units are to be constructed in multiple three-story structures and will also include a community building which houses the leasing office, a multi-purpose room, service provider space, computer center, fitness room, and other amenities. Of



Alivia Apartments



13231 Lakeland Road



the 102 units, 89 units will be affordable to very low-income households and 12 to low-income households. One unit will be devoted to a caretaker unit and will be targeted to an above moderate-income household. Of the 89 units, 30 units will be permanent supportive housing.

The Whole Child plans to build 19 units of housing for families experiencing homelessness and with one additional unit to house the client advocate. The unit mix will consist of one-, two- and three-bedroom units, which will have the potential to serve up to 38 families. Eighteen units will be affordable to low-income households and one unit will be for an above moderate income household.

- 10934 Laurel Avenue.** Habitat for Humanity has submitted entitlement plans to build 18 units of for-sale low-cost condominiums. All 18 units will be affordable to low-income households.
- Former Mormon Church Site.** An applicant has submitted plans to build 63 three-story market-rate condominiums at 11733 Florence Avenue (former Mormon Church site). The site, at three acres, yields a density of 21 dwelling units per acre. All units will be affordable to above moderate-income households.

Remaining RHNA

The City has achieved approximately 35 percent of its RHNA with 328 housing units under construction or pending approval, according to Table H-20.

Residential Sites Inventory

The purpose of the site inventory is to identify and analyze specific land (site) available and suitable to accommodate the regional housing need by income group. The site inventory enables the City to determine whether sufficient and adequate sites will be available to accommodate the RHNA by income category. As indicated above, the City has met some of its identified regional need, with a remaining RHNA of 622 units in the very low-, low-, moderate, and above moderate-income categories. The City, **as of 2022, does not have available** residential development opportunities with sufficient capacity to meet and exceed the identified housing need. The opportunity sites shown here (Figure H-12) consist of a proposed development, vacant sites, and underutilized sites. **The City will require zoning amendments (see Program 11) to change properties to mixed use or residential zones with adequate density allowances to allow for residential development to accommodate the RHNA.**

Table H-20: Zoning and RHNA Affordability Levels

Income Category	RHNA	Units Under Construction or Approved (Credits)	Remaining RHNA	Percent of RNHA Total
Extremely- and Very-Low	253	89	164	35.2%
Low	159	48	111	30.2%
Moderate	152	--	152	0.0%
Above Moderate	388	193	195	49.7%
Total	952	330	622	34.7%



Sites Inventory Considerations

Zoning Appropriate to Accommodate Housing Affordable to Lower-Income Households

The capacity of sites that allow development densities of at least 20 units per acre are credited toward the lower-income RHNA based on State law. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 20 units per acre for Santa Fe Springs), HCD is obligated to accept sites with those density standards (20 units per acre or higher) as appropriate for accommodating the jurisdiction’s share of regional housing need for lower-income households.

Zones that allow fewer than 20 units per acre but facilitate multifamily housing are considered appropriate to accommodate housing for moderate-income households (see Table H-21). Much of the moderate-income need will be met by private market construction of non-subsidized rental units and entry-level condominiums. As noted above, the median price for rentals and condominiums is well within the affordability level for a moderate-income family. The market rate cost of single-family units

is considered affordable to above-moderate income households. Nealy half (49.7 percent) of the above moderate-income allocations have been satisfied with credits from projects constructed or pending approval since July 1, 2021.

Environmental Constraints

The sites inventory analysis reflects land use designations, zones, and densities established in the City’s General Plan and Zoning Ordinance. Potential environmental hazards include flooding, earthquakes, earthquake-induced hazards such as ground shaking and liquefaction, and pollution from hazardous materials. Liquefaction hazards are present along the drainage channels on the periphery of the City, as well as residential and industrial areas in the north, residential neighborhoods west of Norwalk Boulevard, and primarily industrial areas south of Imperial Highway. Most of Santa Fe Springs faces minimal flood hazards. The City is adjacent to the San Gabriel River, which is susceptible to flooding events; however, the 100-year flood event zone surrounding the river remains west of I-605, outside the City limit as a result of levees built along the riverbanks. Risk of flooding from a 500-year flood event occurs in a few small

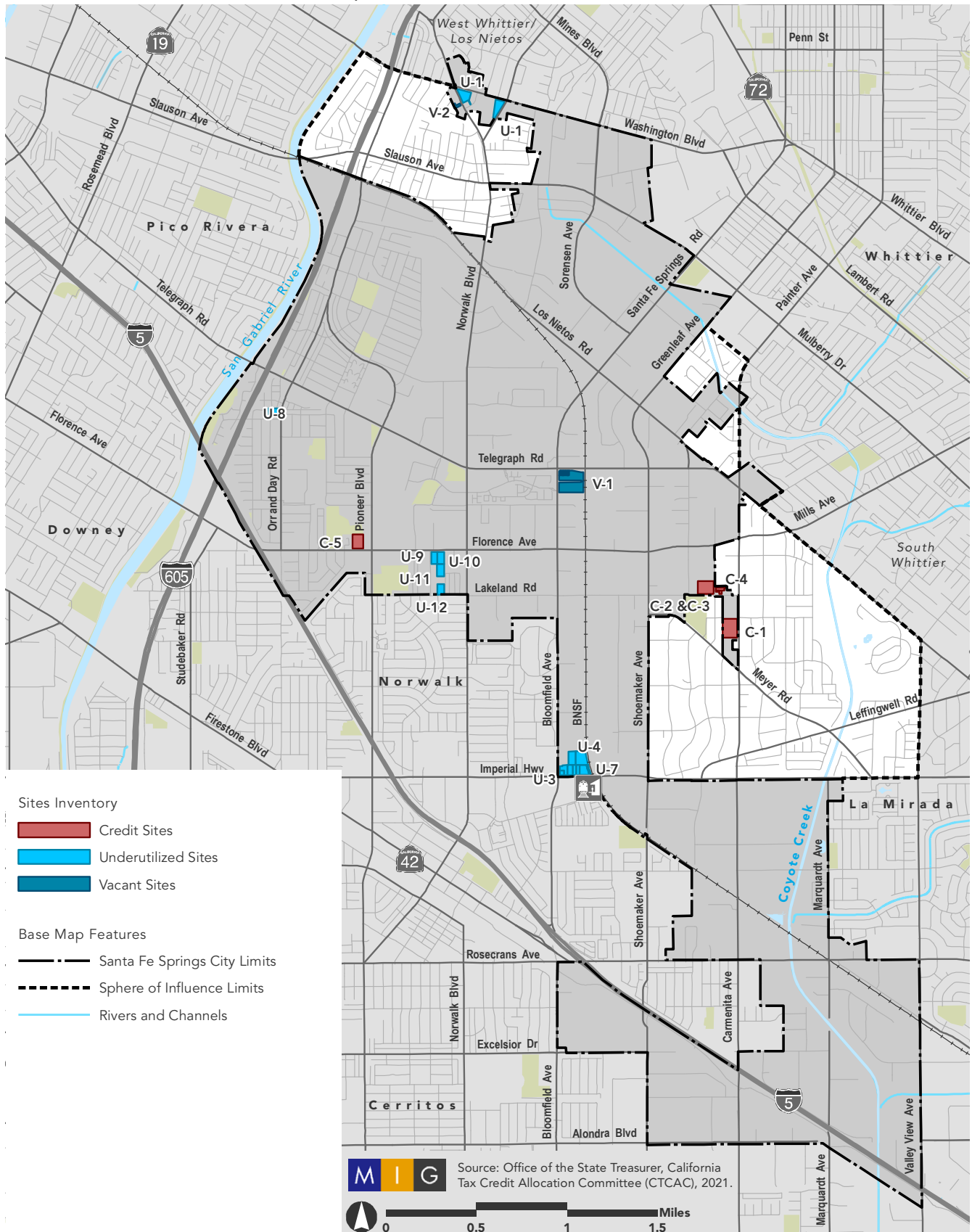
Table H-21: Zoning and RHNA Affordability Levels

Income Category	Income-Appropriate Density	Land Use Designation	Land Use Maximum Allowed Density	Zoning District	Zoning Maximum Allowed Density
Very Low/ Low	20+ du/ac	Mixed Use TOD	60 units/acre	MU-1	60 units/acre
		Mixed Use	40 units/acre	MU-2	40 units/acre
		Downtown		MU-3	
		High Density Residential		R-4	
Moderate	20+ du/ac	Medium Density Residential	25 units/acre	R-3	25 units/acre
Above Moderate	Any	Low Density Residential	9 units/acre	A-1	9 units/acre

Figure H-12: Sites Inventory



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pockets of the City, with the largest area in the City's northern industrial district. No additional flood hazards are mapped by the Federal Emergency Management Agency (FEMA), including a citywide absence of 100-year flood zones.

Santa Fe Springs' built environment and robust industrial sector create unique environmental hazards and considerations. Active oil wells (wells still extracting oil) are located in the central and eastern portions of the oil field, occupying approximately 10 city blocks, or 784 acres. Idle wells are oil and gas wells not in use for production, injection, or other purposes but also have not been permanently sealed. Over 1,000 oil wells have been plugged in the City since the 1920s. The City has 10 registered Superfund sites, including one site on the National Priorities List: a 38-acre former waste disposal area, Waste Disposal Inc (WDI). Remedial action for the WDI Superfund site was completed in 2006, and two subsequent reviews have found the implemented actions continue to protect human health and the environment. Four leaking underground storage tanks (LUST) have been reported in Santa Fe Springs, including the Omega Chemical Corporation Superfund Site. This site has contaminated the groundwater beneath the City and closed water supply production wells. In 2017 and 2018, 53 groundwater monitoring wells were constructed to provide data needed to design a regional groundwater cleanup system.

Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City's capacity to meet its regional share and individual income categories are not constrained by environmental conditions.

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is predominately limited to parcels between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need. The City has identified one vacant site and two underutilized site that meet the criteria for

the very low and low affordability categories.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the Housing Element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site.

Assembly Bill 686

AB 686 requires the site inventory to identify sites throughout the community, consistent with its duty to affirmatively further fair housing. Sites must be identified and evaluated relative to the full scope of the assessment of fair housing (e.g., segregation and integration, racially and ethnically concentrated areas of poverty and affluence, access to opportunity, etc.). The site inventory and accompanying analysis must identify and analyze selected sites, map the location of the sites, indicate the number of projected units for each site, represent the assumed affordability (i.e., lower, moderate, and above moderate) for each site, and evaluate relative to socio-economic patterns. It should also assess the extent to which that development will either further entrench or help ameliorate existing patterns of segregation and/or exclusion of members of protected categories.

Detailed Sites Inventory

The following sections provide details on the City's 2021-2029 Housing Element sites inventory.

Accessory Dwelling Units

In 2019, after adopting a new accessory dwelling unit (ADU) ordinance reflecting new State requirements, the City approved and permitted 12 ADUs. Given the quantity of previous applications and property owners anticipated continued interest in ADU development (and that Program 7 will further encourage new ADUs), new ADUs are projected to be developed at 15 ADUs per year. The projected 125 ADUs (15 ADUs per year for 8.3 years in the projection period) are divided accordingly to SCAG's HCD pre-certified Los Angeles County percentages for each income category.



