

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.

HOUSING AND COMMUNITY DEVELOPMENT FIFTH HCD DRAFT SUBMITTAL

MAY 2024

CHAPTER 4

2021-2029 HOUSING ELEMENT

Introduction.....	H-1
Housing Needs Assessment.....	H-7
Constraints	H-27
Housing Resources	H-86
Housing Plan	H-141
2014-2021 Housing Element Program Accomplishments	H-163
Appendix A: Housing Element Community Contacts	H-A-1



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.

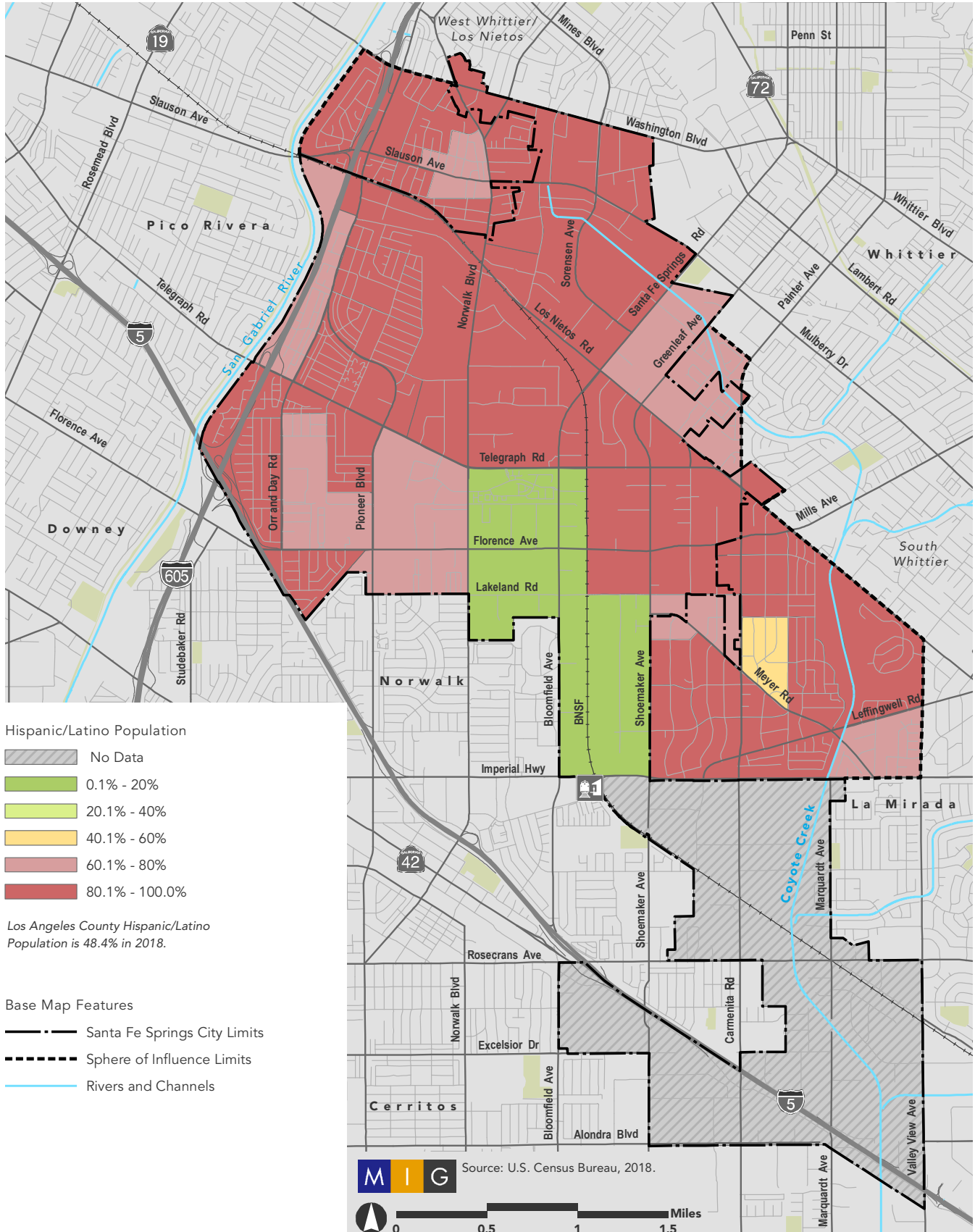
Table H-2: Age, Race, and Ethnicity

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

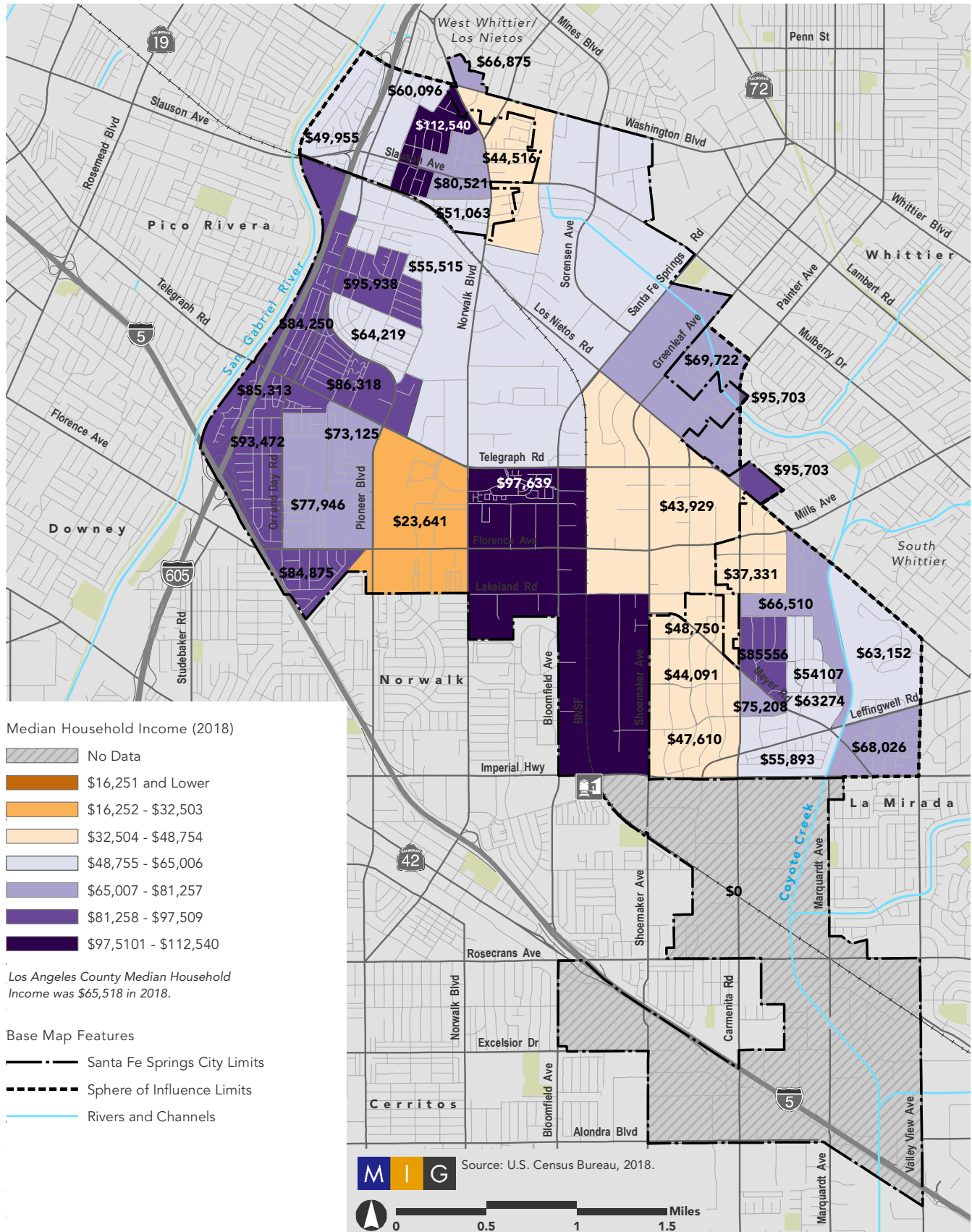
House	Santa Fe Springs			Los Angeles County		
	Population	Poverty	Percent	Population	Poverty	Percent
Total	17,732	2,353	13.3%	9,947,766	1,589,956	16.0%
Male	8,462	884	10.4%	2,628,243	184,088	7.0%
Female	9,270	1,469	15.8%	2,221,973	176,589	7.9%
Employed	7,963	359	4.5%	4,850,216	360,677	7.4%
Unemployed	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 estimated 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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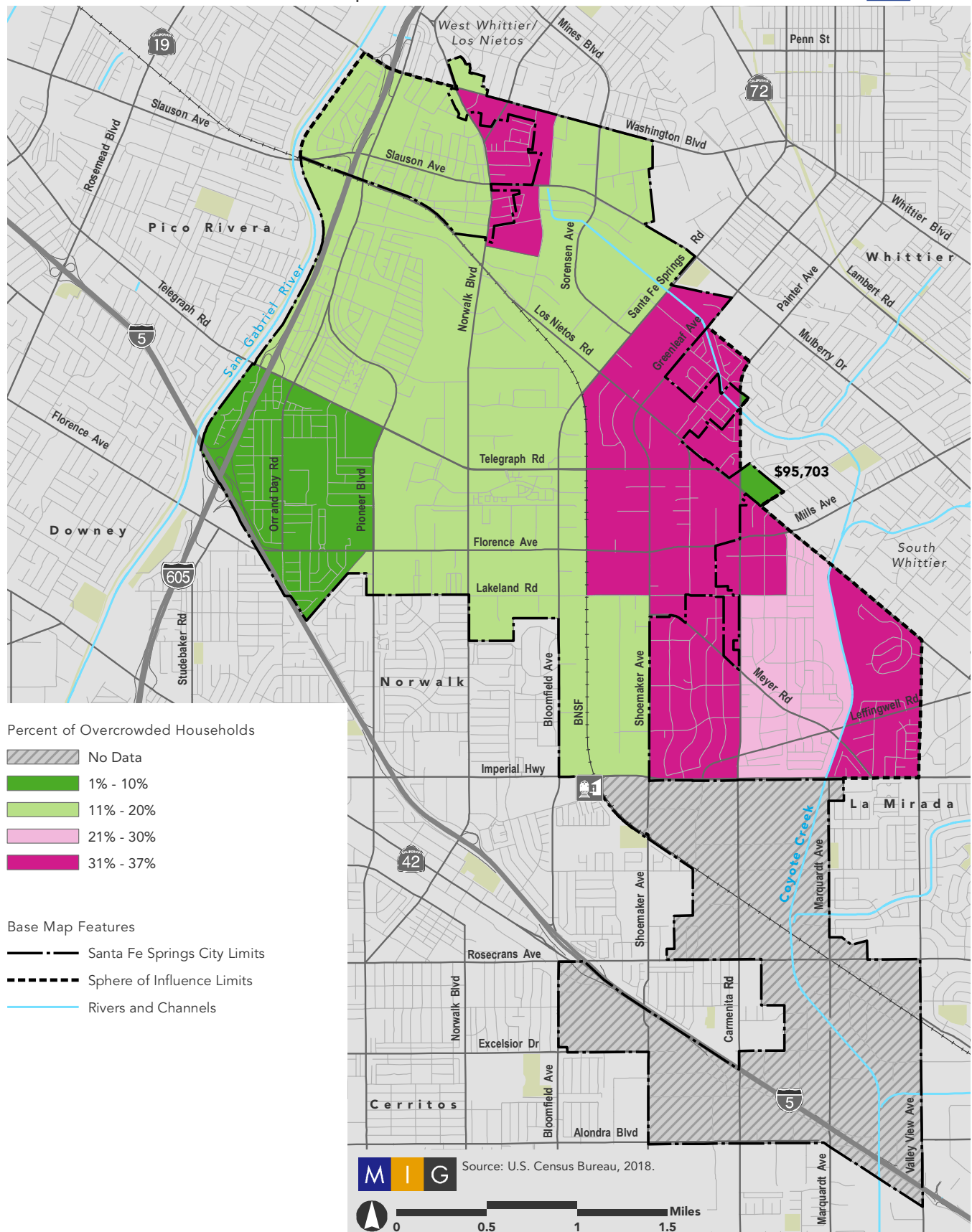
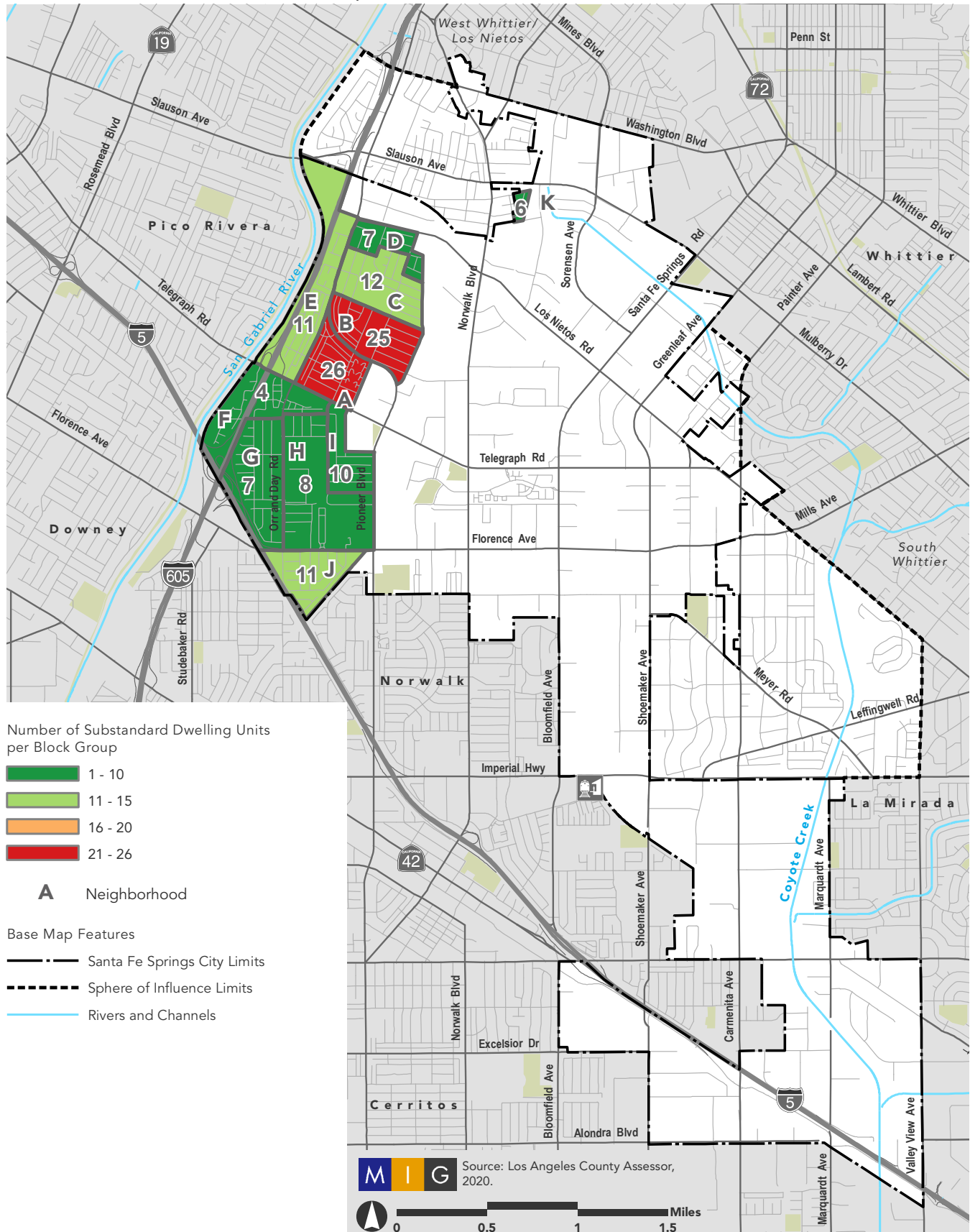


Figure H-4: Substandard Housing



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The housing units in the neighborhoods identified in Figure H-4 are primarily stable single-family homes and are generally in good condition. A review of Code Enforcement cases and windshield surveys indicate that the majority of properties have issues with overgrown landscaping and visual violations rather than requiring substantial structural repairs or rehabilitation. In addition, there is a limited need for facade or roof improvements. The majority of homes are constructed with stucco exteriors, while some have a wood cladding material. Few homes exhibit minor signs of deterioration, such as chipped paint on the fascia or wood cladding, especially those facing south or in direct sunlight.

In a few cases, asphalt shingles are showing signs of wear and tear with minor deterioration, where spot repair or partial repair may be needed. Spot repair involves fixing a specific area of damage, such as a few missing or damaged shingles. However, there are few circumstances where full repair would be required, which call for replacing the entire roof, either because it is severely damaged or has reached the end of its lifespan.

The paragraphs below provide a brief overview of the physical conditions in each of the large single-family residential neighborhoods in the City, as depicted in Figure H-4. The information presented is based on aerial data, Code Enforcement data from the last three years, and windshield surveys conducted from the public right-of-way.

- **Neighborhoods A, B, C, D and E.** The housing units in these neighborhoods, constructed between 1950 to 1956, are generally in fair to good condition. Very few require substantial facade or roof repairs, and only two homes were identified with tarps covering partial areas of the roof indicating potential leak issues. While some homes have undergone significant renovations, there are very few instances where homes require substantial renovations based on windshield surveys. Thirteen homes in these neighborhoods were subjected to Code Enforcement related to overgrown landscaping and other visual violations.
- **Neighborhood F.** This neighborhood consists mainly of single-unit homes built between 1952 to 1953, with gravel flat roofs. Several homes require moderate repair to the facade, but determining

whether repairs are needed for the flat roofs was difficult. Overall, the neighborhood is in fair condition, with only a few homes having undergone substantial renovations. One home in this neighborhood was subject to Code Enforcement related to unpermitted improvements.

- **Neighborhoods G, H, I, and J.** The homes in these neighborhoods, most built between 1952 and 1953, are in good to very good condition. Visual observations indicate that many of the homes have good facade and roofing conditions and do not require substantial renovation or repair. Some homes have undergone significant renovations to increase the size of the house by adding another room or another story. Eleven homes in these neighborhoods were subjected to Code Enforcement related to overgrown landscaping and other visual violations and one house had a case related to unpermitted improvements.
- **Neighborhoods K.** A small neighborhood near Slauson Avenue and Norwalk Boulevard is in fair condition with visual issues including trash cans visible from the street, overgrown yards, inoperative vehicles, and paint peeling on several homes. No signs of substantial rehabilitation are visible.

From 2021 to 2023, Code Enforcement Division records and staff observations have shown that 88% of code violations are related to overgrown landscaping, inoperable vehicles, trash cans visible from the public and other visual violations. Only 5% of the cases involved encroachments into the public right-of-way, and less than eight percent involved unpermitted structural improvements such as garage conversions. There have been no cases related to substandard building conditions or deteriorated structures since 2021.

The single-family housing units in the City's neighborhoods are generally in fair to good condition, according to data from the Los Angeles County Assessor, the Code Enforcement Division, and windshield surveys. There is no concentration of housing units that display significant signs of deterioration. However, given that many homes were built in the 1950s in Santa Fe Springs and are now nearly 70 years old, property owners must continue to factor in building deterioration as an ongoing cost consideration for the next 20 years.



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.

Many Santa Fe Springs residents have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. 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 Table H-9, among the disability types tallied (a resident can have more than one disability type) the most prevalent were ambulatory (serious difficulty walking or climbing stairs) and independent living difficulties (difficulty doing errands alone such as visiting a doctor’s office or shopping). Over half of residents with a disability indicated an ambulatory difficulty and

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



Table H-9: Persons with Disabilities

Disability	Santa Fe Springs			Los Angeles County		
	Number	Percent of Total Population	Percent of Total Disability	Number	Percent of Total Population	Percent of Total Disability
Persons with Disability	1,852	10.4%	100.0%	993,035	9.9%	100.0%
Hearing Difficulty	530	3.0%	28.6%	251,380	2.5%	25.3%
Vision Difficulty	412	2.3%	22.2%	196,795	2.0%	19.8%
Cognitive Difficulty	646	3.9%	34.9%	382,097	4.1%	38.5%
Ambulatory Difficulty	1,019	6.2%	55.0%	541,056	5.8%	54.5%
Self-care Difficulty	460	2.8%	24.8%	267,960	2.8%	27.0%
Independent Living Difficulty	888	6.5%	47.9%	422,739	5.4%	42.6%

Source: US Census 2018 ACS 5-Year Estimates Data Profiles

48 percent indicated an independent living difficulty. These disability types indicate the need for accessible housing and housing in a group setting with supportive services. The remaining disabilities tallied include cognitive difficulties (34.9 percent), self-care difficulties (24.8 percent), hearing difficulties (28.6 percent), and vision difficulties (22.2 percent).

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.

The majority of residents with a disability are 75 years or older (51 percent), followed by those 65 to 74 years (25 percent). The most commonly occurring disability amongst seniors 65 and older is an ambulatory difficulty, experienced by 25 percent of the City’s seniors. In Santa Fe Springs, 31 percent of the population with a disability is employed compared to 74 of the population without a disability.

The State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Eastern

Regional Center 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. In Santa Fe Springs, 185 persons are reported as consumers of the services provided at the local Regional Center. This includes 98 residents who are 18 years and younger and 87 residents over 18 years old receiving services from DDS. The majority of individuals live in home settings, often with a parent or family guardian.

For those living in single-family homes, residents can benefit from wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered counter tops, and other features common to “barrier free” housing. Location is also important for disabled people because they often rely on public transit to travel to services like grocers or medical offices. The City’s Municipal Code provides reasonable accommodation procedures to support fair housing opportunities to persons with disabilities.

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. A total of 18.3 percent of elderly residents are living in poverty in Santa Fe Springs. There are no differences in the housing tenure of elderly individuals. The rate of elderly homeowners (27.4 percent) is the roughly the same as elderly renters (27.8 percent).

Seniors with limited incomes may have difficulty finding affordable housing. The Los Angeles County Development Authority is responsible for the Housing Choice Voucher (Section 8) program in the City of Santa Fe Springs. Priority is given to seniors (62 years old or older) and disabled or handicapped residents that meet the income guideline limits established by the Federal Government. Many Santa Fe Springs seniors reside in conventional single-family homes.

Santa Fe Springs also has been active in providing for a variety of housing options that are age-restricted for seniors, such as the Little Lake Village Senior Apartments, and Costa Azul Senior Apartments. The Gus Velasco Neighborhood Center and Betty Wilson Senior Center

serve as a resource for seniors in the community, providing meals and information to support the population.

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. In the City, a larger percentage of owner households (23 percent) are large (5+ members) as compared to renter households (13 percent). Census data shows that 10 percent of families with five or six members and 24 percent of families with more than seven members live under the poverty rate compared to 9 percent for all Santa Fe Springs families.

The Los Angeles County Development Authority (LACDA) implements the Housing Choice Voucher/Section 8 rental assistance on behalf of Santa Fe Springs. Housing choice

Table H-10: 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%
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: US Census 2018 ACS 5-Year Estimates Data Profiles



vouchers are provided to approximately 219 households in Santa Fe Springs earning low or very low incomes. These vouchers are portable and not tied to a specific apartment project.

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. Farmworkers are typically categorized into permanent, seasonal, and migrant. Permanent farmworkers are typically employed year-round by the same employer. Seasonal farmworkers work an average of less than 150 days per year. Migrant farmworkers are seasonal farmworkers who have to travel to do farm work and do not return to their permanent residence within the same day. In 2018, 16 percent of Santa Fe Springs residents worked as farmworkers, or 2.7 percent of resident workers. According to the U.S. Department of Agriculture, there are 3,266 total farmworkers in the County of Los Angeles, declining from 3,825 farmworkers in 2012.

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. Throughout the county, the housing needs of farmworkers can be supported with additional affordable housing. The State Housing and Community Development Department administers more than 20 programs that award loans and grants to local public agencies, private non-profit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, childcare facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low-income workers. Many of these programs and funding sources can be utilized to provide housing for farmworkers.

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.

A larger proportion of female-headed households live in poverty (22 percent) compared with all City households (13 percent) and Los Angeles County (29 percent). Lower income single-parent households can benefit from programs that provide direct rental assistance and in general, programs that will facilitate the development of affordable housing.

The primary need for female-headed households is for more affordable housing and supportive services, including childcare. The City's Child Care Services Program offers several financial assistance, or subsidy, programs to qualifying families on a non-discriminatory basis, including California State Preschools, Head Start, center based and family child care homes. Rental assistance is available to female-headed households through the LACDA's Housing Choice Voucher/Section 8 program.

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-10). 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.

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-11.

Table H-11: 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	40.7%
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 run-up 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).** PLDP 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-12 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.

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-13 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-14 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: 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, 2022.

Table H-13: 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	--	

Notes:

1. (P) Permitted, (CUP) Conditional Use Permit; and (--) Prohibited.
2. The table above reflects use regulations per the existing code and does not include the new Mixed Use and R-4 zone



Table H-14: 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-15, two parking spaces are required per single-family residential unit. Multifamily residential units generally average two spaces per unit.

Table H-15: 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 is included in the Housing Plan to evaluate and revise multi-family parking standards, including guest parking standards, to create clear standards for housing projects.

Adequate parking for residential projects contributes to the value of a project, the safety of residents, and its appearance. However, excessive parking standards can pose a constraint to the development of housing because it reduces the land and financing availability for project amenities or additional units. The City’s parking standards are typical for suburban communities and reductions for affordable and senior housing are provided for by State law. Developers of affordable and senior housing who are eligible for a density bonus pursuant to Government Code Section 65918-65919 and projects developed under the streamlined provisions of SB 35 are eligible to use parking standards established by State law. Most, if not all residential projects in recent years have achieved at or near maximum density while

still being in compliance with parking requirements. These trends indicate that parking standards in Santa Fe Springs are not considered a significant constraint to housing development.

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-13 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 judgment 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-16 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 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.

Table H-16: 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 Complex projects: 6 to 12 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



- 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.

A survey of recent residential projects entitled since 2017 is shown in Table H-17 indicating the number of dwelling units by project, permit fees, the number of hearings, and approval length. Projects requiring General Plan and/or Zoning Amendment averaged 13 months in approval length and required approximately \$336 in processing fees per unit. There was one project that was switched to SB 35 streamlining approval and the zoning applications were approved in five months and only required \$102 of fees per unit.

A joint venture affordable housing project involving Whole Child, The Richman Group, and Habitat for Humanity were submitted as a cohesive project, which created delays since every decision had to be approved by the Planning Commission and City Council. The project took 19 months to approve, which is longer than a typical multi-family residential project or when a project requires General Plan and Zoning amendments. There were also delays caused by late-discovered environmental issues and negotiating the affordability covenant. The site was owned by the City's former redevelopment agency and is located on a former industrial property. A townhome development located on a former church site took 12 months to entitle due to General Plan and Zoning Amendments, as well as opposition from the adjoining single-family residential neighborhood that had concerns about traffic and privacy issues. Site plan changes and both height and unit reduction assured the opposing residents.

When residential development projects include



Table H-17: Planning Permit Process

Project	Units	Fees	Year Submitted	Hearings	Approval Length (Months)	Project Description
Alivia Apartments (Storm Properties)	128	\$20,071; \$157 per unit	2017	PC: 2 CC: 3	8	128 above moderate apartments, required General Plan Amendment and Zone Change.
Whole Child	19	\$7,605; \$400 per unit	2020	PC: 1	19	The Whole Child and Richman Group were submitted as a cohesive project, which created delays since every decision had to be approved by both entities. There were also delays caused by late-discovered environmental issues and negotiating the affordability covenant. Whole Child: 18 low-income, 1 above moderate income transitional housing units within the R-3-PD Zone.
The Richman Group	50	13,312; \$266 per unit	2020	PC: 1	19	Richman Group: 50-unit senior apartment development, within the R-3-PD Zone.
The Richman Group	52	\$7,605; \$146 per unit	2020	PC: 1	19	Richman Group: 52-unit affordable housing apartment development within the R-3-PD Zone - 22 senior apartments, 30 apartments.
Habitat for Humanity	18	\$7,605; \$423 per unit	2020	Not yet scheduled	0	Habitat for Humanity: 18-unit affordable housing development, within the R-3-PD Zone
Melia Homes (Mormon Church)	54	\$33,805; \$626 per unit	2021	PC: 2 CC: 3	12	For-sale above moderate townhomes, required General Plan Amendment and Zone Change. Originally applied for 63 units but reduced to 54 after significant public opposition.
Primestor	44	\$4,506; \$102 per unit	2022	PC: 2 CC: 3	5	44 very low-income Single Room Occupancy units; initially submitted as a Development Plan Approval/Conditional Use Permit but application converted to SB 35 streamlined approval. The project was approved administratively and staff only held informational sessions with the Planning Commission and City Council.

General Plan and Zoning Amendments, this typically adds anywhere from six to eight months in review time. Additionally, General Plan and Zoning Amendments also increase development fees. However, the 2022/2023 General Plan Update and Focused Zoning Amendment will reduce the need for such permits.

As a result of this analysis, Program 11 (Zoning Code Revisions) was added to review and revise the Development Plan Approval process to ensure the City’s

development permitting process is not a constraint to housing development. Additionally, the City will also evaluate its current design standards to ensure objective design standards are established. However, while all residential projects are encouraged to incorporate the design guidelines, the objective design standards will provide built-in flexibility to allow developers to choose from a menu of options.



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 Thursday, May 11, 2023 from 5:00pm-7:00pm 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-18 and Table H-19).

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



Table H-18: 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.

Note: Fees have not increased since 2016.



Table H-19: 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)



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

The Zoning Code accommodates transitional and supportive housing in all zones that permit single-family and multifamily uses. These facilities may serve persons with disabilities. Zoning regulations also 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 CUP process is intended to serve the important functions of establishing development and operation standards, allowing assessment of each individual site, and fostering public input. The applicable development standards are no more restrictive than standards that apply to other residential uses of the same type and permitted in the same zone. Program 11 in the Housing Plan includes an action item to review the standards and processing procedures for large residential care facilities with more than six persons to ensure that these uses are allowed objectively and with certainty and do not discriminate against 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 adopted a reasonable accommodation procedure in 2013 and 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. There is no application fee required. The reasonable accommodation request is reviewed by the Planning Director or their designee unless it is related to a discretionary land use application for the same site area that requires review by the Planning Commission, in which case the Planning Commission reviews the request along with the discretionary land use application. The following findings are required for approval:

- The dwelling that is the subject of the request for reasonable accommodation will be occupied by a disabled person;
- The requested accommodation is necessary to provide a disabled person with an equal opportunity to use and enjoy a dwelling;

- The requested accommodation will not impose an undue financial or administrative burden on the city, as defined in the fair housing laws; and
- The requested accommodation will not require a fundamental alteration to the city's zoning or building laws, policies, and/or procedures, as defined in fair housing laws. In considering whether the accommodation would require such a fundamental alteration, the reviewing authority may consider among other factors:
 - » Whether the requested accommodation would fundamentally alter the character of the neighborhood; and
 - » Whether the requested accommodation would result in a substantial increase in traffic or insufficient parking; and
 - » Whether the requested accommodation would substantially undermine any express purpose of either the city's General Plan or an applicable specific plan; and
 - » Whether the requested accommodation would create an institutionalized environment due to the number of, and distance between, facilities that are similar in nature or operation.

A written decision and notice of the right to appeal is mailed to the applicant and any person who provided written comment on the application.