Realistic Capacity Assumption

Since 2015, over 200 units have been built on properties zoned R-3, with development being built near 100 percent capacity of the allowed maximum density. Developers can take advantage of the Planned Development Overlay that allows densities to increase from 21 to 25 dwelling units per acre. As part of the General Plan update and Zoning Code amendments in response to the Housing Element update, the R-3 zone density standard will be increased to a maximum of 25 dwelling unit per acres.

Because mixed-use developments currently are not permitted by zoning regulations, the City of Santa Fe Springs does not have a record of approving mixed-use projects. To ensure that the realistic capacity for future mixed-use sites takes into consideration development of nonresidential uses for mixed-use projects, such as commercial uses, a minimum density of 32 units per acre is used to calculate realistic capacity for the Mixed Use designation; however, it allows a maximum of 40 dwelling units per acre. The Mixed Use TOD land use density is calculating a minimum density of 48 units per acre to calculate realistic capacity; however it allows a maximum of 60 dwelling units per acre. As part of Housing Element implementation, the City will undertake Zoning Code amendments to add a mixed-use zone to implement both mixed use General Plan land use designations. Both designations are anticipated to allow up to 10 to 15 percent of the project for commercial development, especially projects fronting a major road.

All R-3 projects have been assigned a 90 percent realistic capacity, given the record of projects built and

under construction in the R-3 zone. See Table H-22 for development density trends in the R-3 zone. Four recent projects in the neighboring City of Downey, which is the Santa Fe Springs market area, also shows that calculating realistic capacity at 90 percent maximum density is realistic:

- 10341 Western Avenue (permitted in 2019): 8 units on 0.34 acres and a density of 23.5 units per acre in the R-3 zone (which allows a maximum density of 24 units per acre)
- 10303/10221 Downey Avenue (approved in 2021): 12 units on 0.83 acres and a density of 14.5 units per acre in the R2 zone (which allows a maximum density of 17 units per acre)
- 7940 Telegraph Road (completed in 2021): 39 condominiums on 1.6 acres and a density of 24 units per acre in the R3 zone (which allows a maximum density of 24 units per acre)
- 9553 Firestone Boulevard (permitted in 2019): 24 townhomes on 1.1 acres and a density of 22 units per acre in the R3 zone (which allows a maximum density of 24 units per acre)

Table H-22: R-3 Development Density Trend

Project Name	Year Built	Units	Type	Site Acres	Built Density	Max. Density	Zone	Planned Development Overlay	Density: Built/Max. Allowed
Il Borrego	2017	50	Condos	2.7	18.7	21	R-3	No	94%
Miro Apartments	2015	155	Apartments	5.8	25.0	21	R-3	Yes	108%
Alivia Apartments	Under Construction	128	Apartments	5.1	25.0	21	R-3	Yes	108%



Sites That Need to Be Rezoned to Meet the Lower-Income RHNA

Santa Fe Springs is mostly built out, with very limited vacant land available to accommodate new development of any sort. Vacant land that allows residential development represents one of the best opportunities for accommodating new housing.

Consistent with HCD guidelines, the review of existing and proposed multifamily projects within a zone or particular area helps to identify the realistic density that can be anticipated for potential development. The City identified one vacant site (8 different parcels owned by the City of Santa Fe Springs) and two underutilized sites

that meet the lower-income RHNA criteria. The vacant site (V-1) is located along the Telegraph Road corridor and is zoned for mixed use. The two underutilized sites (U-1 and U-2) are located along a commercial corridor, Washington Boulevard, that is the planned route for the Metro L Line (former Gold Line) extension. A station is planned near Norwalk Boulevard/Washington Boulevard. Vacant sites and underutilized sites are identified in Table H-23.

- **Site V-1. MC&C Site.** The MC&C site is owned by the City of Santa Fe Springs and is vacant. The site is constrained by oil extraction operations and the existence of eight active and 17 abandoned oil

Table H-23: Sites That Need to Be Rezoned to Meet the Lower-Income RHNA

Site No.	APN	Acres		Existing Uses	Proposed Zoning	Density		Realistic Unit Capacity
		Parcel Size	Consolidated Site Size			Max.	Realistic	
V-1 ¹	8011018900	3.50	9.32 (5.59 available for a residential project)	Vacant	MU	40	32	179
	8011018901	0.16						
	8011018902	0.12						
	8011018903	0.16						
	8011018904	0.16						
	8011018905	0.16						
	8011018906	0.16						
	8011019911	4.90						
U-1	8178001045	2.03	2.03	Restaurant	MU-TOD	60	48	97
U-2	8178001026	2.17	2.17	Fitness Gym	MU-TOD	60	48	104
Total Acres		13.71	13.71			Total Units		380

Note: 1) Site Number Coding: (V-1) = Vacant 1; (U-1)= Underutilize 1



wells. The City is looking to sell the site for future development. The City has conducted financial feasibility analysis to determine the best uses for the property.

The MC&C site consists of eight City-owned parcels totaling 9.5 acres. For this particular site, a development concept was prepared that cordoned off the active wells into two oil production areas totaling 1.1 acres. As an example, on an adjacent site, a residential development called The Villages at Heritage Springs was completed in 2015 with over 500 units. This project successfully integrated active oil wells within the project. The MC&C site concept plan models a similar approach of The Villages at Heritage Springs project. The feasibility analyzed a horizontal mixed-use development with 2.8 acres devoted to a small retail center along Telegraph Road. Residential development at a maximum density of 40 units per acre would occupy 5.6 acres. However, a realistic capacity was applied, taking into account the following two calculations: 1) 60 percent of the 9.3-acre site would be devoted to residential development, leaving 5.6 acres available and 2) a realistic capacity of the site was assumed at a conservative 80 percent, thus using 32 dwelling units per acres to calculate

residential units. Conceptually, if the project were considered as a residential-only project, without any constraints or other commercial uses, the site could potentially accommodate 372 units (9.3 multiplied by 40 dwelling units per acres). To be conservative, the realistic derived unit count was 179 units (5.6 acres multiplied by 32 dwelling units per acre).

The financial feasibility analysis study estimated the environmental clean-up costs at \$300,000 per well for abandonment and clean up, as well as costs for property purchase by a residential developer. The study concluded that the site, based on the application of mixed-use development standards, represents a financially viable location for housing production.

This vacant site will improve conditions for fair housing by increasing opportunities for affordable housing in the City. This site is located in an area consisting of less than 20 percent of Hispanic Latino population, with household incomes one and one-half times higher than the County median household income. As such, development on this site would not focus affordable housing within any racially and ethnically concentrated areas or area of high poverty.



Site V-1: MC&C Site



- **Site U-1. Washington TOD Site.** This two-acre site is located along Washington Boulevard, on the same block as the planned L Line (Gold Line extension) station. In anticipation of a future light rail station, the City has designated the area for mixed use, emphasizing transit-oriented development. The City is consulting with Metro on the light rail station plans and future improvements to the area. The County of Los Angeles is managing a first/last mile transportation plan around the station.

The site includes an existing restaurant (Chris & Pitts), a massage parlor, a barber shop, a small retail store, and a cocktail bar. All existing uses are considered marginal businesses. A large portion of the site is devoted to large surface parking lot areas. The physical conditions of the buildings and asphalt surface parking area are in poor condition. Based on the building square footage, the site yields a floor-area ratio of 0.25. City staff has communicated with the property owners, who also own the restaurant, and they have indicated they are looking to sell the property. They are aware of the land use changes that increase the residential density and allow for mixed-use development. The owners state that no existing long-term leases exist that would impede

housing being developed on the site prior to 2029.

According to the Los Angeles County Assessor property data, the property and existing buildings have not been improved for a very long time. The buildings were constructed in the 1950s and have a building-to-land-value ratio of 0.51, meaning the building improvements are worth half of what the land value is worth. The City has conducted a financial feasibility analysis for this parcel and has concluded that mixed-use development is feasible.

- **Site U-2. Washington TOD Site.** This site is also located on Washington Boulevard directly adjacent to the planned Metro L Line station. The two-acre site includes a small tenant space built in 1986, with tenant vacancies, and a larger building built in 1968. Based on the building square footage, the site yields a floor-area ratio of 0.21. According to the Los Angeles County Assessor property data, the building was built in 1968 and has a building-to-land-value ratio of 1.57, meaning the building improvements are worth one and one-half more than the land value. A gym operator recently moved into the space that had been vacant for several years.



Site U-1 and U-2: Washington TOD Sites



Sites That Need to Be Rezoned to Meet Moderate-Income RHNA

One vacant site and 11 underutilized sites have been identified to meet the moderate- and above-moderate income RHNA, see Table H-24. See Figure H-8 for location of properties within the sites inventory.

The moderate and above-moderate sites include properties with commercial, business park, and industrial uses that have potential for residential development. Site U-8 is a California Highway Patrol office. The State of California has identified this office to be closed and moved to Metropolitan Hospital in the City of Norwalk. The California Legislative Analyst’s Office 2021-22 California Spending Plan has identified \$53.5 million for the Santa Fe Springs Area Office Replacement (<https://lao.ca.gov/Publications/Report/4458>).

Upon closure, the property will then be subject to Executive Order N-06-19 to make excess State property available for affordable housing.

The commercial and industrial properties in the moderate and above-moderate income sites include older buildings built between 1953 and 1961. Minimal building improvements have been applied to the buildings, as the building-to-land value ratio for the majority of the sites have a ratio of less than 2.0.

Adequacy of Sites Toward the RHNA

The sites inventory identifies capacity for 867 units, 369 of which are on sites suitable for development of lower-income housing. Table H-25 summarizes the sites inventory compared to the RHNA. Table H-26 lists the sites inventory.

Table H-24: Sites That Need to Be Rezoned to Meet the Moderate- and Above Moderate-Income RHNA

Site Number	APN	Acres		Proposed Zoning	Existing Use	Density		Realistic Unit Capacity
		Parcel Size	Consolidated Site Size			Max.	Realistic	
V-2	8178004065	0.43	0.43	MU	Vacant	40	32	14
U-3	8026042006	1.10	1.48	MU-TOD	Restaurant and small offices	60	48	71
	8026042007	0.38						
U-4	8026042008	0.98	5.85	MU-TOD	Business park	60	48	281
	8026042020	2.01						
	8026042018	2.86						
U-5	8026042009	0.67	0.67	MU-TOD	Salvage yard	60	48	32
U-6	8026042010	0.68	0.68	MU-TOD	Industrial	60	48	32
U-7	8026042014	1.63	1.98	MU-TOD	Industrial	60	48	33
	8026042017	0.35						
U-8	8007008900	1.38	1.38	R-3	CHP station	25	22.5	31
U-9	8009023011	1.45	1.45	R-3	Industrial	25	22.5	33
U-10	8009023016	1.58	1.58	R-3	Industrial	25	22.5	35
U-11	8009023035	1.80	1.80	R-3	Industrial	25	22.5	41
U-12	8009023040	1.39	1.39	R-3	Industrial	25	22.5	31
Total Acres:		18.69	18.69	Total Units:				634



Table H-25: Sites Inventory Summary

Sites	Ex/Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (121+% AMI)	Total
RNHA	253	159	152	388	952
Proposed Development Site (Credits)	89	48	--	193	330
Remaining RHNA after Credits Applied	164	111	152	195	622
Accessory Dwelling Units ¹	29	56	3	37	125
Vacant and Underutilized Sites ²		380	463	171	1,014
Total Sites to be Applied Toward the RHNA ³		602	466	401	1,469
Remaining RHNA after Sites Applied		+190	+314	+13	+517

Notes: 1. Affordability for ADUs (15% Extremely Low, 8.5% Very Low, 44.6% Low, 2.1% Moderate, 29.8%, Above Moderate-income levels)

2. The capacity of sites that allow development densities of at least 20 units per acre are credited toward the lower-income RHNA based on State law.