The City's reasonable accommodation procedures are standard and establish a formal procedure for individuals with disabilities seeking equal access to housing to request a reasonable accommodation to zoning regulations. The existing process and findings are not a constraint to housing for persons with disabilities.

Furthermore, 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. The City of Santa Fe Springs does not have either of these ordinances or any other ordinance that directly impacts the cost and supply of housing. Program 15 in the Housing Element is included to adopt an inclusionary housing ordinance, to encourage the creation of more affordable housing. As part of program implementation, the City will review potential constraints to housing associated with a proposed inclusionary housing ordinance.

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 d134

- » efinitions 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.
- » Revise residential permitted uses to allow large residential care facilities (seven or more persons) in residential zones with objectivity and certainty, treating the use similarly to other residential uses.

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.

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 and Community Opposition

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. 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.

There are housing project examples where vocal opposition to housing projects have delayed the entitlement process or where an applicant had adjusted their project plans in response to community pressures. In 2022, a proposed townhouse development at the former Morman Church site on Florence Avenue succumbed to community opposition with the applicant reducing the number of units and building heights along an adjoining single-family neighborhood. The length of the entitlement process was also extended due to multiple public hearings as a result of community opposition.

Local Fair Housing

Data specific to Santa Fe Springs was collected from the Housing Rights Center for fiscal years 2017 to 2022. Table H-20 identifies the inquiries or complaints filed for discrimination or housing services, including tenant or landlord services. Most cases filed in a single fiscal year, was in 2020-2021, which aligned through the course of the COVID-19 pandemic disruptions. Those cases were primarily related to housing, including lock out or eviction services. Of the 21 cases filed, only 29 percent of the cases were resolved, while nearly 62 percent of the other cases took on legal referral or action, 30 percentage points higher than previous or subsequent years. In 2017-2018, over 80 percent of the cases or inquiries were resolved with only 19 percent taking on legal referral or similar actions.

The City of Santa Fe Springs has not been involved in any fair housing lawsuits.

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.



Table H-20: Housing Rights Center Program Summary (Santa Fe Springs)

Services Inquiries/Cases	Fiscal Year				
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Discrimination Services	2	4	1	7	1
Cases	-	1	-	1	-
Inquiries	2	3	1	6	1
Housing: Tenant/Land Lord Services	14	11	9	14	11
General Information	1	2	1	1	1
Lease Terms	1	-	-	-	-
Lockout or Eviction Notices	5	3	1	8	1
Parking or Utilities	1	2	-	-	-
Rent Increases	1	-	2	2	2
Repairs or Substandard Conditions	1	1	3	-	3
Section 8 Information	2	1	1	-	-
Security Deposit	1	-	-	1	-
Seeking Housing	-	2	-	1	3
Other	1	-	1	1	1
Total	16	15	10	21	12
Actions					
Resolved	81.3%	53.3%	50.0%	28.6%	50.0%
Legal Referral, Counseled, Legal Aid, Mediation, or Small Claims Court	18.8%	13.3%	20.0%	61.9%	25.0%
Case Opened or Pending	0.0%	13.3%	0.0%	4.8%	0.0%
Other	0.0%	20.0%	30.0%	4.8%	25.0%

Source: Housing Rights Center Program Summary for Santa Fe Springs, Fiscal Years: 2017 to 2022.

Compliance with State Law

City of Santa Fe Springs is compliant with the following state laws that promote fair and affordable housing. The City has not been alleged or found in violation of the following:

- Housing Accountability Act (Gov Code Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;
- No Net Loss Law (Gov Code Section 65863) requiring that adequate sites be maintained to

accommodate unmet RHNA allocations, including among income levels;

- Least Cost Zoning Law (Gov Code Section 65913.1);
- Excessive Subdivision Standards Law (Gov Code Section 65913.2);
- Limits on Growth Controls Law (Gov Code Section 65589.5).



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 the distribution of non-White residents in Santa Fe Spring based on 2018 block group data from the HUD’s AFFH Data Viewer. Overall, the City is largely populated by non-White ethnic groups, the majority of which are Hispanic/Latino. There is a slight distinction between the northern and southern parts of the City. Block groups north of Imperial Highway have a non-White population greater than 81 percent with most block groups in the 90 percent or more range, while the one block group south of Imperial Highway shows a non-White population of 77 percent.

Other cities in the County and the general Southeast Los Angeles County region exhibit similar concentrations of non-White residents. The percentage of non-White residents are generally above 80 percent of the population in neighboring cities such as Downey, Norwalk, Whittier and Pico Rivera. However, cities closer to Orange County have less proportions of non-White residents. Notably in the cities of La Mirada and La Habra Heights, which lie just outside the Orange County limits, the proportion of non-White residents among most block groups in both cities is between the 21 to 50 percent range.

Figure H-5: Dissimilarity Index (Racial Segregation)



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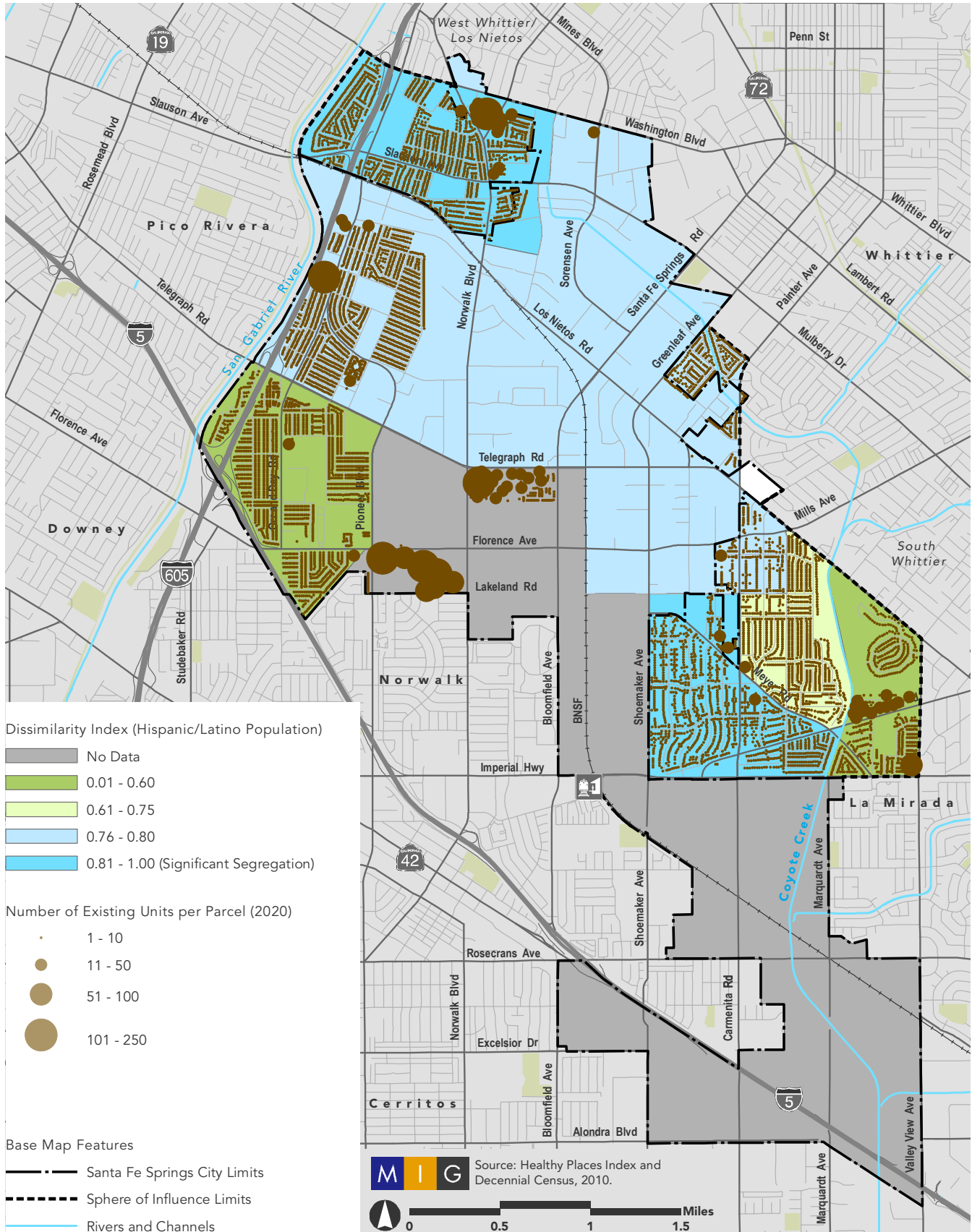
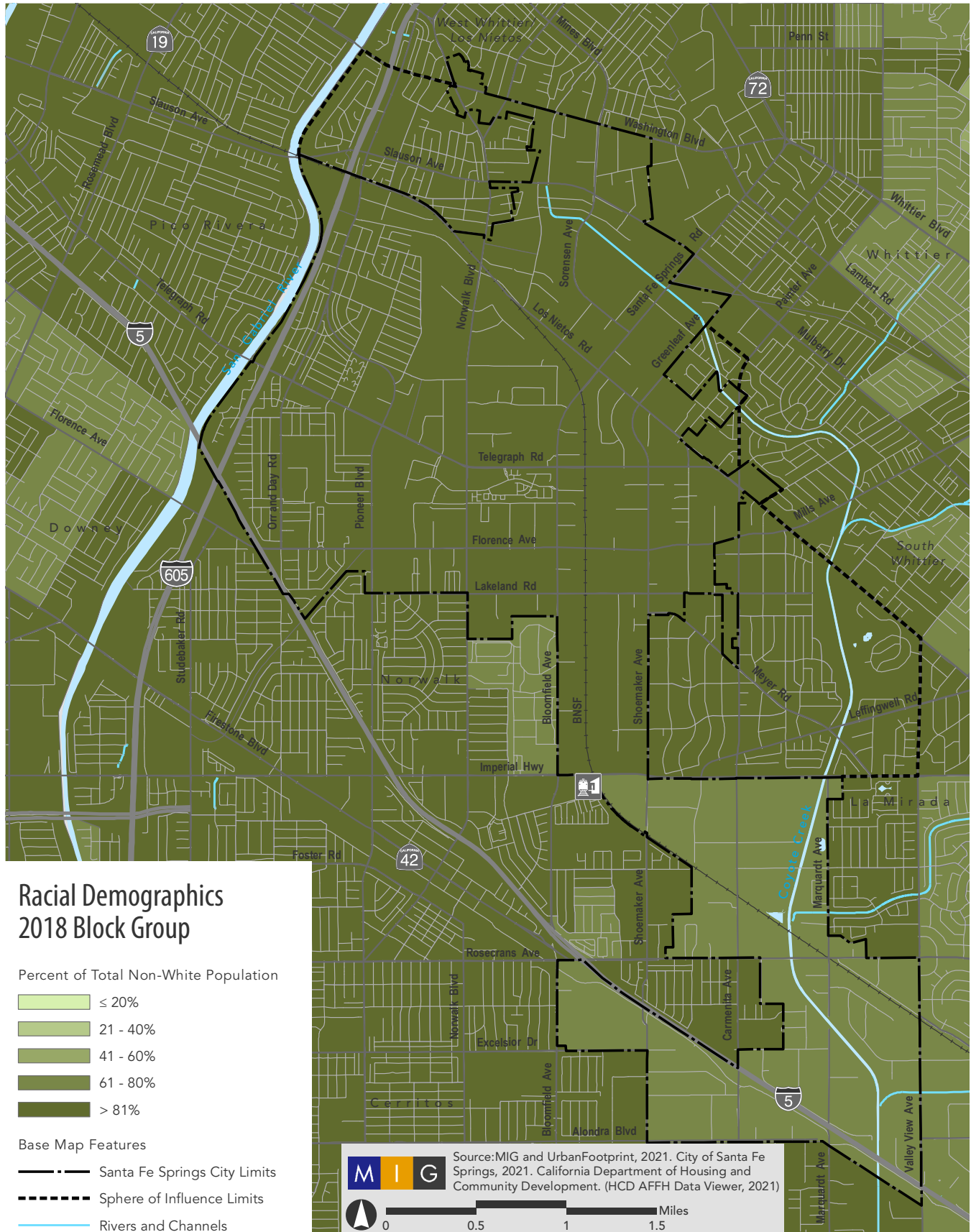


Figure H-6: Racial Demographics (Non-White Population)



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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. In the City, areas southeast of Santa Fe Springs Roads generally have a low percentage of persons living with disabilities with many of these census tracts in the less than 10 percent range. Census tracts to the west of Santa Fe Springs Road generally have slightly higher proportions of residents with disabilities, in the 10 to 20 percent range. These census tracts include senior housing developments such as Little Lake Village and Costa Azul Senior Apartment Homes, which can indicate a higher percentage of residents with disabilities given that there is a higher percentage of senior residents who are more likely to have an age-related disability.

Within the Southeast Los Angeles County region, the area with a disabled population greater than 40 percent is the Metropolitan State Hospital (California Department of State Hospitals) which is located in the City of Norwalk. Compared with neighboring cities, Santa Fe Springs residents are more likely to live with one or more disabilities. Cities such as Downey, Whittier and La Mirada, have more census tracts with less than 10 percent of the population living with disabilities, while cities such as Pico Rivera and Santa Fe Springs have more census tracts in the 10 to 20 percent range.

Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers: the presence of children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting

families once a child joins the family e.g. through birth, adoption, custody, or requiring families with children to live on specific floors or in specific buildings or areas. Single parent households are also protected by fair housing law.

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

Familial status can indicate specific housing needs and preferences. A larger number of non-family or single person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. Higher shares of non-family households indicate a continued need for one- and two-bedroom units.

Figure H-8 shows the percentage of children (under 18 years of age) 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.