3. Total sites include Credits, Accessory Dwelling Units, and Vacant and Underutilized Sites.



Table H-26: Sites Inventory Table

Site No.	Assessor Parcel Number	Acres		Existing Land Use	New Zoning/ General Plan	Maximum Allowed Density (Units/Acre)	Realistic Capacity (units)	Affordability Level	Infrastructure Capacity	On-site Constraints
		Parcel Size	Site Size							
V-1 ¹	8011018900	3.50	9.32	Vacant	MU	40	179	Very Low and Low	Yes	Yes (oil wells and pipe network)
	8011018901	0.16								
	8011018902	0.12								
	8011018903	0.16								
	8011018904	0.16								
	8011018905	0.16								
	8011018906	0.16								
	8011019911	4.90								
V-2	8178004065	0.43	0.43	Vacant	MU	40	14	Above Moderate	Yes	No
U-1	8178001045	2.03	2.03	Commercial	MU-TOD	60	97	Very Low and Low	Yes	No
U-2	8178001026	2.17	2.17	Fitness gym	MU-TOD	60	104	Very Low and Low	Yes	No
U-3 ¹	8026042006	1.10	1.48	Restaurant and small offices	MU-TOD	60	71	Moderate	Yes	No
	8026042007	0.38								
U-4 ¹	8026042008	0.98	5.85	Business park	MU-TOD	60	281	Moderate	Yes	No
	8026042020	2.01								
	8026042018	2.86								
U-5	8026042009	0.67	0.67	Salvage yard	MU-TOD	60	32	Moderate	Yes	No
U-6	8026042010	0.68	0.68	Industrial	MU-TOD	60	32	Moderate	Yes	No
U-7 ¹	8026042014	1.63	1.98	Industrial	MU-TOD	60	33	Moderate	Yes	No
	8026042017	0.35								
U-8	8007008900	1.38	1.38	CHP ² office	R-3	25	31	Above Moderate	Yes	No
U-9	8009023011	1.45	1.45	Industrial	R-3	25	33	Above Moderate	Yes	No
U-10	8009023016	1.58	1.58	Industrial	R-3	25	35	Above Moderate	Yes	No
U-11	8009023035	1.80	1.80	Industrial	R-3	25	41	Above Moderate	Yes	No
U-12	8009023040	1.39	1.39	Industrial	R-3	25	31	Above Moderate	Yes	No
Total		29.35	29.35				1,014			

Note: 1) Asterisk denotes common ownership.

2) CHP: California Highway Patrol office to be relocated



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Consistency with Affirmatively Furthering Fair Housing (AFFH)

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that, taken together, address significant disparities in housing needs and access to opportunity. For purposes of the housing element site inventory, this means that sites identified to accommodate the lower-income are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families.

Shown on Figure H-13, TCAC opportunity areas in Santa Fe Springs range from low resources in the central and eastern areas of the City, with high resources area in the western portions. The sites inventory for the 2021-2029 planning period consists of approved capacity in underutilized sites and several vacant properties. Those sites have capacity for 380 lower-income units, with 47 percent on vacant sites (zoned for high density residential or residential mixed use) and 53 percent consisting of

underutilized sites. Table H-27 shows that capacity for multi-family and mixed-use residential development within the RHNA income categories is primarily distributed among the low (21.2%) and moderate (75.7%) resources areas. The high resource area does have some opportunity for new development (31 units) but is limited as a primarily single-family neighborhood (where ADUs could be constructed).

Table H-27: RNHA Housing Sites and Fair Housing

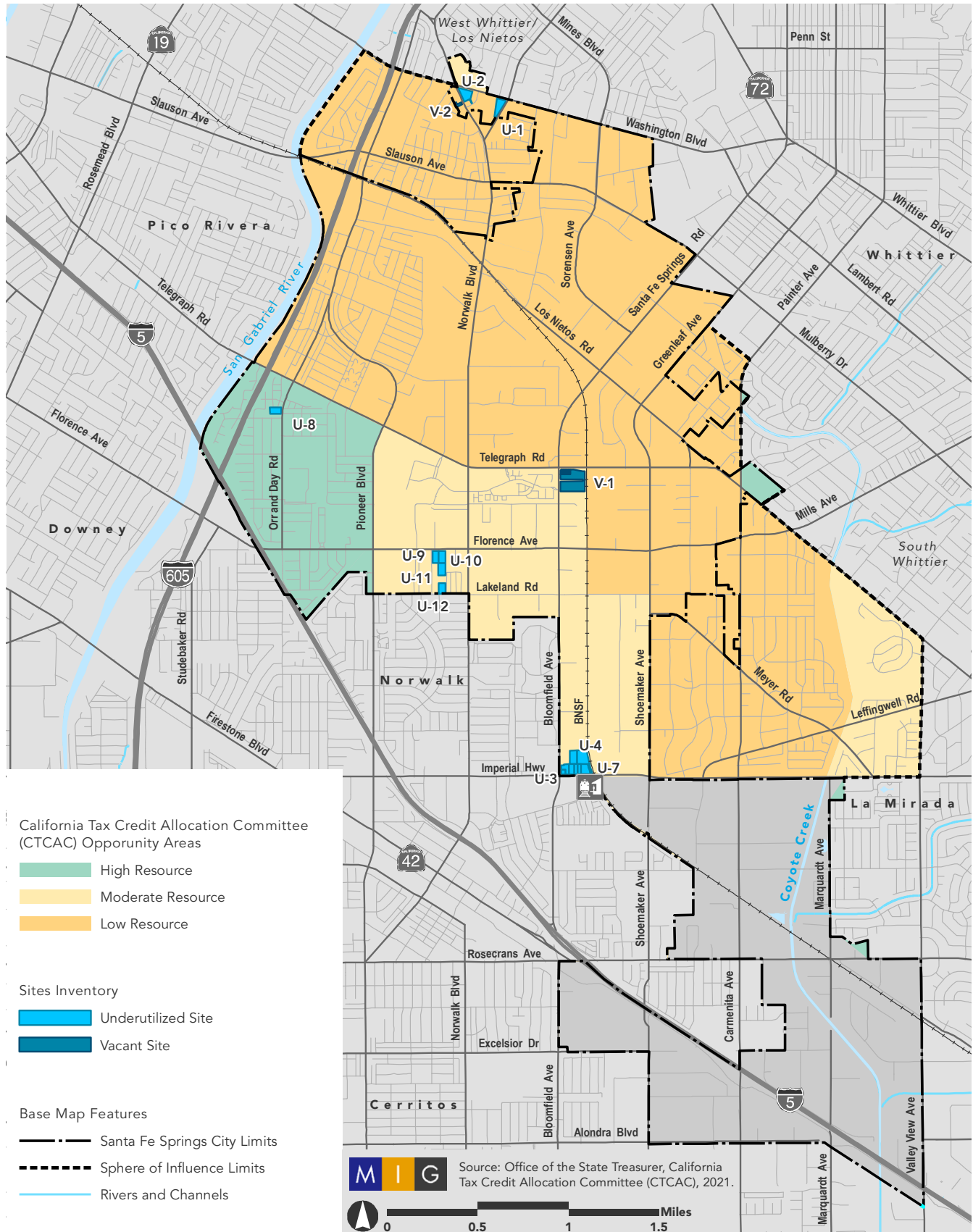
RHNA Income Categories (Units)	California Tax Credit Allocation Committee (TCAC) Resource Categories			
	Low Resource	Moderate Resource	High Resource	Total
Above Moderate	14	--	31	31
Moderate	--	589	--	589
Very Low and Low	201	179	--	380
Total	215	768	31	1,014
Percentage of Total	21.2%	75.7%	3.1%	100.0%

Source: California Tax Credit Allocation Committee (TCAC) mapping data

Figure H-13: TCAC Opportunity Areas and Sites Inventory



RE-IMAGINE SANTA FE SPRINGS | 2040 GENERAL PLAN





Site Infrastructure and Services

Since the City is fully urbanized, water service providers do not anticipate significant population growth and demand increases. The City's 2015 Urban Water Management Plan indicates sufficient water supply for projections through 2040. Full urban-level services are available to each site in the inventory. Such services are more than adequate for the potential unit yield on each site. Specifically, water and sewer service are available or are programmed to be made available for all the sites in the inventory. **There is sufficient water and sewer capacity to accommodate the RHNA.**

Water and Sewer Infrastructure

Five water providers serve the City and its sphere of influence: the City of Santa Fe Springs Water Utility Authority, Golden State Water Company, Orchard Dale Water District, San Gabriel Valley Water Company, and Suburban Water Systems.

The City of Santa Fe Springs Water Utility Authority is the retail water supplier that provides service for most of the City, covering approximately 90 percent of the land area within the City. The service area is approximately 85 percent commercial and industrial and 15 percent residential. The City's historical water supply sources include local groundwater pumped from City wells, treated groundwater through the Water Quality Protection Program, treated imported water purchased from Metropolitan Water District through Central Basin Municipal Water District (CBMWD), and recycled water supplies provided by CBMWD.

Golden State Water Company is a public utility water company that serves primarily residential customers in unincorporated portions east of the City (within the sphere of influence). The Orchard Dale Water District primarily serves residential customers in unincorporated neighborhoods east of the City. Most water is drawn from aquifers in the San Gabriel Main Basin and Coastal Plain of the Los Angeles Central Basin. The San Gabriel Valley Water Company is an investor-owned water utility that provides water service to the northern section of the City and adjacent unincorporated areas. Suburban Water Systems is a public utility water company that

provides water service primarily to residential customers in unincorporated areas east of the City. Most water is drawn from groundwater through the City of Whittier from active deep wells located in the Whittier Narrows area.

Service providers serving Santa Fe Springs and surrounding unincorporated areas also receive groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, as well as surface water distributed by Metropolitan Water District of Southern California sourced from the Colorado River and the State Water Project in Northern California.

Planned infrastructure improvements include a water treatment facility to treat iron, manganese, hydrogen sulfite, and color to reintroduce a City well that has not been in use since 2014 due to contaminants. Planned capacity improvements within Santa Fe Springs are primarily to update existing infrastructure and maintain adequate fire flows.

The local wastewater collection system is owned and operated by Los Angeles County Sanitation Districts (LACSD) and maintained by Consolidated Sewer Maintenance District (CSMD). The wastewater collection system consists of approximately 84 miles of sewer mains providing wastewater pipelines to homes, businesses, and institutions. Wastewater collected from businesses and residences within the City is treated at LACSD's Los Coyotes Water Reclamation Plant (LCWRP) and Long Beach Water Reclamation Plant (LBWRP); after treatment, the wastewater is recycled for further use or discharged into the San Gabriel River.

Dry Utilities

All sites in the land use inventory lie within developed areas and have access to full dry utilities. Southern California Edison is responsible for providing electric power supply to Santa Fe Springs. Natural gas is provided by SoCalGas. Natural gas is available throughout Santa Fe Springs through a local distribution system. Additional dry utilities include various telecommunications providers and cable providers and solid waste collection. Republic Services and CR&R provide solid waste collection service under franchise agreements with the City.



Financial Resources

In light of the elimination of redevelopment agencies in the State of California in 2012, the City has lost \$32 million in funding and limited access to funding sources for affordable housing activities. As a result, the City stopped accepting new applications for the following housing programs:

- Rebate Program – Provided a rebate of a portion of the amount spent on eligible home improvements based on family size and gross family income.
- Home Repair Program – Provided up to \$6,000 of free labor and materials per house for very low-income homeowners for home maintenance.

SB2/Leap Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State’s housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds were available as planning grants to local jurisdictions. The City of Santa Fe Springs received \$160,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes.

Another source of funding to help local jurisdictions update their planning documents and implement process improvements to facilitate housing construction is the Local Early Action Planning (LEAP) grants. The City received \$65,000 in LEAP grants in 2020. However, this is a one-time-only program.

CDBG, HOME, and Emergency Shelter Grant Funds

The federal government’s Community Development Block Grant (CDBG) program provides funds for a range

of community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include but are not limited to acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation, and construction (under certain limitations) of housing; homeownership assistance; and clearance activities. CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation
- Down payment and other homeownership assistance
- Lead-based paint screening and abatement
- Acquisition of buildings and land
- Construction or rehabilitation of public facilities and infrastructure
- Removal or architectural barriers
- Public services for low-income persons and persons with special needs
- Rehabilitation of commercial or industrial buildings
- Loans and grants for businesses that provide employment for low-income persons

Santa Fe Springs does not qualify as an entitlement jurisdiction to receive annual CDBG allocations directly from HUD. The Los Angeles Urban County CDBG Program provides community development improvement dollars to 48 cities in Los Angeles County, including Santa Fe Springs, for a wide variety of housing and community development activities. The dollars are allocated to the cities based on a formula that accounts for population levels, overcrowding and poverty. Annually, the City receives approximately \$120,000 in CDBG funds through the County. Given the small total allocation, the City has historically allocated CDBG funding largely to support community services.

HUD Housing Choice Vouchers

The Housing Choice Voucher Program is a federal program that provides rental assistance to very



low-income persons in need of affordable housing. The program offers a voucher to income-qualified tenants that pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g., 30 percent of their income). A voucher allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost. The Los Angeles County Development Agency (LACDA) administers the Housing Choice Voucher Program in Santa Fe Springs. Approximately 200 households in Santa Fe Springs receive assistance through the Housing Choice Voucher Program.

Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Santa Fe Springs and local and regional non-profit private developers.

1. The City of Santa Fe Springs Planning and Development Department takes the lead in implementing Housing Element programs and policies. The Department is responsible for implementing the General Plan by ensuring that development projects are consistent with the General Plan and Zoning Ordinance. The City also works closely with non-profit developers to expand affordable housing opportunities in Santa Fe Springs
2. The Los Angeles County Development Authority (LACDA) leverages federal, State, and local funds to sponsor and facilitate housing assistance, affordable rental housing, first-time homebuyers, home improvements, community development, and economic development. LACDA administers dozens of programs, including the Housing Choice Voucher (formerly Section 8) rental assistance program and CDBG program.
3. Los Angeles Homeless Services Authority (LAHSA) plans the continuum of care for homeless services in the County and City, part of which includes distributing the County's ESG funding to nonprofit agencies operating shelter programs. LAHSA works to coordinate homeless service funds throughout the County and link such funds to development activities. Programs initially assigned to LAHSA include the ESG Program and the Cold/Wet Weather Emergency Shelter Program, funded in part with CDBG funds, as well as other homeless services programs already being provided by the County and City. The County and City also appointed LAHSA to administer the Los Angeles Area Homeless Initiative including the Continuum of Care Programs.
4. The U.S. Department of Housing and Urban Development (HUD) is the federal agency responsible for national policy and programs addressing America's housing needs and enforcing fair housing laws. HUD subsidizes affordable housing developments in Santa Fe Springs, including Silvercrest Residences and Villa Verde.
5. Habitat for Humanity is an international non-profit organization dedicated to partnering with those in need of safe and affordable homes. Since 1990, Habitat for Humanity Greater Los Angeles has built, rehabilitated, and repaired more than 950 homes in the greater Los Angeles area. The organization has formally submitted entitlements for site V-2 and plans to build 18 very low-income units.
6. National CORE owns, develops, and manages affordable housing for families and seniors. In Santa Fe Springs, National CORE transformed an abandoned industrial center into the Little Lake Village, an apartment home community with 144 affordable one- and two-bedroom units for seniors.
7. AbilityFirst builds and operates residential facilities in Los Angeles County for individuals with physical and developmental disabilities. In Santa Fe Springs, AbilityFirst operates the Lakeland Manor Apartments, with 25 units that provide accessible, subsidized housing for people with disabilities.



HOUSING PLAN

With this Housing Element, the City establishes a policy foundation for committing resources to meet the housing needs of all economic segments of the community. The Housing Element sets forth goals and policies and defines specific programs to meet those needs during the 2021-2029 planning period. This section describes the qualitative goals, policies, and programs and the quantified objectives for the provision of safe, adequate housing for Santa Fe Springs residents.

To make adequate provision for the housing needs of people of all income levels, State law (Government Code 65583(c)) requires that the City, at a minimum, identify programs that do all the following:

1. Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level.
2. Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
3. Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
4. Conserve and improve the condition of the existing affordable housing stock and preserve assisted housing developments at risk of conversion to market-rate housing.
5. Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion. A summary of quantified objectives is included following the program descriptions.

The responsibility for administering the Housing Element and ensuring that policies are implemented largely will rest with the Planning and Development Department. Funding for overseeing and monitoring program progress—for which the expense will be staff time—will be the Planning and Development Department annual budget. Staff time funding sources are Community Development Block Grant funds (20 percent of annual allotments allowed for administrative and capacity building activities) and the City's General Fund. Funding sources for housing construction, rehabilitation, and/or preservation projects are noted for specific action items below.

Goals and Policies

Housing Maintenance and Preservation

Housing and neighborhood conservation are important components of maintaining and improving quality of life. Existing housing often is the most affordable housing, particularly for homeowners of long tenure who may not have mortgage payments. Keeping that housing in good condition creates healthier living environments and can ensure that housing remains part of the local housing supply. In general, housing over 30 years old may need some form of costly rehabilitation, such as a new roof, repair of termite damage, and plumbing upgrades. With approximately 83 percent of the local housing stock built prior to 1990, preventive maintenance is essential to guard against widespread housing deterioration. Santa Fe Springs must continually assess potential neighborhood and community impacts associated with aging housing, infrastructure, and community facilities. Maintenance and rehabilitation efforts contribute to the preservation and enhancement of neighborhoods and the individual housing units within these neighborhoods.

GOAL H-1: LONG-ESTABLISHED HOUSING AND NEIGHBORHOODS IN SANTA FE SPRINGS THAT ARE MAINTAINED AND ENHANCED

Policy H-1.1: Neighborhood Preservation.

Preserve the character, scale, and quality of established residential neighborhoods.



Policy H-1.2: Healthy Neighborhoods. Support healthy neighborhoods by addressing public health and safety issues, proactively resolving code violations, and minimizing potential harms associated with polluted soil or building conditions and the significant presence of industrial businesses in the City.

Policy H-1.3: Housing Investments. Invest in neighborhoods that have aging and deteriorating housing and infrastructure.

Policy H-1.4: Home Remodeling Education. Educate property owners on the benefits of home repair and remodeling approaches that use design and materials consistent with neighborhood character.

Policy H-1.5: Alleviate Overcrowding Conditions. Assist in alleviating unit overcrowding by facilitating the development of accessory dwelling units and home additions and improvements to existing homes.

Policy H-1.6 Sustainable Practices. Promote and encourage sustainable development and green building practices for all new residential development and the retrofit of existing housing.

Policy H-1.7: Pollution Protection. Require building and site design measures such as multi-paned windows, air filtration systems, and dense landscaping for new housing units located within 500 feet of a freeway, railroad, major arterial, and/or industrial use to minimize noise, vibration, and air pollution impacts.

Increasing Housing Opportunities

Continuing to provide a balanced inventory of housing

in terms of types (accessory dwelling units, single-family, duplexes, apartments, and condominiums) and cost will allow the City to fulfill a variety of housing needs, including increasing the housing supply for people who work in the City but commute long distances to work. Maintaining diversity in housing choice and cost will allow Santa Fe Springs residents an opportunity to find housing that meets their individual and household needs, regardless of their age, presence of a disability, household type, or income. Because Santa Fe Springs is a built-out community with a limited amount of remaining vacant residential land, the City plays a key role in promoting sites for future development.

GOAL H-2: A RANGE OF AVAILABLE HOUSING TYPES, DENSITIES, AND AFFORDABILITY LEVELS TO MEET THE DIVERSE NEEDS OF THE COMMUNITY, INCLUDING A BALANCE BETWEEN OWNERSHIP AND RENTAL UNITS

Policy H-2.1: Adequate Housing Sites.

Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes, higher-density apartments and condominiums, and mixed-use projects.

Policy H-2.2: Housing Near Transit. Encourage transit-oriented development consisting of higher residential densities, public gathering places, streetscape amenities, and commercial and entertainment uses within walking distance of planned and established rail stations and high-frequency bus stops.

Policy H-2.3: Housing for Persons with Disabilities. Encourage the development of residential



units accessible to persons with disabilities or are adaptable for conversion for persons with disabilities.

Policy H-2.4: Homelessness. Consult with local social service providers to address the needs of the homeless and persons at-risk of homelessness.

Policy H-2.5: In-Fill Housing. Encourage infill housing development that is compatible in character with established residential neighborhoods.

Policy H-2.6: New Housing. Critically analyze the location of any proposed new housing to determine suitability for healthy living conditions.

Policy H-2.7: Larger Units. Encourage new multi-family and mixed-use housing units to include more bedrooms to accommodate larger families and to alleviate overcrowding.

Affordable Housing

In the City, building affordable housing is challenging without financial assistance. The City can facilitate development of new affordable housing that targets lower-income households by providing a regulatory environment that streamlines project review and minimizes development fees, and that welcomes partnerships with developers.

GOAL H-3: A HOUSING SUPPLY TO MEET THE NEEDS OF EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE-INCOME HOUSEHOLDS

Policy H-3.1 Special Housing Needs. Encourage both the private and public sectors to produce or assist in the production of housing, with emphasis on housing affordable to persons with disabilities, the elderly, large families, female-headed households with children,

and people experiencing homelessness.

Policy H-3.2 Assistance and Incentives. Facilitate housing development affordable to lower-income households by providing technical assistance, regulatory incentives and concessions, and financial resources.

Policy H-3.3 Developer Assistance. Assist residential developers in identifying and preparing land suitable for new housing development.

Policy H-3.4 Lower-Income Residents. Continue to utilize federal and State subsidies, as well as City resources to the fullest extent possible, to assist in meeting the housing needs of lower-income residents, including extremely low-income residents.

Policy H-3.5 At-Risk Housing. Assist in the preservation of all units at risk of converting from affordable housing to market-rate housing.

Policy H-3.6: Homebuyer Assistance Programs. Provide information and referrals about homebuyer assistance programs available through the county, State, and private lenders to existing and potential residents.