Santa Fe Springs has similar levels of female-headed households as cities to the west, such as Downey, Pico Rivera, and Paramount, where the majority of census tracts are in the 20 to 40 percent range. Cities to the east such as Whittier, La Mirada, and La Habra Heights, have higher proportions of married-couple households in the 40 to 60 percent range. These patterns tend to overlap with the geographic distribution of high and low-income households. Wealthier cities such as those to the east tend to correlate with higher proportions of married-couple households. More low to moderate income cities to the west tend to correlate with more female-headed households. There appears to be no distinguishable

Figure H-7: Population with a Disability



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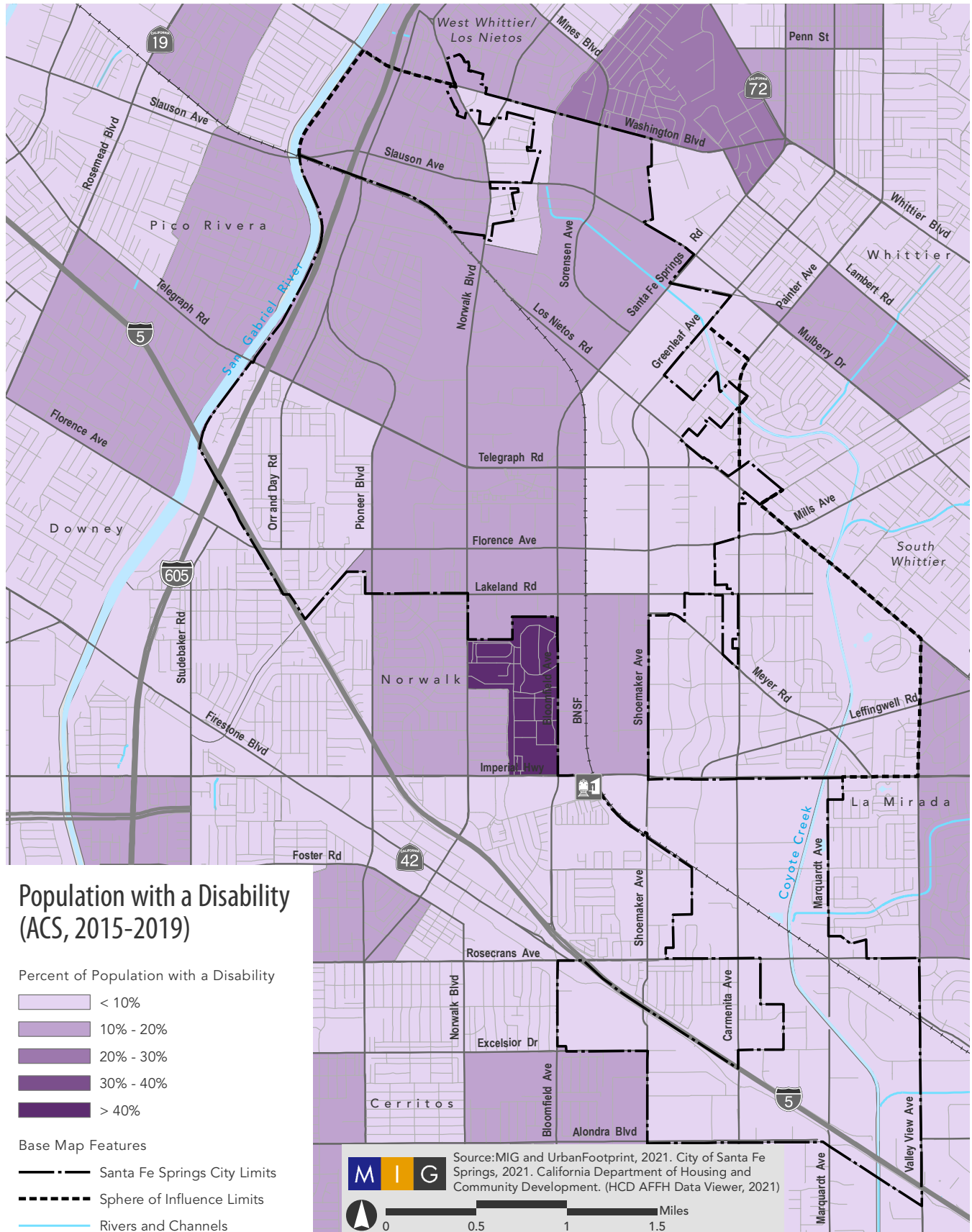


Figure H-8: Children in Female Headed Households



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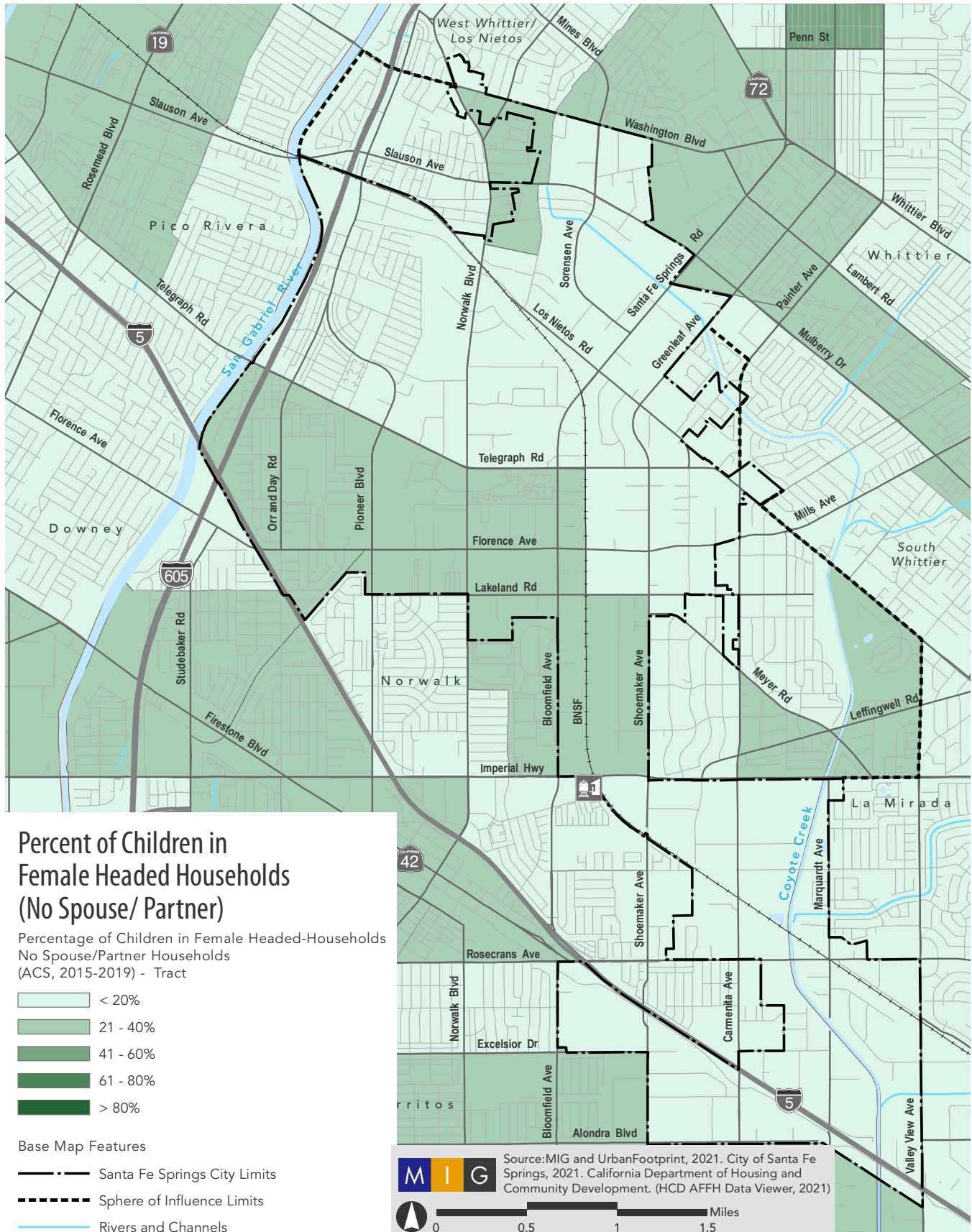
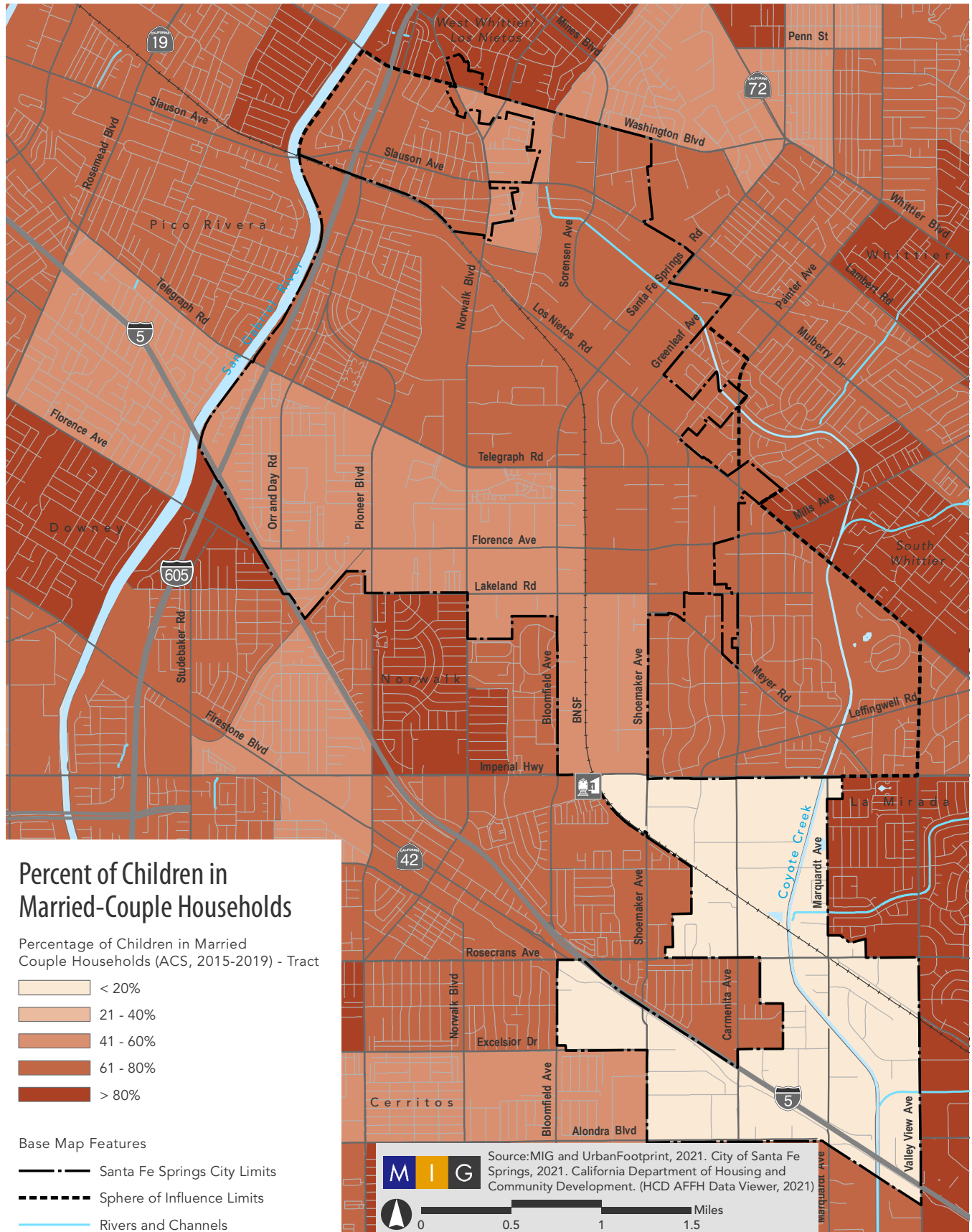


Figure H-9: Children in Married-Couple Households



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trends between familial status and cost burden as cities both to the east and west have significantly high levels of cost burden pointing to a broader regional issue of housing affordability.

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 one of the lowest household income when compared to neighboring cities. Figure H-10 shows that a majority of block groups have a median income greater than \$55,000. Only one block group has a median income below \$30,000 which is located south of Telegraph Road in between Pioneer Boulevard and Norwalk Boulevard. This area (Florence Avenue and Lakeland Road between Pioneer Boulevard and Norwalk Boulevard) is largely occupied by rental and senior housing, which is likely a contributing factor to lower income households in this block group.

Among the neighboring cities (i.e., Downey, Norwalk, Whittier, Pico Rivera, and La Mirada), La Mirada has the highest median household income of \$87,778, followed by Whittier and Downey with a median household income of \$73,517 and \$71,948, respectively. Norwalk and Pico Rivera have median incomes that are very similar to Santa Fe Springs. The outlier among the neighboring cities is the City of La Mirada, where the median income is greater than both the State and County level. La Mirada also has a higher population of White residents, in addition to having a much greater concentration of married-couple households.

Median household income differs by tenure. In 2018, the median household income for renter-occupied households was \$42,919, meanwhile the median household income for owner-occupied households was twice as much at \$92,031. Furthermore, there is a significant strain on renter households in the City of Santa Fe Springs, where gross rent rates are greater than \$1,500 a month, and greater than \$2,000 in some

neighborhoods. Renters also experience housing cost burden at a greater rate than homeowners, where 52 percent of all renter households overpay for housing versus just 33 percent of homeowner households.

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.

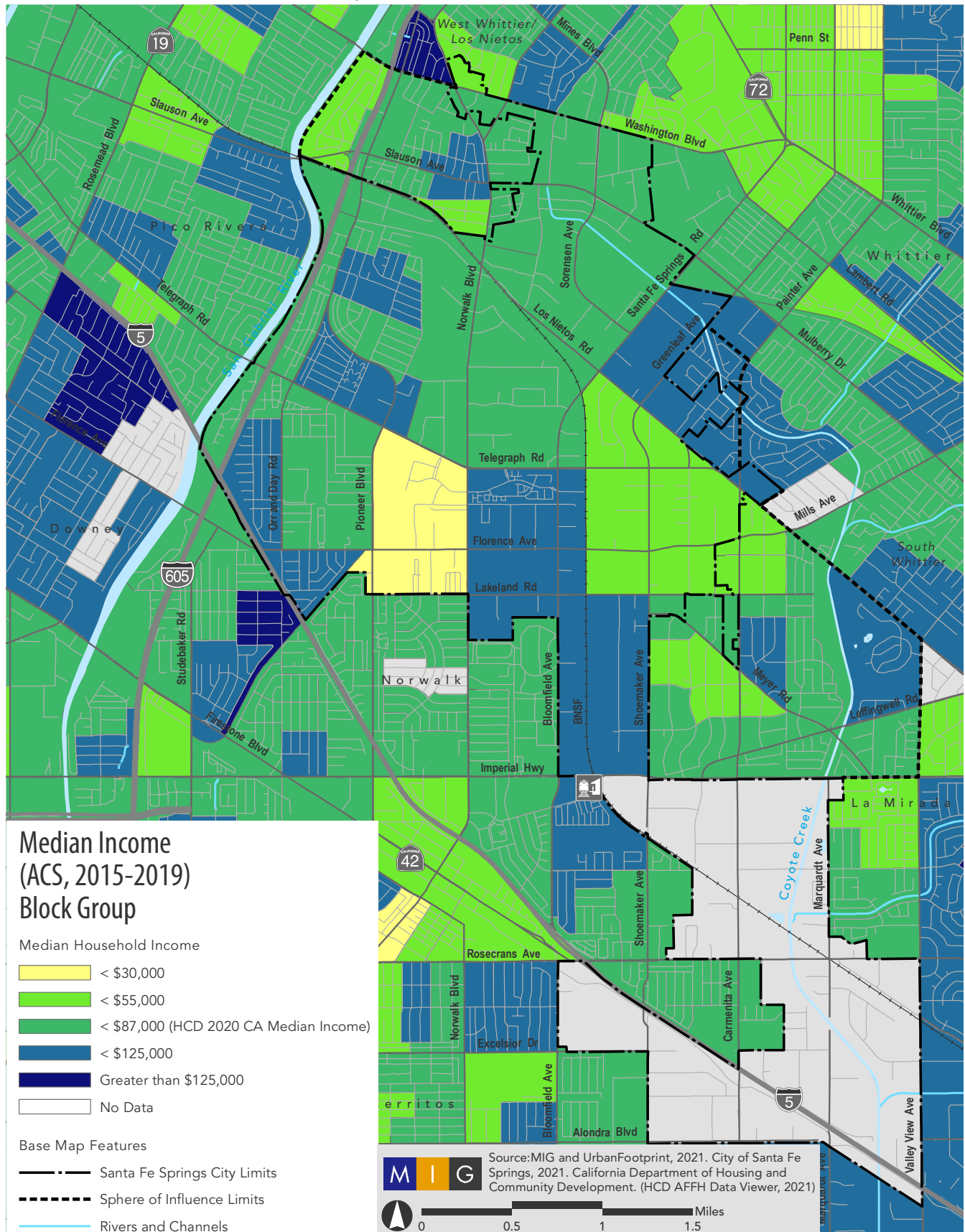
Opportunity Access/Disparities

Access to opportunity is a concept to approximate the link between place-based characteristics (e.g., education, employment, safety, and the environment) and critical life outcomes (e.g., health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

Figure H-10: Median Income



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TCAC Maps

The California Tax Credit Allocation Committee (TCAC), in collaboration with HCD, developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), and low resource. High resource areas have high index scores for a variety of opportunity indicators such as high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resource tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators. Low resource areas are characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents. Figure H-11 shows that a majority of census tracts in the City qualify as low resource. Only two tracts south of Telegraph Road are in the moderate and high resources category. Cities immediately east and west of Santa Fe Springs, such as Norwalk, Whittier, and Downey are predominantly moderate and high resources areas.

Education

TCAC's educational score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map (Figure H-12), no census tracts in Santa Fe Springs score below 0.25—opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes. Most census tracts throughout the City score between 0.50 to 0.75. Only one census tract in Santa Fe Springs scores

in the top tier, 0.75 and above, which is located on the west-most region of the City, west of Pioneer Boulevard, bordering the city of Downey. Neighboring jurisdictions Downey, La Mirada, and Whittier, score predominantly in the 0.75 and above range. Though it is worth mentioning that these cities were previously identified as having higher median household incomes and/or more White residents compared to Santa Fe Springs, which has a higher percentage of Latino residents, with a relatively lower income compared to neighboring cities.