Equal and Fair Housing

Some people face difficulties finding suitable housing due to illegal building, lending, and/or leasing practices that discriminate against or place burdens on them due to their race, ethnicity, gender, disability, economic status, sexual orientation, or other characteristics. To provide for the housing needs of all community members, the City is dedicated to ensuring equal and fair housing opportunities are available to all residents.



GOAL H-4: AN ENVIRONMENT IN WHICH ALL PEOPLE HAVE FAIR AND EQUAL ACCESS TO THE HOUSING OF THEIR CHOICE

Policy H-4.1 Discrimination. Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or any other arbitrary factor.

Policy H-4.2 Fair Housing. Assist in the enforcement of fair housing laws by providing references for residents to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy H-4.3 Equitable Housing. Encourage investments and the siting of new housing in an equitable and fair manner that prevents discrimination, overcomes patterns of segregation, avoids concentrations of lower-income households, addresses pollution burdens, and fosters inclusive communities.

Removal of Housing Constraints

Pursuant to State law, Santa Fe Springs is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

GOAL H-5: MINIMAL NON-GOVERNMENTAL AND GOVERNMENTAL OBSTACLES TO THE PRODUCTION OF HOUSING FOR ALL INCOME GROUPS

Policy H-5.1 Residential Development Standards. Review and adjust residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to constrain housing development.

Policy H-5.2 Policy Assessments. Assess proposed ordinances and policies affecting housing development for effects on housing cost, recognizing that some increases in housing costs might be offset by decreases in other household costs (e.g., energy bills).

Policy H-5.3 Housing Legislation. Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.

Policy H-5.4 Development Approval Process Education. Educate applicants on how to navigate the development approval process; facilitate building permit and development plan processing for residential construction.

Policy H-5.5 Site Remediation. Encourage environmental remediation of contaminated sites to conditions acceptable for residential use where residential use is appropriate.



Implementing Programs

The following programs identify actions the City will take to make sites available during 2021-2029 with respect land use and development standards and services/ facilities to accommodate the City’s share of regional housing need for each income level. The programs also address identified housing issues in Santa Fe Springs and approaches to meet State law housing requirements.

Program 1: Home Improvement Rebate Program

Pursue outside funding, such as CDBG or other viable financial sources, to support re-initiation of the Home Improvement Rebate Program. Re-evaluate program guidelines in light of funding constraints to ensure an effective program. Seek to assist a minimum of 12 lower income households and four extremely low income households. Additionally, work with non-profit organizations to obtain financial assistance to rehabilitate dwellings owned or rented by lower-income households.

- » *Funding Source: CDBG or other sources*
- » *Responsible Party: Planning and Development Department*
- » *Quantified Objective: 2 rehabilitated housing units per year*
- » *Timeframe: Re-initiate program in 2022 and Ongoing*

Program 2: Property Maintenance Program

The City’s Property Maintenance Ordinance establishes minimum standards for exterior property maintenance. Property owners whose properties are not in compliance with the Ordinance are notified in writing and given a reasonable amount of time to bring the property into compliance. The City will continue to provide code violators with information regarding available rehabilitation programs to assist in completing repairs to properties.

- » *Funding Source: Police Services Department budget*
- » *Responsible Party: Code Enforcement*
- » *Quantified Objective: 80 residential Code Enforcement inspections annually*

» *Timeframe: Ongoing*

Program 3: Sale of HARP Properties

HARP (Housing Acquisition and Rehabilitation Lottery program) is designed both to upgrade the housing stock and increase homeownership among the City’s low- and moderate-income households. The City will transfer ownership of HARP properties to a nonprofit for development with first-time homebuyer (Santa Fe Springs resident).

- » *Funding Source: Successor Agency Housing Assets*
- » *Responsible Party: Planning and Development Department*
- » *Quantified Objective: Seek to provide one moderate income development*
- » *Timeframe: Ongoing*

Program 4: Homebuyer Assistance Programs

As a small city, Santa Fe Springs does not have the financial resources to directly offer any homebuyer assistance programs. However, Santa Fe Springs residents are eligible to participate in several County and State programs, including the County Homeownership Program (HOP), Southern California Home Financing Authority (SCHFA), and Mortgage Credit Certificate (MCC):

- **County Homeownership Program (HOP).**

The Los Angeles County Community Development Commission (CDC) administers the HOP Program, offering up to \$60,000 in deferred payment, 0 percent loans for down payment and closing cost assistance for low income (80% MFI) first-time homebuyer households. The HOP Program is funded using federal HOME funds, and is available for existing, new construction, approved short sales and real estate owned (REO) properties. Santa Fe Springs is a participating jurisdiction in the HOP program and has for-sale housing stock which falls within the sales price maximums. This program can be used in conjunction with the Mortgage Credit Certificate (MCC), or the Southern California Home



Financing Authority (SCHFA) Program.

- **Southern California Home Financing Authority (SCHFA).** Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties to create first-time homebuyer programs for low- to moderate-income households. The single-family mortgage revenue bond program offered by SCHFA provides 30 year, below-market fixed rate mortgage loans and a grant for down payment and closing costs assistance. The program is administered by the Los Angeles County Community Development Commission (CDC) and the Public Finance Division of the County of Orange. SCHFA does not lend money directly to homebuyers. Homebuyers must work directly with a participating lender.
- **Mortgage Credit Certificate (MCC).** The MCC program provides an annual federal income tax credit of up to 15 percent of the mortgage interest paid for first-time homebuyers. The program helps first-time homebuyers qualify for a loan by allowing the lender to reduce the housing expense ratio by the amount of the tax savings.

The City will advertise these three programs through flyers, the City's website, social media, and other methods than can most effectively reach targeted residents. The materials will be provided in English and languages other than English.

- » *Funding Source: Planning and Development Department budget*
- » *Responsible Party: Planning and Development Department*
- » *Timeframe: Update advertising materials by 2022*

Program 5: Affordable Housing Assistance

To encourage and facilitate affordable housing development in Santa Fe Springs—including housing for extremely low-, very low-, and low-income households—the City will provide the following incentives to private developers along with information regarding the availability of funding through federal and State housing

assistance:

1. Work with developers to increase the supply of new housing for all income groups and special needs residents—including seniors, residents with disabilities and developmental disabilities, large families, extremely low-income households, and those experiencing homelessness. Examples may include prioritizing staff time to process permits for units affordable to lower-income and extremely low-income households; providing technical assistance in applying for government financing (e.g., HOME funds); concessions and incentives, using General Funds to offset City development fees; and providing preliminary staff review of development proposals at no cost to developers.
2. Provide, when possible, developer incentives such as expedited permit processing and developer impact fee deferrals for units that are affordable to lower-income households, including extremely low-income households. The City will promote these incentives to developers on the City's website and during the application process.
3. Encourage provision of affordable housing in the vicinity of transit through the designation of mixed use and multifamily sites near the existing and planned transit stations by allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, increased building height, and greater floor-area ratios.
4. Provide fee underwriting, fee deferral, and/or permit fast-tracking for projects that include housing affordable to lower income households, prioritizing projects that include units affordable to extremely low-income households.
 - » *Funding Source: Planning and Development Department budget*
 - » *Responsible Party: Planning and Development Department*
 - » *Quantified Objective: Assist 3 affordable*



housing projects

» *Timeframe: Ongoing*

Program 6: Residential Sites Inventory and Monitoring of No Net Loss

Santa Fe Springs is almost entirely developed. Future residential development will largely rely upon the redevelopment of nonvacant properties, particularly along the City’s major corridors and around transit stations, where mixed use development is permitted. Given the City’s small size, Santa Fe Springs is able to monitor the status of potential sites and will continue to provide sites information to interested developers. To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory
- Actual units constructed and income/affordability when sites are developed
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA)

The Planning Division will be responsible for preparing an Annual Progress Report for review by the public, City decision-makers, and submittal to the State Housing and Community Development Department.

- » *Funding Source: Planning and Development Department budget*
- » *Responsible Party: Planning and Development Department*
- » *Quantified Objective: Provide adequate sites to accommodate the City’s entire RHNA allocation of 952 units (253 very low income; 159 low income; 152 moderate income; and 388 above moderate income).*
- » *Timeframe: Ongoing; annual assessment of status of housing sites inventory as part of the Housing Element annual reporting process to the State*

Program 7: Accessory Dwelling Units (ADUs)

ADUs represents an important affordable housing option

for lower- and moderate-income households. The State has passed multiple bills since 2017 to remove constraints to the development of ADUs (including AB 587, AB 671, AB 68, and SB 13, among others). The City will pursue several strategies to promote ADU production:

- Prepare pre-approved ADU design templates, available at no charge to applicants, tailored to meet the specific zoning and building standards. Use of these free design templates by a potential homeowner would ensure that the proposed ADU meets most, if not all, required standards at the outset of the development process, minimizing and streamlining the review process and reducing time and cost.
- Promote development of ADUs by providing written information at the City’s planning counter and on the City’s website.
- Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process; identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites **or trends align with projections identified in this Housing Element during the planning period. If trends do not align with assumptions, take appropriate actions within one year of making such determination.**
- Consider establishing an ADU “amnesty” program, to allow existing unpermitted units to come up to code standards without penalty, helping to preserve accessory units.
 - » *Funding Source: Planning and Development Department budget*
 - » *Responsible Party: Planning and Development Department*
 - » *Quantified Objective: 125 units (this objective is a subset of and not in addition to the Quantified Objective for Program 6: Residential Sites Inventory and Monitoring of No Net Loss)*
 - » *Timeframe: Within two years of Housing Element adoption; annual monitoring*



Program 8: Healthy and Sustainable Living Environment

The City will encourage and facilitate energy conservation and building design strategies to help residents minimize energy-related expenses and impacts from transportation corridors and industrial uses. Actions may include:

- Continued implementation of environmental conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation
- Promoting environmentally sustainable building practices that provide cost savings to homeowners and developers, including advertising utility rebate, weatherization, and energy audit programs through private utilities and the State
- Providing informational material at the Planning and Development Department counters from Southern California Edison and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building Code, and resources to assist lower-income households with energy-related expenses
- Continuing to enforce the State energy standards of the California Green Building Code
- Targeting housing units within 1,000 feet of freeways, railways, major arterials, and distribution centers, to encourage building design strategies to limit air pollution, including but not limited to installing double glazed windows, use of MERV 13 filters with HVAC systems, and maximizing exterior wall insulation to limit air and noise pollution
 - » *Funding Source: Planning and Development Department budget*
 - » *Responsible Party: Planning and Development Department*
 - » *Timeframe: Ongoing; updated energy conservation information available one year after adoption of the Housing Element*

Program 9: Section 8 Rental Assistance Program

The Los Angeles County Development Authority (LACDA) administers the Section 8 Program on behalf of the City of Santa Fe Springs. The Section 8 program extends rental subsidies to very low-income households (50 percent AMI), including families, seniors, and persons with disabilities. The program offers a voucher that pays the difference between the current fair market rent as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e., 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost beyond the voucher amount. The City's role is to refer eligible residents to LACDA.