A statewide ranking system developed by Public School Review, provides detailed profiles of public schools across the United States and their surrounding communities. The scores are based on overall testing scores, which are comprised of a school's math and English proficiency test scores for the 2018-2019 school year. The scores compare a school among all of the California public schools and rank them out of 10. The City of Santa Fe Springs is serviced by three different school districts, which encompass different areas and grade levels throughout the City. These districts include Los Nietos School District, Whittier Union High School District, and Little Lake City Elementary School District. Schools throughout the City, regardless of their respective districts, consecutively rank in the top 50 percent of all public schools in California. The highest ranking among public schools (shown in Table H-21) being Lakeview Elementary, which ranks in the top 30 percent of all 9,659 schools in California, for the 2018-2019 school year. The school with the largest student population, Santa Fe Springs High School (second highest ranking school in the City), is located in a high educational score area (refer to Figure H-18), as well as a "high resource" area previously identified in the Composite Score map (Figure H-11). Households in the general area (including households from the City of Downey), whose children likely attend Santa Fe Springs High, are a good mix of moderate and high-income levels. Further demonstrating that the higher-ranking schools generally are located in adequately resourced and higher income areas.

In terms of demographics there is still a lack of diversity within the City's schools, despite the student population being comprised of 94 percent non-White students. Public School Review reports an ethnic diversity score

Figure H-11: TCAC Opportunity Areas



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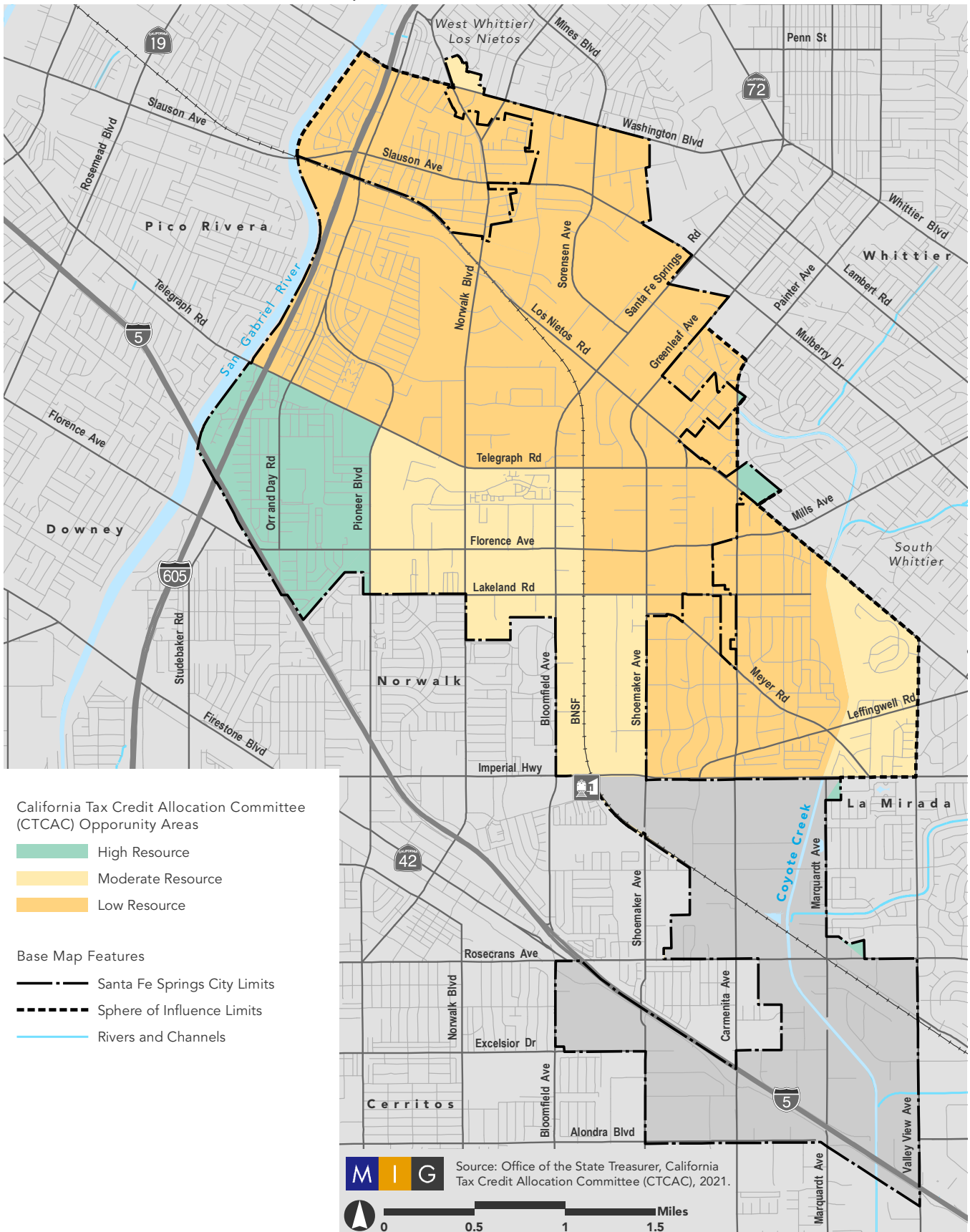


Figure H-12: Educational Opportunity Score



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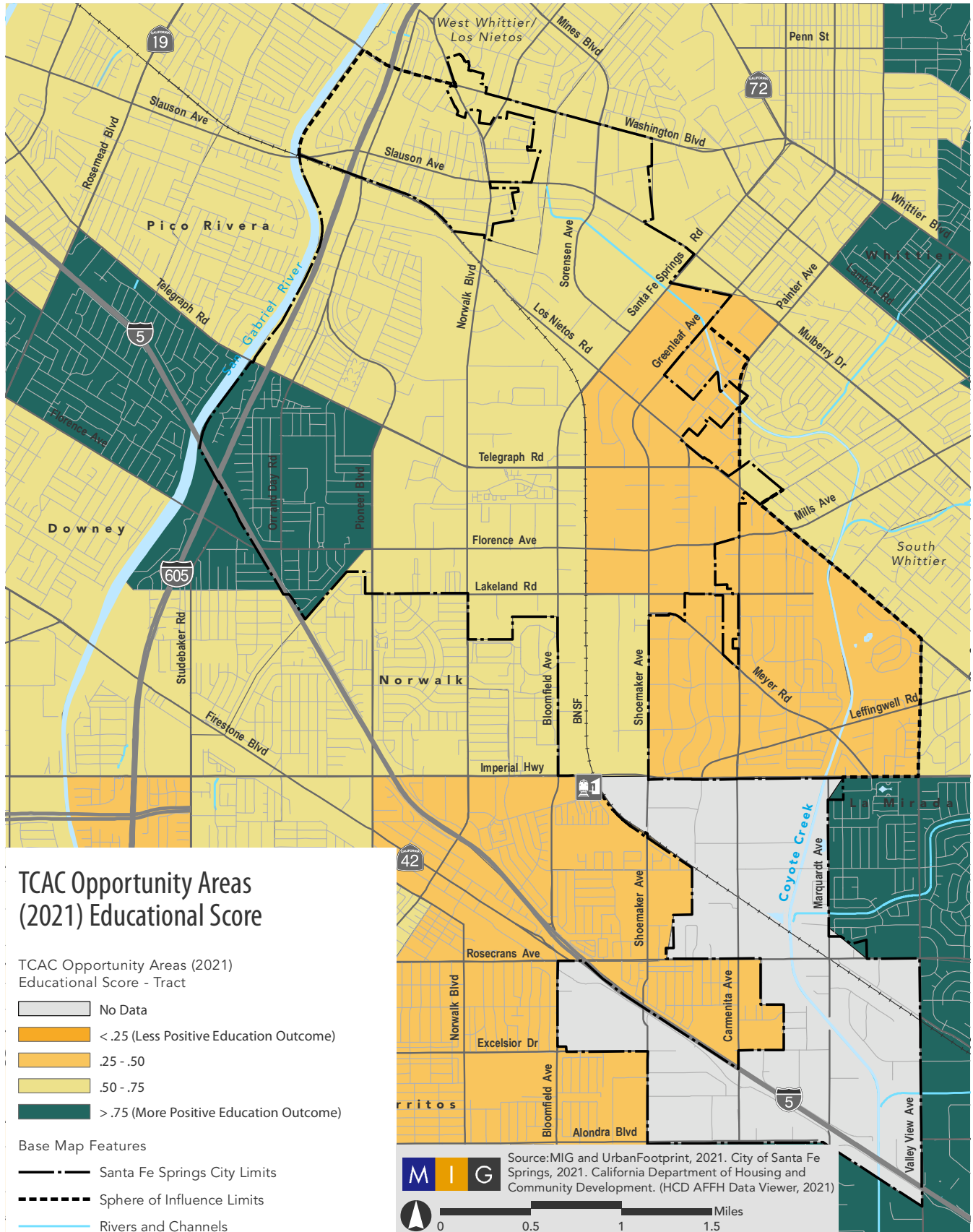




Table H-21: Santa Fe Springs Public School Rankings

School	Ranking	Number of Students	Non-White Enrollment	English Language Arts/Literacy Score	Math Score
Lakeview Elementary	Top 30% (8/10)	492	94%	47.04%	45.06%
Lake Center Middle School	Top 50% (6/10)	838	97%	58.85%	32.26%
Santa Fe High School	Top 50% (7/10)	2,068	95%	64.19%	42.37%
Rancho Santa Gertrudes Elementary School	Top 50% (6/10)	327	99%	54.39%	40.12%
Jersey Avenue Elementary School	Top 50% (7/10)	411	96%	51.83%	39.02%

Source: National Center for Education Statistics (NCES), CA Dept. of Education

of 0.21. The diversity score measures the chance that two students selected at random would be members of a different ethnic group. It is scored from 0 to 1, with a score closer to 1 indicating a more diverse student body. Schools in Santa Fe Springs score closer to zero because schools are predominantly comprised of Hispanic/Latino students.

Transportation

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices, especially because lower income households are often transit dependent. Public transit should strive to link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods.

Los Angeles County residents in urban and suburban areas generally enjoy superior access to transportation infrastructure. The County is traversed by numerous major freeways within its boundaries (including Interstates 5, 605, 105 all of which are in close proximity to the City). Proximity to these freeways allows access to employment and other activity centers in Downtown Los Angeles, Orange County, and the South Bay. Santa Fe Springs has access to bus services such as Norwalk Transit and

LA Metro. The City also has access to two commuter rail lines (Orange County Line and 91/Perris Valley Line) provided by Metrolink. The Metrolink station is located right on the border between the City of Norwalk and Santa Fe Springs along Imperial Highway.

Santa Fe Springs provides specific transportation services to seniors, youth, and disabled residents. The City’s Medical Transportation Program provides transportation to medical and dental appointments for residents 60 years and older and persons with disabilities. Reservations are required at least 24 business hours in advance. Transportation is provided within the City and to the neighboring cities of Downey, Norwalk, Pico Rivera, Whittier, and the Kaiser medical facility in the City of Bellflower. The City also has an Excursion Program which provides seniors, youth, and disabled groups in the City with free or subsidized excursions to attend educational, recreational, or cultural events in the region. Groups may request a bus trip through the Transportation Services Office. Lastly, the City offers a Taxi Voucher Program which provides seniors and disabled persons with vouchers that can be used to travel to and from the cities of Santa Fe Springs, Norwalk, Pico Rivera, Whittier, and the Kaiser Facility in Bellflower. Vouchers are \$1 each, and are worth up to \$7 in taxi fare.

According to AllTransit, an online source of transit connectivity, access, and frequency data, the City scores 5.6 out of 10 for its overall transit performance, indicating



the City has a moderate combination of trips per week and number of jobs accessible enabling a moderate number of people to take transit to work. The City's score is a bit lower than the County as a whole with a score of 6.8. When it comes to jobs proximity, 89.7 percent of jobs are located within a half-mile of transit. When it comes to transportation costs for Santa Fe Springs residents, the regional typical household near transit pays an average of about 23.9 percent of their income towards transportation costs in their locations. As for transit accessibility for Santa Fe Springs by tenure, there are more homeowners (63.2 percent) than renters (36.9 percent) living within a half-mile distance to transit. In terms of transit access by race/ethnicity, Hispanic/Latino residents have the greatest access to transit in Santa Fe Springs, where 82% of Hispanic/Latino residents live within a ½ mile of transit. This is followed by 9 percent White residents, 4.4 percent Asian, 3.4 percent Black, and 0.3 percent Native American.

In 2021, the City adopted an Active Transportation Plan, or ATP, which represents a commitment by Santa Fe Springs to elevating walking and biking as key travel modes as the City prioritizes a shift from the auto-centric approach of the past. The ATP sets forth four goals: 1) increase safety and health, 2) improve access and comfort, 3) reduce household transportation costs, and 4) identify, develop, and maintain a complete and comfortable active transportation network.

Metro is planning to extend the L Line (formerly called Metro Gold Line Eastside Extension) from its current ending point at Pomona and Atlantic Boulevard in East Los Angeles through the cities of Commerce, Montebello, Pico Rivera, Santa Fe Springs and Whittier. As of 2022, the project is undergoing environmental review. There are seven stations planned, including the Norwalk Boulevard Station, which would serve the unincorporated County community of West-Whittier - Los Nietos, and the City of Santa Fe Springs.

The County of Los Angeles Public Works Department, in collaboration with the cities of Santa Fe Springs, Whittier, and Pico Rivera, is developing a First-Last Mile Plan to improve access and the ease of pedestrians traveling to and from the Norwalk Boulevard Station. Based on

community opinions and engineering analysis, the Plan will identify needed improvements within a ½-mile walking radius and a three-mile biking radius from the proposed Norwalk Boulevard Station. The ½ mile walking radius around the future station includes parts of the City of Santa Fe Springs and a small portion of the West Whittier-Los Nietos neighborhood. The biking radius also includes areas from Whittier and Pico Rivera.

Public outreach began in September of 2020. Based on current restrictions on public gatherings, public workshops and walk audits were scheduled to take place virtually in fall 2021. A draft plan was available for review in the fall of 2022. City staff has provided their comments to the County.

Economic Development

Local economic characteristics impact local housing needs, even though these characteristics may not be directly related to fair housing. These economic characteristics include the types of jobs available within the municipality, the way residents access jobs (e.g., auto, transit, etc.), the types of occupations held by residents, and their household income. Santa Fe Springs' top employment sector is the educational services, health care, and social assistance, with 23 percent of the population employed in these occupations. The second largest industry is manufacturing with 13 percent of the population being employed in this sector. In Santa Fe Springs, 83 percent of employed residents 16 years of age or older work outside of the City. This trend is applicable even to residents in neighboring cities, in Downey 82.4 percent of residents work outside of the City, in Norwalk 84.6 percent, in Whittier 80.2 percent, and in Pico Rivera 88.3 percent of the population work outside their place of residence.

The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood. Employed lower income residents are less likely to have access to vehicles and are more likely to rely on public transportation to commute to and from work. These residents are more



likely to experience poor transportation outcomes resulting from gaps in pedestrian, bicycle, and public transportation infrastructure. Figure H-13 illustrates the spatial variability of job proximity throughout the City and surrounding neighborhoods. Overall, the City has relatively high index values, with majority of the City in the 60 and above ranges. This indicates that many residents living in Santa Fe Springs likely work and live within the City. The job proximity data indicates a higher proximity index in the northern and southern parts of the City, which coincide with major job centers where there is a large number of manufacturing, warehouse, and industrial sites.