- » *Funding Source: HUD Section 8 allocation*
- » *Responsible Party: Los Angeles County Development Authority (LACDA)*
- » *Quantified Objective: Promote the use of the Section 8 Program with the goal of maintaining at least the current level of assistance (219 voucher holders)*
- » *Timeframe: Continue to promote the Section 8 Program to residents and property owners through dissemination of brochures at public counters, providing information on the City's website, and referring residents and property owners to the LACDA*

Program 10: Preservation of Assisted Rental Housing

Continue or undertake the following activities during the Housing Element planning period to guard against the loss of housing units available to lower-income households. The efforts listed below represent a varied strategy to mitigate potential loss of at-risk units due to conversion to market-rate units.

1. Monitor the status of subsidized affordable projects that are at risk of conversion to market rate.
2. Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects.



3. Provide technical assistance to owners and non-profit housing corporation buyers of existing subsidized low-income housing complexes that are at risk of conversion to market rate to extend subsidy contracts and/or find government financing (e.g., HOME funds) for acquisition.
4. If conversion of a subsidized complex to market rate becomes likely, the City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Housing Choice Voucher (Section 8) rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.

Santa Fe Springs contains one project at risk of conversion to market rate during the 2021-2029 planning period: Villa Verde (34 units). This project is considered a high conversion risk due do the affordability ending in 2022. This project does not have a known overlapping subsidy that would extend affordability and is not owned by a large/stable non-profit, mission-driven developer.

- » *Funding Source: Planning and Development Department budget*
- » *Responsible Party: Planning and Development Department*
- » *Quantified Objective: Conserve 34 units*
- » *Timeframe: Contact owners/operators annually and ongoing*

Program 11: Zoning Code Revisions

In concert with Housing Element adoption, or pursue shortly thereafter those measures not required to create zoning capacity to achieve the RHNA, to accomplish the following:

1. Mixed-use and transit-oriented development are important strategies in the Santa Fe Springs General Plan to increase housing choices (including affordable housing), concentrate higher density projects adjacent to planned and existing transit stations and around the planned Downtown area, support economic

activity, and improve the walkability of an area. To achieve these benefits, the City will create new mixed-use zones and apply those zones to the zoning map to achieve consistency with the General Plan. The new zones will be: Mixed Use-Downtown, Mixed Use, and Mixed Use-Transit Oriented Development (TOD). **The rezoning will also accommodate the housing needs of lower-income households, pursuant to Government Code section 65583.2, subdivisions (h) and (i).**

2. Evaluate and revise the zoning regulations to include **multifamily** parking standards and policies that reflect the actual parking needs of different types of affordable housing and transit-oriented-development. For clarity to housing developers, review guest parking standards and revise as appropriate.
3. Modify the standards of the R-3 zoning district to allow up to 25 dwelling units per acre and allow three-story buildings.
4. Modify the Zoning Code definition of "family" to ensure it does not exclude allowed uses and is inclusive/nondiscriminatory.
5. Ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers). AB 2162 requires supportive housing to be considered a use by right in zoning districts where multifamily and mixed uses are permitted, including nonresidential zoning districts permitting multifamily uses if the proposed housing development meets specified criteria. If located within one-half mile of any public transit stop, no minimum parking requirements may be imposed. Review of applications for supportive housing must be completed within 60 days after the application is deemed complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units.



6. Review the Development **Plan Approval** process and adjust as necessary to allow for ministerial approval for projects consistent with future codified objective design standards. **Ensure the Development Plan Approval process is not a constraint to housing.**
7. Annually monitor the effectiveness of these zoning amendments and make modifications as necessary to address constraints and encourage the development of a variety of housing types.
8. **Review, and if necessary revise Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, to remove governmental constraints on housing for lower- income Households and housing for persons with disabilities.**
 - » *Funding Source: Planning and Development Department budget*
 - » *Responsible Party: Planning and Development Department*
 - » *Timeframe: New mixed-use zones and R-3 zone regulations in parallel with Housing Element adoption; within two years of Housing Element adoption for other amendments*

Program 12: Density Bonus

Review the existing density bonus ordinance that establishes procedures to ensure compliance with Government Code §65915. Evaluate the density bonus procedural requirements to ensure financial feasibility to facilitate affordable housing development and provide flexibility. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.

- » *Funding Source: Planning and Development Department budget*
- » *Responsible Party: Planning and Development Department*
- » *Timeframe: Within two years of Housing Element adoption; ongoing for promotion*

Program 13: CEQA Exemptions for Infill Projects

Continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects, including mixed-use infill sites adjacent to transit stations, where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

- » *Funding Source: Planning and Development Department budget*
- » *Responsible Party: Planning and Development Department*
- » *Timeframe: Ongoing*

Program 14: Objective Design Standards

Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with state objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design, consistent with State law (SB 35).

- » *Funding Source: Planning and Development Department budget and where applicable, grant, or other funding sources*
- » *Responsible Party: Planning and Development Department*
- » *Timeframe: Within two years of Housing Element adoption*

Program 15: Inclusionary Housing Ordinance

Adopt an inclusionary housing ordinance requiring residential rental housing developments to include a specified percentage of affordable units as a condition of development. Conduct an economic feasibility study to determine the percentage of units that are required to be affordable and 2) whether the inclusionary housing ordinance, if enacted, would unduly constrain or discouraging the private market development of housing in the City.



- » *Funding Source: Planning and Development Department budget and where applicable, grant or other funding sources*
- » *Responsible Party: Planning and Development Department*
- » *Timeframe: Within three years of Housing Element adoption*

Program 16: Affirmatively Further Fair Housing

Promote affirmatively further fair housing opportunities and promote housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws. The City will:

1. Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various State and federal housing programs and fair housing law. Maintain referral information on the City’s web site and at a variety of other locations such as community and senior centers, local social service offices, and other public locations including City Hall the City Library. *Timeframe: Ongoing*
2. Refer residents involved in housing related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Department of Fair Employment and Housing, Los Angeles County Housing Resource Center, The Housing Rights Center, Neighborhood Legal Services of Los Angeles County, and Inner City Law Center. *Timeframe: Ongoing*
3. Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application’s compliance with all entitlement requirements. *Timeframe: Ongoing*
4. Evaluate all proposed amendments to the General Plan’s Land Use Map and the Zoning Map for their effect on the City’s policy of

integrating diverse housing opportunities in each neighborhood or planning area. *Timeframe: Ongoing; when any land use policy changes are evaluated such as a General Plan update or Zoning Amendment adoptions.*

5. Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code. *Timeframe: Ongoing*
6. Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and state fair housing acts. *Timeframe: Ongoing*
7. Pursue funding and target neighborhoods of concentrated poverty for investment in rehabilitation, parks, transit, and active transportation (*target multi-family area near the intersection of Norwalk Boulevard and Broadway Avenue, and Costa Azul and Little Lake Village senior apartments*). Ensure economic development plans reflect the needs of lower-opportunity neighborhoods. *Timeframe: Ongoing*
 - » *Funding Source: Planning and Development Department budget*
 - » *Responsible Party: Planning and Development Department*

Program 17: Social Service Programs for Special Needs Groups

Maintain a proactive social service program and augment with additional programs as deemed appropriate by the Social Services and Senior Citizen Advisory Committees. The Gus Velasco Neighborhood Center and Betty Wilson Senior Center offer numerous social service programs for seniors, families, and other special needs groups. These programs include the following:

- **Housing Referral.** The Neighborhood Center Program Coordinator maintains contact with the managers of the assisted housing developments in Santa Fe Springs and assists households in housing placement. If necessary, applicants are referred to



the County Housing Authority for placement on the Section 8 waiting list for rental assistance.

- **Emergency Rental Assistance.** The City provides emergency rental or financial assistance to families experiencing extreme hardship.
- **Emergency Shelter Referral:** Referrals are made to the Salvation Army and other local shelters for emergency overnight accommodations. In emergency situations, the City may provide a voucher for overnight shelter in a local motel.
- **Daily Nutrition Program.** The Southeast Area Social Services Funding Authority provides seniors with daily hot lunches at the Neighborhood Center. Home delivered meals are also available for qualifying seniors aged 60 and over.
- **Adult Day Care.** Trained volunteers visit homebound seniors, as well as provide transportation to and from the senior center where a variety of activities are available.
- **Food Programs.** Food pantry and food vouchers for low-income households.
- **Children Services Program.** Morning and afternoon day care is subsidized based on a sliding income scale. Preschool is also provided at a subsidized rate.
- **Employment Services.** Information and referral, as well as job training.
- **Community Psychologist.** A licensed psychologist is available to City residents for crises intervention involving family or domestic.
 - » *Funding Source: Community Services Department budget*
 - » *Responsible Party: Community Services Department*
 - » *Timeframe: Ongoing*

Program 18: Housing Opportunities for Persons Living with Disabilities

Continue to support a variety of housing types to help address the diverse needs of persons living with

disabilities, and work with the Eastern Los Angeles Regional Center (ELARC) to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in conjunction with future affordable housing developments, and coordinate with affordable housing developers to apply for funds at least once during the planning period.

- » *Funding Source: Planning and Development Department budget*
- » *Responsible Party: Planning and Development Department*
- » *Timeframe: Ongoing*

Program 19: Residential Rental Inspection

Revisit the Residential Rental Inspection program put on hold during the COVID-19 pandemic and determine whether the program should be continued. Evaluate its effectiveness on achieving goals of improving housing conditions and whether the program is applied fairly and equitably.

- » *Funding Source: Fire Department budget*
- » *Responsible Party: Fire Department*
- » *Timeframe: Within two years of Housing Element adoption*

Program 20: State-owned Surplus Properties and City-owned Property

Seek housing developers for State-owned sites in Santa Fe Springs expected to be declared surplus properties available for sale. To facilitate this process, work with the California Department of Transportation and other State agencies responsible for disposition of surplus California Highway Patrol properties.

Facilitate housing development on City-owned sites, particularly those identified to accommodate the lower-income RHNA. Rezone the properties to a maximum of 40 dwelling units per acre consistent with Program 11 (Zoning Code Revisions). Facilitate outreach with housing and mixed-use developers, offer financial incentives and/or assistance, offer fee waivers, and establish priority processing. If planned housing is not



facilitated by 2027, implement an alternative course of action of identify, including but not limited to amending zoning regulations to offer more incentive to encourage development or remove as a housing site and consider other sites for lower income RHNA.

- » *Funding Source:* General Fund
- » *Responsible Party:* City Manager’s office; Planning and Development Department
- » *Timeframe:* Initiation conversations in FY 2021-2022 for State-owned surplus properties; 2027 for City-owned property to be developed, otherwise take alternative course of action.

- » *Funding Source:* Planning and Development Department budget
- » *Responsible Party:* Planning and Development Department
- » *Timeframe:* Submit the adopted Housing Element to City of Santa Fe Springs water and sewer service providers within 30 days of adoption of Element; Adopt required procedures to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households as required by Government Code 65589.7 within three years of Housing Element adoption.

Program 21: Water and Sewer Service Providers

Submit the adopted Housing Element to City of Santa Fe Springs water and sewer service providers—including internal City departments—in accordance with Government Code Section 65589.7 and coordinate with relevant contacts regarding their review and input. The City provides water and sewer services in Santa Fe Springs and do not have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households as required by law. The City’s sewer and water departments will adopt required procedures to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households as required by Government Code 65589.7.

Quantified Objectives

Table H-28 summarizes the City’s quantified objectives for the 2021-2029 planning period by income group as required by law.

The Construction Objective represents the City’s remaining (after counting as credit the units with approved or issued permits and proposed projects) 2021-2029 RHNA of 952 units. The Rehabilitation Objective represents objectives for the Housing Rehabilitation program. The Housing Assistance objective refers to maintenance of the current level of assistance through the Section 8 Program (Housing Choice Voucher Program) from the Los Angeles County Development Authority. The Conservation objective refers to conservation of at-risk units through 2029.

Table H-28: 2021-2029 Quantified Objectives

Objectives*	Income Levels				Total
	Extremely/ Very Low	Low	Moderate	Above Moderate	
RHNA	253	159	152	388	952
Construction	164	111	152	195	622
Rehabilitation		16	--	--	16
Housing Assistance (Housing Choice Voucher Program)		219	--	--	219
Conservation (At-Risk Housing)		34	--	--	34

*Note: The City of Santa Fe Springs is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.



2014-2021 HOUSING ELEMENT PROGRAM ACCOMPLISHMENTS

This chapter analyzes program performance from the 2014-2021 Housing Element. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its Housing Element as frequently as appropriate and evaluate:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal
2. The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives
3. Progress in implementation of the Housing Element

This evaluation provides valuable information regarding the effectiveness of programs in achieving stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Santa Fe Springs. The evaluation provides the basis for recommended modifications to policies

and programs and the establishment of new housing objectives. Following the evaluation table, the quantified objective performance is summarized.

Table H-29 summarizes the quantified objectives for the 2014-2021 Housing Element and compares the City’s progress toward fulfilling these objectives. The City recognizes that it had limited resources to address the varied affordable housing needs in the community. As part of the 2014-2021 Housing Element, the City established a set of quantified objectives for housing construction, rehabilitation, and conservation.

Table H-30 summarizes the 2014-2021 Housing Element program objectives and accomplishments and whether the program is appropriate to continue in the 2021-2029 Housing Element.

Table H-29: Summary of 2014-2020 Quantified Objectives and Progress

Objectives	Income Levels					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction Objectives						
Goal		82	37	53	139	324
Progress		--	13	--	221	234
Rehabilitation Objectives						
Goal	--	20	80	--	--	100
Progress	--	--	--	--	--	--
Conservation Objectives						
Goal	78	78	--	--	--	156
Progress	--	--	--	--	--	--