The HCD AFFH Data viewer provides additional information on economic opportunities (Figure H-14). The Economic Opportunity Index is a composite of four indicators depicting elements of neighborhood socio-economic character. The majority of the City ranks in the lower half of the economic opportunity index values, 0.50 or below. Despite there being a variety of industries located all throughout the City, such as educational services, retail trade, and warehouse/manufacturing facilities, tracts within the City still find themselves in the lower economic outcome score ranges. These lower scores can be indicative of underlying socio-economic characteristics impacting residents throughout the City. 2022 data derived from the Employment Development Department (EDD), indicates that the unemployment rate in Santa Fe Springs is 2.8 percent (approximately 200 individuals). This rate is much lower than the Los Angeles County unemployment rate, which is 5.2 percent. Neighboring cities such as Downey have an unemployment rate of 4.8 percent, La Mirada 4.8 percent, Norwalk 5.3 percent, and Pico Rivera 5.3 percent.

In 2018, the unemployment rate was lower in Santa Fe Springs (4 percent) compared to California (7 percent) and Los Angeles County (7 percent). According to the American Community Survey, in 2018 Santa Fe Springs' Black residents had the highest unemployment rate at 10 percent, followed by White alone and White alone not Hispanic or Latino residents (8 percent and 5 percent respectively), Hispanic/Latino, any race (4 percent), and Asian (1 percent). Those with a disability had an unemployment rate of 14 percent.

Environment

CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community's vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined into a single composite score that is mapped and analyzed. Higher values on the index indicate higher cumulative environmental impacts on individuals arising from these burdens and population factors.

The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

Figure H-15 shows 2018 CalEnviroScreen results for Santa Fe Springs, indicating that a majority of the City is considered a disadvantaged community (DAC) consistent with SB 535, except for tracts that are located on the southern most part of the City, which is largely industrial with little to no housing. Tracts designated as DAC see a disproportionate amount of pollution burdens, such as toxic release sites, PM 2.5 exposure, drinking water contaminations, and groundwater threats. Aside from pollution burdens, residents in the City experience low educational attainments (or less than a high school education), high linguistic isolation, as well as cardiovascular-related health issues.

Similarly, Figure H-16, which illustrates the environmental scores as it relates to the TCAC developed opportunity areas, based on CalEnviroScreen 3.0 Pollution Indicators and Values, identifies a lot of the City as being of "less positive environmental outcome". Further validating the focus on the areas of the City that are densely populated with racial/ethnic minority groups that are of lower incomes.

Figure H-13: Jobs Proximity Index



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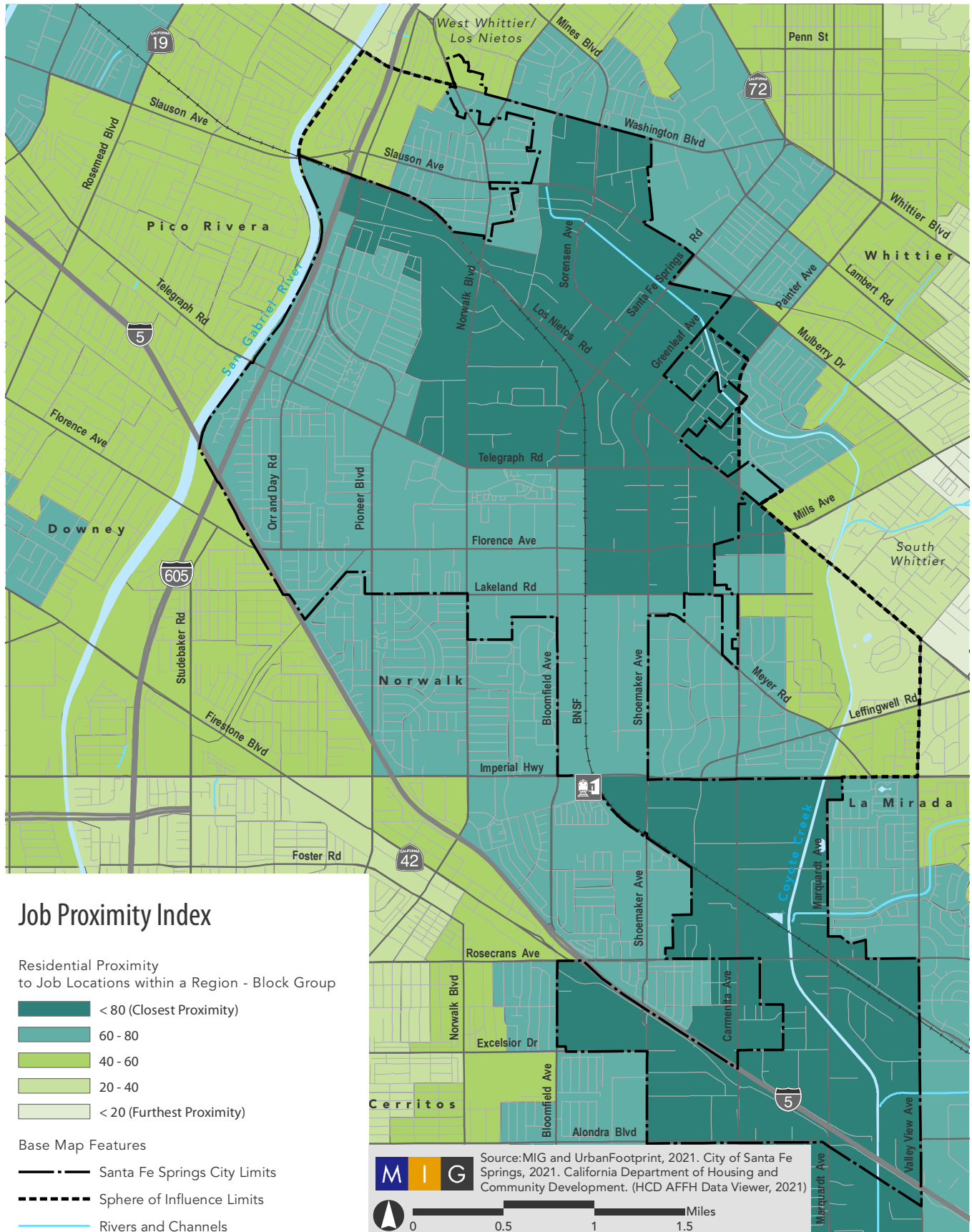


Figure H-14: Economic Opportunity Score



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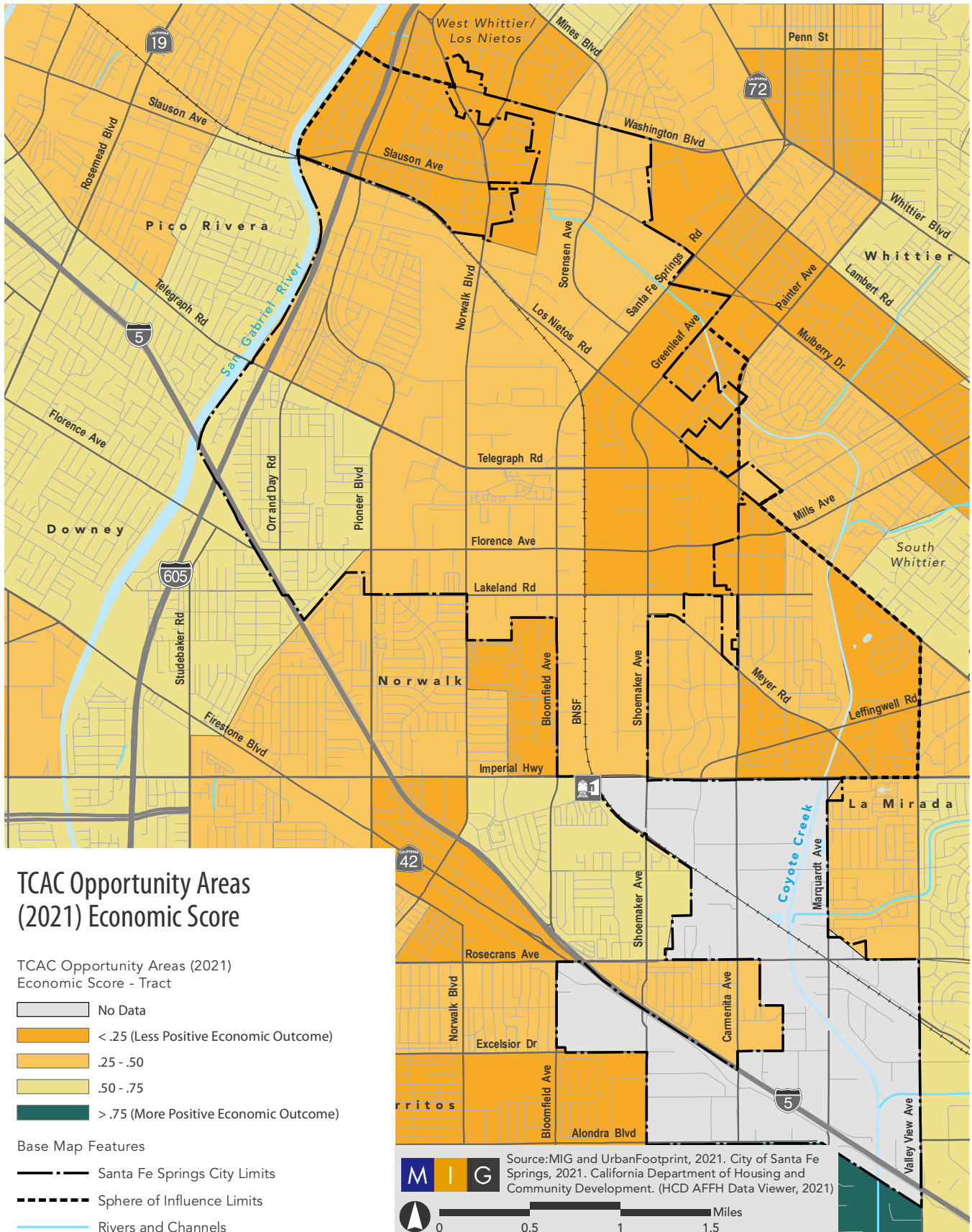
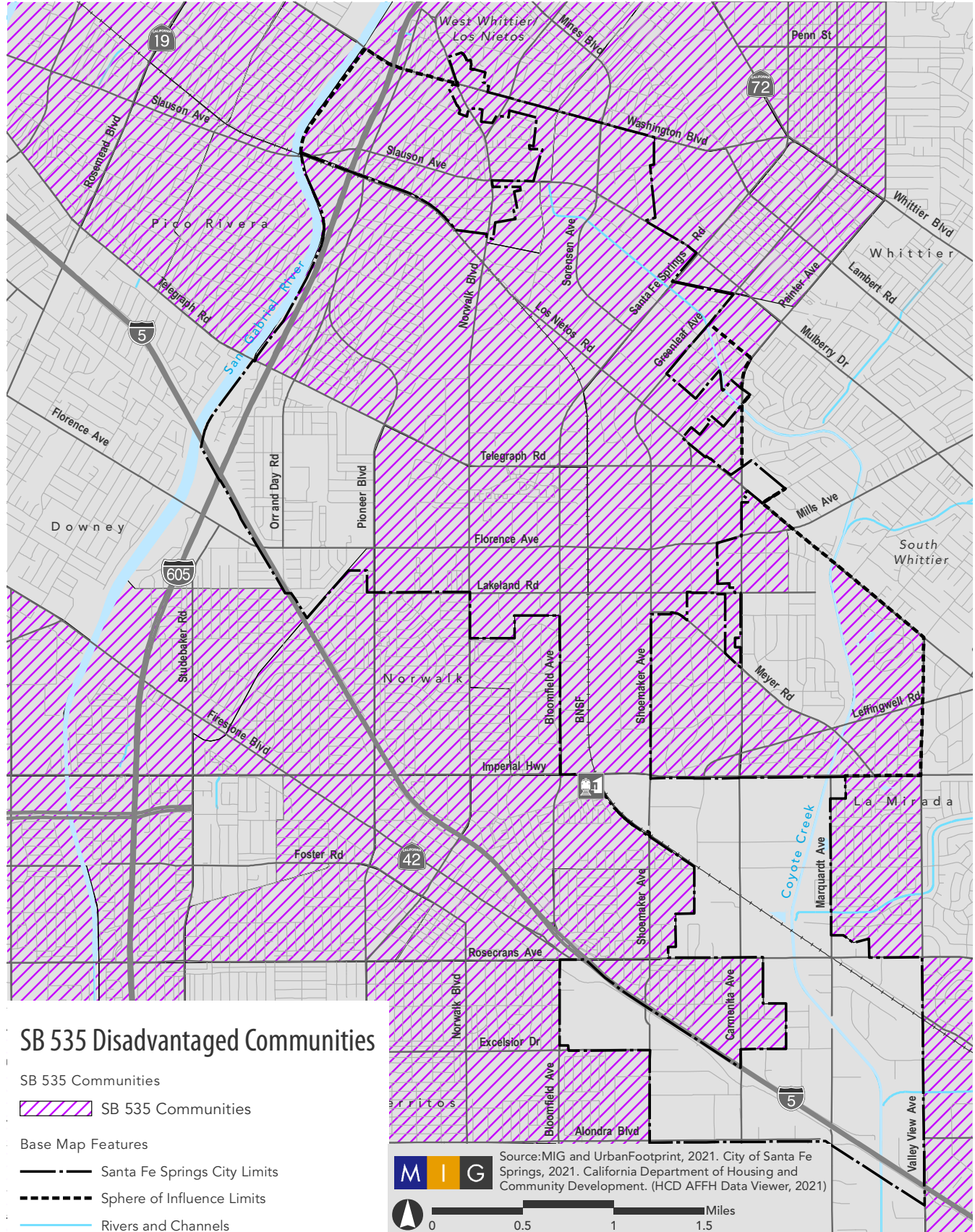


Figure H-15: SB 535 Disadvantaged Communities



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Disproportionate Needs

Disproportionate housing need generally refers to a condition in which there are significant disparities in certain groups of residents experiencing a category of housing need when compared to the total population experiencing that category of housing need in the applicable geographic area. The disproportionate housing need analysis looks at cost burden, overcrowding, and displacement. HUD data, known as the Comprehensive Housing Affordability Strategy, or CHAS, for 2014-2018 (Table H-22) shows that renter households experience housing problems at a greater proportion than owner households. Lower-income households also experience a significantly higher proportion of housing problems compared with their high-income counterparts. Additionally, the disproportionate housing need analysis prepared for this housing element uses the AFFH Data Viewer to visualize areas in the City experiencing cost burden (Figure H-17 and H-18) and overcrowding (Figure H-19). Disparities exist amongst different racial

and ethnic groups, where Hispanic and Native American households have the highest levels of disproportionate housing needs.

Cost Burden and Severe Cost Burden (Overpayment)

State and federal programs define whether a household experiences a housing cost burden (or is considered overpaying) as any household spending more than 30 percent of its gross annual income on housing. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care or education. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. Cost burden is an issue that is seen throughout the region and county to a degree.

Table H-22: Santa Fe Springs Households with Disproportionate Housing Needs

	Owner Households	Renter Households	All Households
Households experiencing housing problems	39%	61%	47%
Households experiencing severe housing problems	23%	39%	29%
Households experiencing housing problems by income			
Household Income <= 30% HAMFI	64%	69%	67%
Household Income >30% to <=50% HAMFI	73%	84%	77%
Household Income >50% to <=80% HAMFI	57%	66%	62%
Household Income >80% to <=100% HAM-FI	29%	46%	34%
Household Income >100% HAMFI	22%	26%	23%
Households experiencing housing problems by race			
White	33%	54%	38%
Black	7%	56%	41%
Asian & Pacific Islander	39%	44%	41%
Native American	43%	100%	67%
Hispanic	42%	65%	50%

Source: U.S. Department of Housing and Urban Development. Comprehensive Housing Affordability Strategy (CHAS) data. <https://www.huduser.gov/portal/datasets/cp.html>.