Table H-30: Review of Past Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Housing Maintenance and Rehabilitation Programs	
<p>Program 1: Home Improvement Rebate Program</p> <p>The City offers a Home Improvement Rebate Program, helping over 6,000 low- and moderate-income homeowners with rebates since 1978.</p> <p>Objective: Pursue outside funding, such as CDBG or Redevelopment Housing Asset Funds, to support re-initiation of the Home Improvement Rebate Program. Re-evaluate program guidelines in light of funding constraints to ensure an effective program. Seek to assist a minimum of 100 lower income households.</p>	<p>Given funding constraints, the City has not re-initiated the program and has been re-evaluating the viability of the program over the long term.</p> <p>Continued Appropriateness:</p> <p>Property maintenance and home improvement are important City goals. Despite limited funding availability, this program remains in the Housing Element with modified objectives in the event grants or alternative funding sources become available in the future.</p>
<p>Program 2: Property Maintenance Program</p> <p>The City’s Property Maintenance Ordinance establishes minimum standards for exterior property maintenance. Code violators are also provided with information regarding available rehabilitation programs to assist in completing repairs to the property.</p> <p>Objective: Provide for continued monitoring and sensitive enforcement of the Property Maintenance Ordinance. Provide information to code violators regarding available rehabilitation assistance.</p>	<p>Code Enforcement staff actively work to eliminate unsightly, unhealthy, and undesirable conditions in the City by investigating and enforcing code violations in response to resident’s complaints, observations by staff, and referrals from other City departments and City officials. Compliance is accomplished by cooperation and education of the public. The City has two full-time Code Enforcement officers as of 2021.</p> <p>Continued Appropriateness:</p> <p>Property maintenance and healthy living conditions are important City goals; this program remains in the Housing Element with modified objectives.</p>
<p>Program 3: Residential Rental Inspection Program</p> <p>The City inspects rental properties on an annual basis as well as prior to re-occupancy when a change in tenancy occurs to assure that all units remain in compliance with the Uniform Building Code and other state and local codes relating to zoning, health, safety, and property maintenance.</p> <p>Objective: Continue the annual inspection of rental units</p>	<p>The Residential Rental Inspection Program was suspended in February 2016.</p> <p>Continued Appropriateness:</p> <p>Revisit the Residential Rental Inspection program and determine whether the program should be continued.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Home Ownership Assistance Programs</p> <p>Program 4: Sale of HARP Properties</p> <p>HARP (Housing Acquisition and Rehabilitation Lottery program) is designed to both upgrade the housing stock and increase homeownership among the City’s low- and moderate-income households. Under this program, the City purchases vacant land or existing substandard homes, and either builds a new house or completely rehabilitates the existing dwelling. The City then sells the home to a qualified low- or moderate-income family.</p> <p>Objective: Transfer ownership of HARP properties to a non-profit for development with first-time homebuyer units. Seek to provide two moderate income units.</p>	<p>In January 2019, the HARP home at 9735 Bartley Avenue was sold at an affordable price to a very low-income household. The City will work with a non-profit developer to develop affordable housing on the last remaining HARP parcel at 9257 Millergrove Drive and make it available to a City resident and first-time homebuyer. The property at 9257 Millergrove Drive is still vacant and undeveloped. The City still plans to construct a home at 9257 Millergrove Drive.</p> <p>Continued Appropriateness:</p> <p>This program will continue.</p>
<p>Program 5: County Homeownership Program (HOP)</p> <p>The Los Angeles County Community Development Commission (CDC) administers the HOP Program, offering down payment and closing cost assistance for low income (80% MFI) first-time homebuyer households.</p> <p>Objective: Advertise the availability of the HOP Program in the City’s newsletter and on the City’s website, along with the schedule of the County’s bilingual first-time homebuyer seminars.</p>	<p>The City provides a description of the HOP program on its website, along with a link to the County LACDC program with application information and dates for homebuyer seminars. The City also distributes and makes available a handout.</p> <p>Continued Appropriateness:</p> <p>Homeownership is an important City goal; this program remains in the Housing Element with modified objectives.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 6: Southern California Home Financing Authority (SCHFA)</p> <p>Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties to create first-time homebuyer programs for low- to moderate-income households. The program is administered by the Los Angeles County Community Development Commission (CDC).</p> <p>Objective: Advertise the availability of the SCHFA single-family bond program in the City’s newsletter and on the City’s website, along with a listing of participating MCC lenders.</p>	<p>The City provides a description of the SCHFA program on its website, along with a link to the County LACDC program application information.</p> <p>Continued Appropriateness:</p> <p>Homeownership is an important City goal; this program remains in the Housing Element with modified objectives.</p>
<p>Program 7: Mortgage Credit Certificate (MCC)</p> <p>The MCC program provides an annual federal income tax credit of up to 15 percent of the mortgage interest paid for first-time homebuyers. The program helps first-time homebuyers qualify for a loan by allowing the lender to reduce the housing expense ratio by the amount of the tax savings.</p> <p>Objective: Advertise the availability of the MCC Program in the City’s newsletter and on the City’s website, along with a listing of participating MCC lenders.</p>	<p>The City provides a description of the MCC program on its website, along with a link to the County LACDC website with program application information. The City makes available a handout that provides more information on this program.</p> <p>Continued Appropriateness:</p> <p>Homeownership is an important City goal; this program remains in the Housing Element with modified objectives.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Housing Development Programs/Provisions of Sites</p> <p>Program 8: Affordable Housing Development Assistance</p> <p>Santa Fe Springs’ Housing Successor Agency owns two housing sites (APNs: 8011-11-906; 8011-11-907; 8011-11-912) originally purchased with Low/Mod Housing Funds and recently rezoned R-3-PD with minimum 20 unit/acre densities. Designating these sites with a Planned Development (PD) Overlay allows a slightly higher residential density and flexible development standards, providing an effective regulatory mechanism to facilitate affordable housing development.</p> <p>Objective: Enter into a development agreement(s) for development of a 4.7-acre site with affordable housing, with particular emphasis on family housing. Provide a land write-down and flexible development standards to enhance affordability and waive Planning Department application fees for projects with a minimum 10% extremely low-income units. Seek to achieve a minimum of 100 affordable units on these two sites.</p>	<p>In March 2021, the City approved a sales and purchase agreement with the Richman Group of California development company to build 102 affordable housing units (89 targeted for very low-income households, 12 low-income households, and one above moderate caretaker unit). Additionally, the City also approved a sales and purchase agreement with The Whole Child to build 19 (18 affordable housing units targeted for low-come households and one caretaker unit) units.</p> <p>Continued Appropriateness:</p> <p>The preservation of affordable housing is an important goal for the City. However, without available land and financial resources, the City is finding it difficult seeking housing developers to build affordable housing units targeting the very low- and low-income households. Because this program targeted two specific sites and those sites have active development applications, the program is no longer appropriate.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 9: Housing Element Monitoring/Annual Report</p> <p>The Planning Department is responsible for establishing the regular monitoring of the Housing Element and preparing an Annual Progress Report for review by the public, City decision-makers and submittal to State HCD. Completion of the Annual Report is required for the City to maintain access to State housing funds.</p> <p>Objective: Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the City’s Annual Progress Report to the State Department of Housing and Community Development (HCD) by April 1st of each year. Conduct ongoing monitoring of the sites inventory to ensure adequate capacity to address the City’s RHNA needs. Should a potential shortfall be identified, redesignate additional sites as necessary. Monitor redevelopment of R-3 sites, and add a PD overlay as appropriate.</p>	<p>The City updates and submits its Annual Progress Report to HCD as required.</p> <p>Continued Appropriateness:</p> <p>Monitoring and reporting are required by law. This program will be continued and modified to include objectives pertaining to tracking to ensure no net loss of sites during the planning period.</p>
<p>Program 10: Second Dwelling Unit Program</p> <p>An accessory dwelling unit (second unit) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot.</p> <p>Objective: Through implementation of the City’s second unit ordinance, provide additional sites for the provision of rental housing. Based on past trends, seek to achieve at least three new second units during the planning period.</p>	<p>In June 2020, the City amended Section 155.644 (Accessory Dwelling Units) of the Santa Fe Springs Municipal Code to reflect State law regarding ADUs. The City issued building permits for 10 ADUs second dwelling units in 2019, the most applications ever received and twice as many as the prior year. A March 2020 rent survey of 10 guest houses and studio apartments for rent in Santa Fe Springs and surrounding communities identified monthly rents ranging from \$950 - \$1,450, within the maximum affordable housing cost of \$1,461 for a single-person, low-income household.</p> <p>Continued Appropriateness:</p> <p>The City considers ADUs an asset in terms of affordable housing in single-family residential neighborhoods. The program has been strengthened and the objectives for new construction increased.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 11: Sustainability and Green Building</p> <p>Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building’s overall environmental impact. As a means of encouraging energy conservation among its residents, the City will advertise utility rebate, weatherization and energy audit programs available through private utilities and the State.</p> <p>Objective: Provide outreach and education to developers, architects and residents on the CALGREEN code, and ways to incorporate sustainability into project design and in existing structures. Advertise energy conservation programs at City Hall, on the City’s website, and in conjunction with the City’s residential rebate program.</p>	<p>The City website provides information on CALGREEN, along with links to websites with sustainability tips and resources, including information about recycling, proper disposal of electronic waste, and energy and water conservation rebates. The City makes available a handout that provides more information on this program.</p> <p>Continued Appropriateness:</p> <p>Sustainability and green building approaches are important City goals; and this program remains in the Housing Element with strengthened language and modified objectives.</p>
<p>Conservation of Affordable Housing</p>	
<p>Program 12: Section 8 Rental Assistance Program</p> <p>The Section 8 program extends rental subsidies to extremely low- and very low-income households, providing a voucher to pay the difference between the fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30% of household income).</p> <p>Objective: Continue to participate in the Section 8 program administered by Los Angeles Development Authority (LACDA), (formerly Housing Authority of the County of Los Angeles - HACoLA) and advertise to residents in the City’s quarterly newsletter and through placement of brochures at the Gus Velasco Neighborhood Center and City Hall. Encourage landlords to register units with LACDA and to undergo education on the Section 8 program in conjunction with the City’s annual Rental Inspection Program.</p>	<p>The City provides a description of the Section 8 program on its website, along with a link to the program on the HaCoLA website with program application information. As of February 2020, HaCoLA reported a total of 219 Santa Fe Springs households participating in the Section 8 Housing Choice Voucher Program, including four tenants receiving Veterans Assistance vouchers and three tenants receiving Continuum of Care vouchers. The City makes available a handout that provides more information on this program.</p> <p>Continued Appropriateness:</p> <p>Rental assistance remains the most important form of housing assistance for lower-income households. This program is continued in the Housing Element.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 13: Preservation of Assisted Rental Housing</p> <p>Santa Fe Springs contains two projects at risk of conversion to market rate during the 2014-2021 planning period – Pioneer Gardens and Silvercrest Residences. However, each of these projects is considered at relatively low conversion risk due either to non-profit ownership, or recent debt refinancing.</p> <p>Objective: The following are strategies the City will undertake to work towards preservation of its 156 units of at-risk rental housing:</p> <ul style="list-style-type: none"> • Monitor At-Risk Units • Rental Assistance • Tenant Education 	<p>These two projects remain at risk, as active efforts have not yet been made to extend the affordability covenants.</p> <p>Continued Appropriateness:</p> <p>Because these projects continue to be at risk during the 2021-2029 planning period, this program is continued in the Housing Element.</p>
<p>Zoning Ordinance Revisions</p>	
<p>Program 14: Zoning Ordinance Revisions</p> <p>As part of the Housing Element governmental constraints analysis, several revisions to the Santa Fe Springs Zoning Code have been identified as appropriate to better facilitate affordable housing and the provision of a variety of housing types.</p> <p>Objective: Amend the zoning ordinance in 2013 consistent with SB 2 to make provisions for transitional/supportive housing and emergency shelters, and adopt an updated definition of family. In 2014, amend the Code to make explicit provisions for manufactured housing, community care facilities and SROs, and transitional and supportive housing within PD zones.</p>	<p>In 2017, the City amended Chapter 155 (Zoning) to address transitional and supportive housing, definition of “family,” emergency shelters, manufactured housing, small community care facilities, and definition of single room occupancy hotels, pursuant to State and federal housing law.</p> <p>Continued Appropriateness:</p> <p>This program will be updated to remove components that have been completed and address recent State laws that require zoning amendments to accommodate low barrier navigation centers.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 15: Density Bonus</p> <p>The City is adding Section 155.612 to the Santa Fe Springs Municipal Code to implement State density bonus law, providing a process for applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s)</p> <p>Objective: Adopt and maintain a local density bonus ordinance consistent with state requirements, and advertise on the City’s website.</p>	<p>In 2013, the City amended Chapter 155 (Zoning) to add Section 155.625.1 (Residential Density Bonus/ Affordable Housing Incentives) to induce housing developers to build a portion of their development project housing units that are affordable to very low-, low-, and moderate-income households.</p> <p>Since the adoption of the ordinance, no housing developer has utilized the density bonus provisions.</p> <p>Continued Appropriateness:</p> <p>Without available financial resources, the City is finding it difficult consulting with housing developers to build affordable housing targeting very low- and low-income households and encouraging them to utilize the densit bonus provisions. Programs to target building affordable housing need be kept but also be revised to be viable and create a larger incentive.</p>
<p>Program 16: Fee Deferrals and/or Waivers for Affordable Housing</p> <p>Santa Fe Springs collects various fees from development projects to cover the costs of processing permits and providing services and facilities. While these fees are assessed on a per unit share basis, they are an element in the cost of housing and could potentially constrain the provision of affordable housing. The deferral, reduction or waiver of City fees can lower the production costs of affordable housing.</p> <p>Objective: In conjunction with affordable housing projects, inform developers that fee deferrals, reductions and waivers may be requested as an incentive. By 2014, update the Code to specify the waiver of Planning Department application processing fees for projects with a minimum of 10% Extremely Low-Income units.</p>	<p>The Municipal Code has not been updated to address fee reductions and waivers for affordable housing projects.</p> <p>Continued Appropriateness:</p> <p>This program was not used between 2014 and 2021 and the City does not anticipate using it during the current Housing Element cycle. The City will focus on amending the Density Bonus Ordinance to ensure feasibility for assisting developments that include affordable housing.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 17: CEQA Exemptions for Infill Projects</p> <p>Santa Fe Springs will continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow.</p> <p>Objective: Continue to utilize categorical exemptions under CEQA on a case-by-case basis as appropriate based on the facts and circumstances of individual residential and mixed-use infill development projects.</p>	<p>The City has not utilized a CEQA exemption for infill projects.</p> <p>Continued Appropriateness:</p> <p>As State law provides specific requirements for CEQA exemptions for infill projects, the City will continue this program with modified language.</p>
<p>Equal Housing Opportunities and Special Needs</p> <p>Program 18: Zoning for Small Employee Housing</p> <p>California Health and Safety Code Section 17021.5 (Employee Housing Act) requires any employee housing providing accommodations for six or fewer employees to be deemed a single-family structure with a residential land use designation.</p> <p>Objective: Within two years of adoption of the Housing Element, amend the Zoning Ordinance consistent with the Employee Housing Act (H&S 17021.5) to permit employee housing for six or fewer employees as a single-family structure.</p>	<p>The City's Zoning Code provides zoning for small employee housing, consistent with the Employee Housing Act. This program was accomplished.</p> <p>Continued Appropriateness:</p> <p>This program was completed completed, but will be modified pursuant to changes in State law.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 19: Fair Housing Programs</p> <p>A variety of housing-related services are offered through the City of Santa Fe Springs Gus Velasco Neighborhood Center for Social Services. Legal counseling on housing matters is provided, including review of leases, fair housing matters, and landlord-tenant disputes. Where necessary, fair housing cases are referred to the Long Beach Fair Housing Foundation.</p> <p>Objective: Promote the fair housing program through advertisements in the City’s quarterly newsletter (mailed to every household in Santa Fe Springs), as well as through program brochures placed at City Hall and the Gus Velasco Neighborhood Center.</p>	<p>Between 2014 and 2021, the City has partnered with the Long Beach Fair Housing Foundation to provide fair housing services to Santa Fe Springs residents. This program is advertised in City’s quarterly newsletter and at the Gus Neighborhood Community Center.</p> <p>Continued Appropriateness:</p> <p>Fair housing programs are critical to ensuring equal access to housing for all persons. This program remains in the Housing Element with modified objectives.</p>
<p>Program 20: Social Service Programs for Special Needs Groups</p> <p>Continue to provide social services and programs targeting special needs groups.</p> <p>Objective: Maintain a proactive social service program and augment with additional programs as deemed appropriate by the Social Services and Senior Citizen Advisory Committees.</p>	<p>The Gus Velasco Neighborhood Center and Betty Wilson Senior Center offer numerous social service programs for seniors, families, and other special needs groups. These programs include the following:</p> <ul style="list-style-type: none"> • Housing Referral • Emergency Rental Assistance • Emergency Shelter Referral • Daily Nutrition Program • Adult Day Care • Food pantry and food vouchers • Children Services Program • Employment Services • Community Psychologist <p>Continued Appropriateness:</p> <p>This program will be updated to remove components that have been completed and address recent State laws that require zoning amendments to accommodate low barrier navigation centers.</p>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>Program 21: Reasonable Accommodation</p> <p>Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities and take measures to remove constraints.</p> <p>Objective: Adopt and implement a reasonable accommodation procedure in 2013. Beginning in 2014, inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information on the City’s website and at the Planning Department’s public counter.</p>	<p>In 2013, the City amended Chapter 155 (Zoning) to add Section 155.659 (Reasonable Accommodation Procedures for Disabled Persons) to establish a procedure for disabled persons, or their representatives, to request a reasonable accommodation from the City’s zoning laws, building codes, and land use regulations, policies, and procedures to provide disabled persons with an opportunity to use and enjoy housing equal to that of non-disabled persons.</p> <p>Continued Appropriateness:</p> <p>This program was completed and is no longer appropriate for the updated Housing Element.</p>
<p>Program 22: Housing Opportunities for Persons Living with Disabilities</p> <p>The East Los Angeles Regional Center (ELARC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for 115 developmentally disabled residents within Santa Fe Springs.</p> <p>Objective: Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the ELARC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in conjunction with future affordable housing developments, and coordinate with affordable housing developers to apply for funds at least once during the planning period.</p>	<p>The City has placed links on its website to the following resources for housing and services for persons with disabilities: East Los Angeles Regional Center; A Community of Friends; and Corporation for Supportive Housing. The City makes available a handout that provides more information on this program.</p> <p>Continued Appropriateness:</p> <p>Santa Fe Springs supports the provision of housing for its disabled population, including persons with developmental disabilities. This program will be retained,</p>



APPENDIX A: HOUSING ELEMENT COMMUNITY CONTACTS

The Whole Child

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Constanza Pachon
cpachon@thewholechild.org

Habitat for Humanity Los Angeles

8739 Artesia Boulevard
Bellflower, CA 90706
Robert Dwelle
rdwelle@habitatla.org

Reach

9300 Santa Fe Springs Road
Santa Fe Springs, CA 90670
Phone: (562) 946-0467

Think Together

10349 Heritage Park Drive, Unit #1
Santa Fe Springs, CA 90670
(562) 236-3831

LA Centers for Alcohol and Drug Abuse (LACADA)

Juan Navarro, Executive Director
Bill Tarkanian, Director of Program Development
11015 Bloomfield Avenue
Santa Fe Springs, CA 90670
(562) 906-2676

The Richman Group

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Astani Enterprises, Inc.

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Storm Properties

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Jamboree Housing

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LA YIMBY

andrew@layimby.com

Abundant Housing LA

<https://abundanthousingla.org>

Promenade Villas Homeowners Association

11500 Promenade Drive
Santa Fe Springs, CA 90670

Villages at Heritage Springs Homeowners Association

12300 Heritage Springs Drive
Santa Fe Springs, CA 90670

Little Lake Village Senior Apartments

Lisa Velasquez, Manager
National Community Renaissance (CORE)
10902 Fulton Wells Avenue
Santa Fe Springs, California 90670
(562) 903-1044

Costa Azul Apartments (Senior Apartments)

10829 Fulton Wells Avenue
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(562) 944-4999