Note: HUD Area Median Family Income (HAMFI)



Thirty-three percent of owner-occupied households are cost burdened, versus 52 percent of renter-occupied households. Lower income households have a much higher rate of overpayment at 64 percent. Table H-23 provides a further breakdown of cost-burdened households by race. The greatest proportion of households spending more than 30 percent of their income on housing are Native American homeowners and renters and Black renters. White, Black, and Hispanic renters experience the most severe cost burden, which is defined as spending more than 50 percent of their income on housing.

income on housing costs. As for renter households, a majority of tracts have a range between 40 to 60 percent of households overpaying for housing and there is one large tract south of Imperial Highway at over 80 percent of households overpaying for housing. At a regional level, the overpayment experienced by renter households in Santa Fe Springs is not as significant as it is in other cities such as Norwalk, Downey, and La Mirada, where several tracts have upwards of 80 percent of households overpaying in rent.

Referring to Figure H-17 and Figure H-18, which show the distribution of overpayment by homeowners and renter households, there is a clear distinction between the severity of cost burden among the two tenure groups. Homeowners throughout the City experience overpayment at a relatively high rate, where several tracts in the northern part of the City have 40 to 60 percent of homeowners paying more than 30 percent of their

Table H-23: Cost Burden by Race/Ethnicity

	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total Households
Owner-Occupied			
White, non-Hispanic	60 (10%)	95 (15%)	620
Black, non-Hispanic	--	4 (7%)	60
Asian and Pacific Islander, non-Hispanic	50 (15%)	70 (21%)	330
Native American, non-Hispanic	15 (43%)	--	35
Hispanic	430 (19%)	370 (16%)	2,295
Other	--	--	40
Renter-Occupied			
White, non-Hispanic	35 (17%)	75 (36%)	210
Black, non-Hispanic	45 (33%)	35 (26%)	135
Asian and Pacific Islander, non-Hispanic	25 (20%)	20 (16%)	125
Native American, non-Hispanic	25 (100%)	--	25
Hispanic	360 (28%)	330 (26%)	1,285
Other			45

Source: U.S. Department of Housing and Urban Development. Comprehensive Housing Affordability Strategy (CHAS) data. <https://www.huduser.gov/portal/datasets/cp.html>.

Figure H-16: Environmental Opportunity Score



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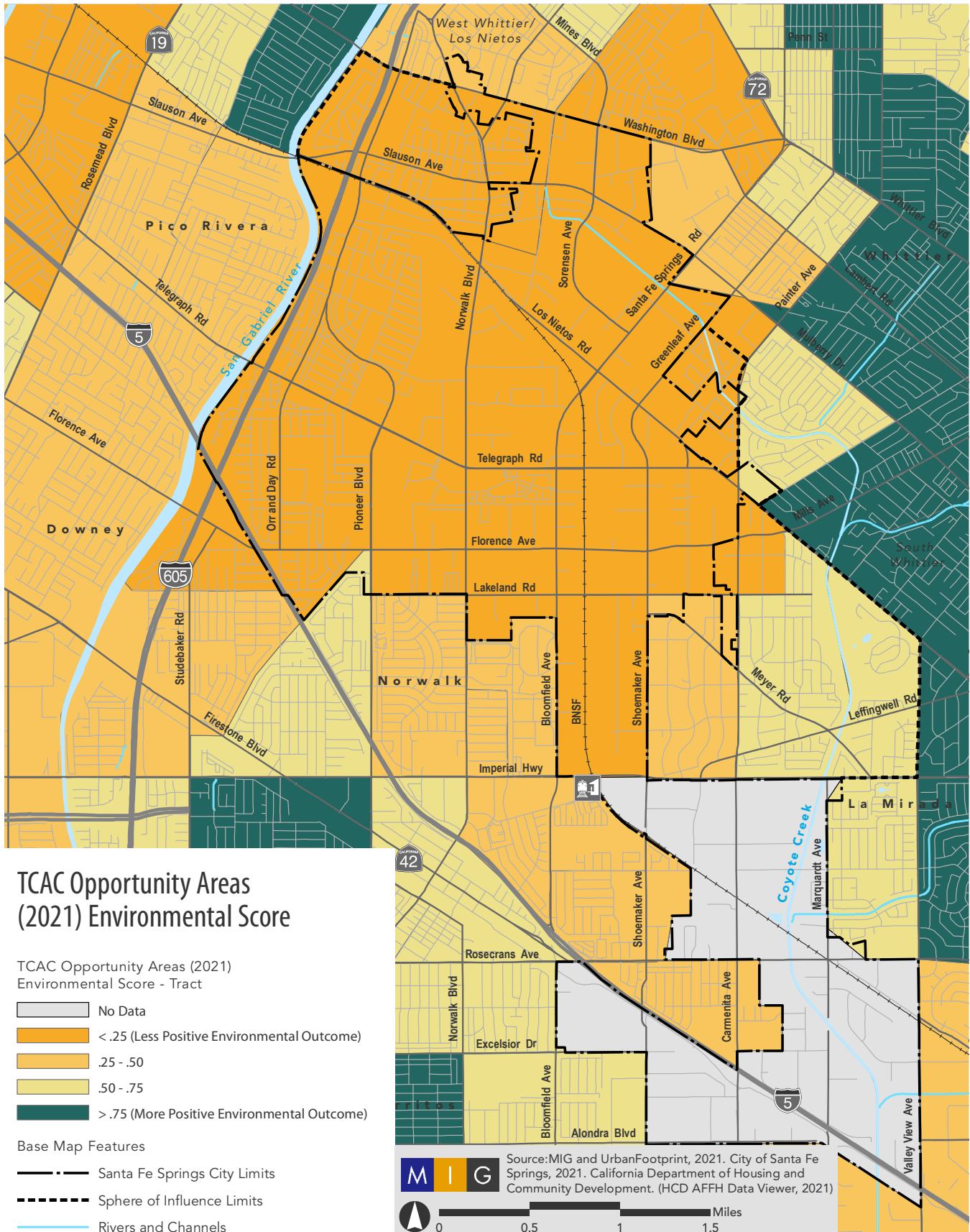


Figure H-17: Cost Burden - Homeowners



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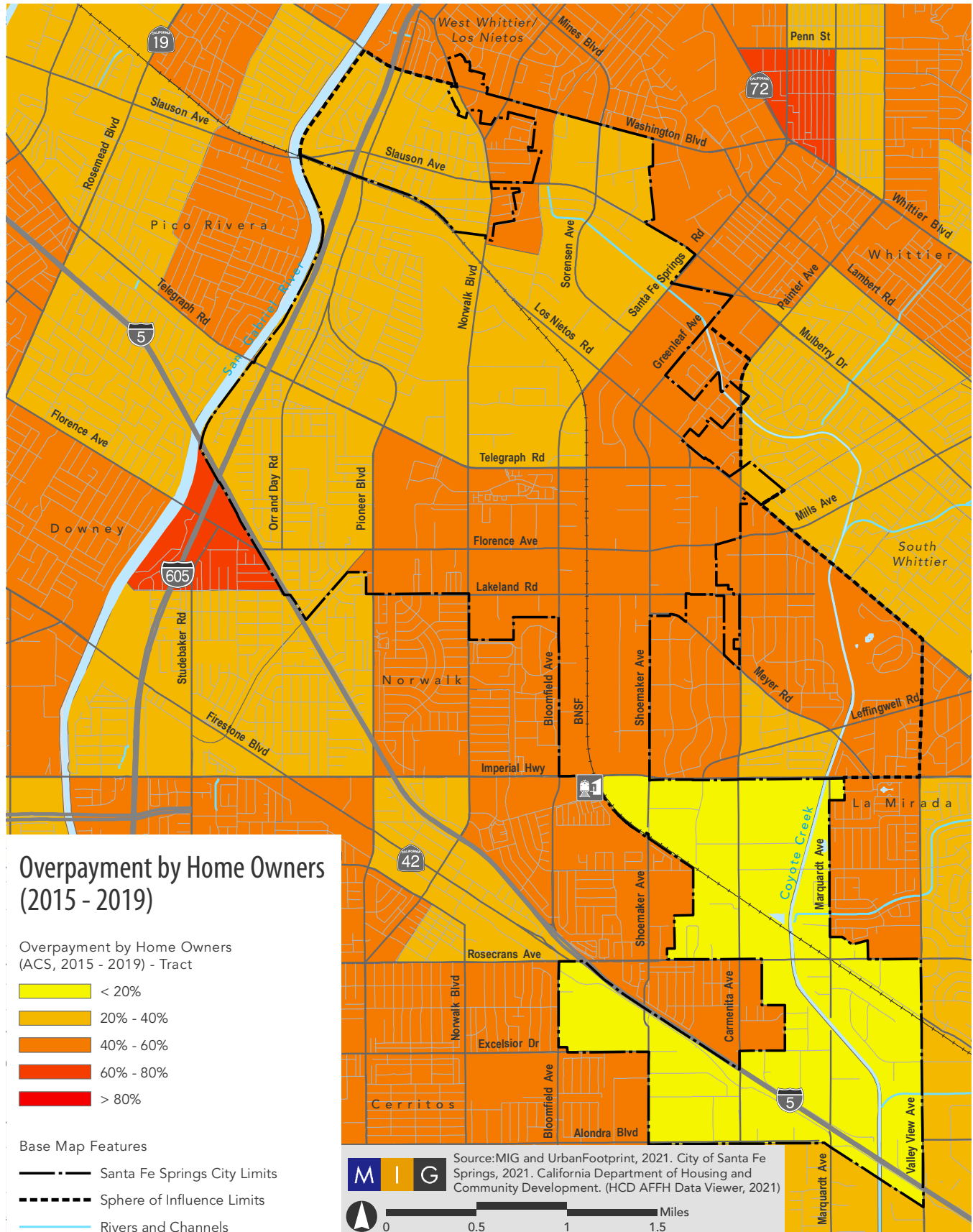
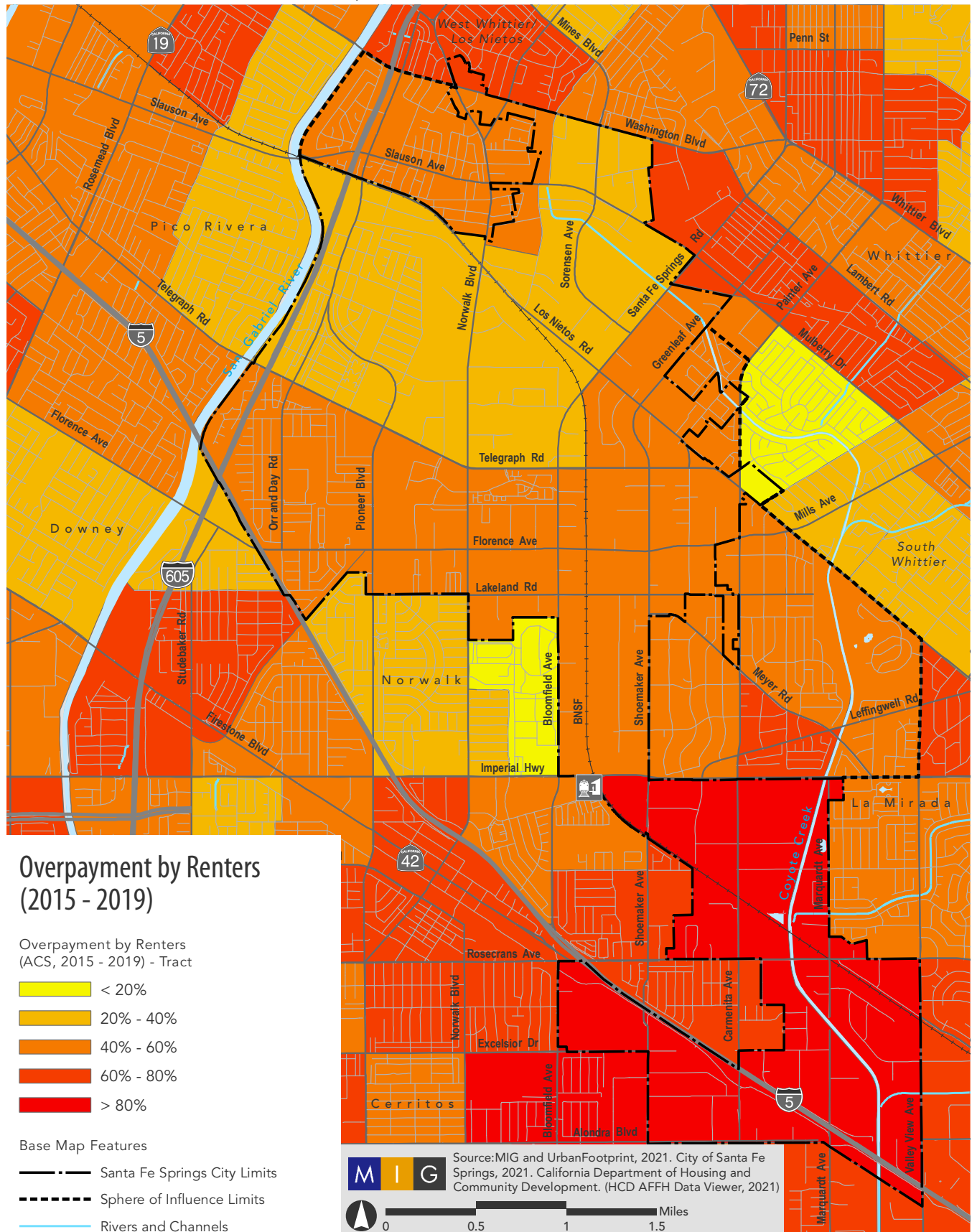


Figure H-18: Cost Burden - Renters



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Overcrowding and Substandard Housing

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. 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 the vast majority of households are not overcrowded. However, renter households are significantly more likely to be overcrowded with 16.5 percent of households having more than one occupant per room, compared to only 9.2 percent of owner households. Severe overcrowding is defined as a household with more than 1.5 occupants per room, HUD data once again demonstrates that there is a disproportionate amount of renter households that experience severe overcrowding when compared to owner households.

Table H-24 demonstrates the overcrowding rates for Los Angeles County as whole, compared to that of Santa Fe Springs, and the numbers indicate that the City experiences a significant amount of overcrowding among all households (both homeowner and renters). It is also apparent that among the households within the City, renter occupied households face severe overcrowding much more than homeowner households, where 1.6 percent of homeowners are severely overcrowded and 9.9 percent of renter occupied are severely overcrowded.

Figure H-19, which shows the distribution of overcrowding among the tracts in Santa Fe Springs, further emphasizes the overcrowding that is being experienced by residents

in the City. The majority of tracts in the northwest part of the City have overcrowding rates that are 12 percent or less, while the east side of the City has rates that are 30 percent. This tract intersects with the South Whitter region, where the portions of the tract within City boundaries are largely industrial/commercial and do not contain housing.

Substandard housing is housing that poses a risk to the health, safety, and/or physical well-being of residents. These issues can increase the risk of disease, crime, poor mental health, and other social impacts. HUD CHAS data (2014-2018) provide an estimate of households with at least one of four housing problems that contribute to substandard housing (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or cost burden greater than 30 percent). In Santa Fe Springs, renter households are also more likely to have substandard kitchen and plumbing facilities compared to owner households. Generally, a low share of households is lacking kitchen or plumbing. For renters, 1.3 percent are lacking kitchen facilities while 0.4 percent are lacking plumbing. For owners, 0.9 percent are lacking complete kitchens and no homes lack plumbing facilities.

Table H-24: Overcrowded Households – Los Angeles County & City of Santa Fe Springs

	Overcrowded (>1.0 to 1.5 persons per room)	Severely Overcrowded (>1.5 persons per room)	Overcrowded (>1.0 to 1.5 persons per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	4.1%	1.5%	8.2%	1.6%
Renter-Occupied	8.7%	7.5%	9.9%	9.9%
All Households	6.6%	4.7%	8.8%	4.5%

Source: American Community Survey, 2015-2019. Table B25014



Homelessness

In 2020, the Los Angeles Homeless Services Authority (LAHSA) released the results of the 2020 Greater Los Angeles Homeless Count, which showed 66,436 people in Los Angeles County experiencing homelessness, representing a 12.7 percent rise from the previous year's point-in-time count. In the same count coordinated by LAHSA, data indicates that a total of 161 individuals were unhoused in Santa Fe Springs. Of these numbers, 129 individuals were unsheltered, while 31 were sheltered (staying in emergency shelters, transitional housing, or safe haven programs on the night of the point-in-time count). The total number of people experiencing homelessness accounted for during the counting event are certainly undercounted, given that it is a point-in-time and cannot reflect the true severity of homelessness within the City. Though this data provides a better understanding of the homeless situation within Santa Fe Springs, and when compared to previously released data, a decline in overall numbers can be seen. In 2018, the City reported its highest number of homelessness (274 individuals) within a 4-year span, while in 2019, this number dropped to 178 unhoused individuals.

The 2020 Greater Los Angeles Homeless Count Report does not have demographic data at the city level, but it does provide this for the County Continuum of Care which is an integrated system of care that guides and tracks homeless individuals. In the County, 36.1 percent of homeless individuals were Hispanic, followed by 33.7 percent Black, 25.5 percent White, 1.1 percent Native American, and 1.2 percent Asian or Pacific Islander. Despite making up only 7.9 percent of the total County population, Black people are four times more likely to experience homelessness. In terms of disability, 25 percent of people experiencing homelessness report a serious mental illness and 27 percent report having a substance use disorder.

Displacement Risk

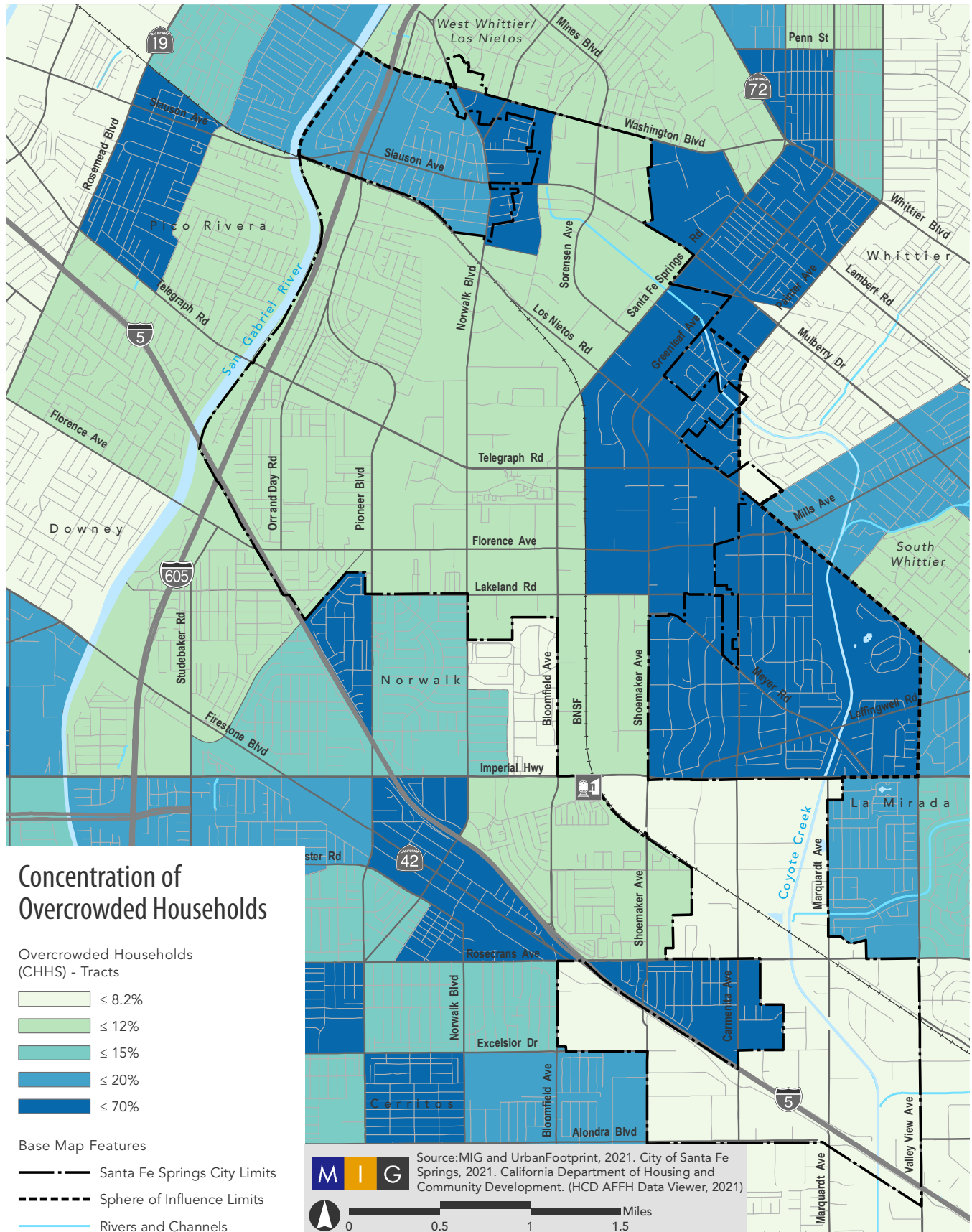
Displacement refers to instances where a household is forced or pressured to move from their home against their wishes. Areas with high demand for homes drive up housing costs and increase pressure for redevelopment, resulting in the potential for displacement. UCLA's displacement project defines residential 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 and 2015, the central portion of the City was identified as an area undergoing early/ongoing gentrification (see Figure H-20). 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.

Figure H-19: Overcrowded Households



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Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. UC Berkeley's Urban Displacement Project states that a census tract is a sensitive community if the proportion of very low income residents was above 20% in 2017 and the census tracts meets two of the following criteria: (1) Share of renters above 40 percent in 2017; (2) Share of Non-White population above 50 percent in 2017; (3) Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households above the county median in 2017; or (4) Nearby areas have been experiencing displacement pressures.

Using this methodology, sensitive communities within the City of Santa Fe Springs were identified in census tracts 5028.02 and 5029.02, or the area that encompasses the central and eastern most region of the City. These tracts have been identified as vulnerable, perhaps given the recent nature of housing development being experienced in the area, paired with the significantly low income levels of households (at least in tract 5029.02), where median household incomes are below \$40,000; previous sections have identified this area to also have a slightly higher percentage of populations with disabilities, renter households experiencing housing cost burden, as well as having a higher percentage of female-headed households.

Identification and Prioritization of Local Fair Housing Issues and Contributing Factors

Fair housing issues in Santa Fe Springs are primarily related to displacement and disproportionate housing need. The primary contributing factor to the City's fair housing issues is an inadequate supply/production of affordable/special needs housing.

Displacement risk due to economic pressure (Priority: High)

Contributing factors: Inadequate supply/production of affordable/special needs housing, high land and development costs in the region, public opposition to new development, and land use and zoning laws

Fair housing issues in Santa Fe Springs are often linked or related to the lack of housing affordable to different income levels and tenure. The analysis found two census tracts in the central area of the City particularly vulnerable to displacement. This primary contributing factor to displacement risk in the City is regional in nature and includes high housing costs and limited opportunities for new, affordable rental housing in the local area. This factor is not specific to Santa Fe Springs but is a general trend in the region and throughout the State.

Areas with high demand for homes drives up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. Inadequate supply and production of affordable homes available to low-income households and persons in protected classes as well as public opposition to new development are contributing factors to this fair housing issue.

Disproportionate housing needs amongst renters and protected classes (Priority: Medium)

Contributing factors: Inadequate supply/production of affordable rental housing

The analysis found that the majority of Santa Fe Springs issues with overcrowding, cost burden, and environmental burdens amongst renters and protected classes. The disproportionate housing needs of residents in Santa Fe Springs should be supported with new housing opportunities, as well as increased economic opportunities to create a balanced and high-quality of life.

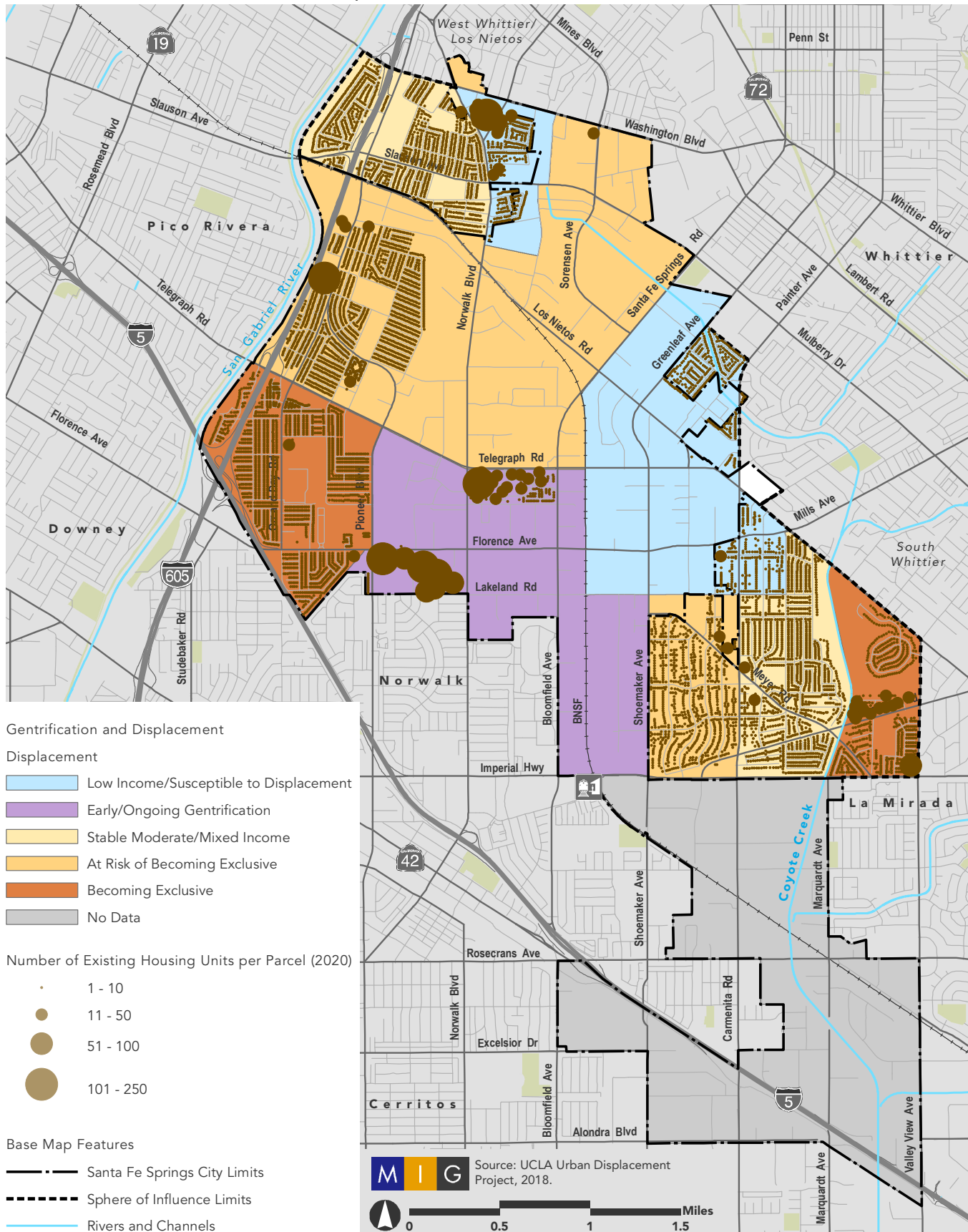
Fair Housing Outreach and Education (Priority: Medium)

Contributing factors: Community opposition, lack of language access, lack of knowledge of housing rights and resources, and lack of accessible forums (e.g., webcast, effective communication)

Figure H-20: Displacement and Gentrification



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The table below (H-25) summarizes the issues identified in this Fair Housing Assessment.

Table H-25: Affirmatively Furthering Fair Housing Summary

Fair Housing Issue	Summary
Integration and Segregation	
High Hispanic/Latino Segregation	The census tract (5023.03) near Washington and Norwalk Boulevards comprises a population of Hispanic/Latinos that is deemed significantly segregated.
Low to Moderate Income Populations	The census tract (5023.03) near Washington and Norwalk Boulevards is home to a predominantly Hispanic/Latino population with noticeable levels of segregation.
Median Income	The census tract with the lowest median income, between Telegraph Road and Loveland Road, includes two affordable senior housing developments with 220 affordable housing units.
Access to Opportunities	
Transportation	The City received a 5.6 out of 9+ score for transportation according to AllTransit.
Economic	Most of Santa Fe Springs has a jobs proximity index of above .60. However, the TCAC economic score primarily falls between .25 and .50, with one area falling between .50 and .75 score.
Education	One area of the City has achieved a notably high TCAC education score. While most schools in this area score similarly, Santa Fe High School stands out with exceptionally high English Literacy test scores
Disproportionate Housing Needs	
Displacement Risk	High housing costs and limited opportunities for new, affordable rental housing in the local area have contributed to displacement. This factor is not specific to Santa Fe Springs but is a general trend in the region and throughout the State.
High Lower Incomes and High Renters	The census tract (5023.03) near Washington and Norwalk Boulevards comprises a significant population with lower incomes and a proportion of renters
Fair Housing Outreach and Education	With a vary large Hispanic/Latino population, public engagement, methods of communication, and access to fair housing resoruces in multiple languages is deemed important. Portions of the community are in opposition to newer, higher density housing.

Actions to Address Contributing Factors

The City is taking several actions, reflected in the Housing Plan, to address contributing factors for these three fair housing issues. These strategies include increasing the synergy between housing and economic development through changes to existing zoning regulations and providing more affordable housing opportunities. For more details on specific programs and actions, refer to Program 16: Affirmative Furthering Fair Housing (see also Table H-42) of the Housing Plan.



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-26 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-27). 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.

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-26: 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



Units Entitled, Approved, or Under Construction

According to City records, as of December 1, 2023, a total of 270 units are entitled or under construction. These approved projects consist of:

- **(C-1) Alivia Apartments (11201 Carmenita 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.
- **(C-5) Melia Homes on Former Mormon Church Site.** Melia Homes received entitlements to build 54 three-story market-rate condominiums at 11733 Florence Avenue (former Mormon Church site). The site, at three acres, yields a density of 18 dwelling units per acre. All units will be affordable to above moderate-income households.
- **(C-6) Primstor SRO (11350 Washington Blvd).** Development plans submitted by Primstor Development, Inc. on May 26, 2023, for an up to 88-unit single-room occupancy (SRO) housing development and appurtenant improvements on property located at 11330 – 11350 Washington Boulevard were ministerially approved. The SRO project comprises up to 88 units in a single 60,896 square-foot mixed-use building. Approximately 52,000 square feet are designated for residential and approximately 8,896 square feet are designated for commercial/retail. The project will provide 100 percent of the total number of units as affordable at 80% AMI or below. All 88 units will be affordable to households at or below 80 percent AMI. The project also includes the following amenities: a 1,500 square-foot ground-level community room, extensive landscaping, outdoor open space areas, and bicycle parking. This project utilized new mixed-use zoning standards incorporated into the City's Municipal Code in 2023.



Alivia Apartments



Melia Homes on former Mormon Church site



Primstore SRO Housing Development



Proposed/Pipeline: Units Pending Approval

As of December 1, 2023 a total of 142 units were at various stages of review and approval. Units pending approval include the following:

- **(C-2) The Richman Group (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 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.

- **(C-3) The Whole Child (13231 Lakeland Avenue).** 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.



13231 Lakeland Road

- **(C-4) 1Habitat for Humanity (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.
- **(C-7) Millergrove Drive and Broaded Street.** Habitat for Humanity has submitted development plans to build three units of for-sale low-cost single-family units. All three units will be affordable to low-income households.



Table H-27: Credits Toward the RHNA

Site Number	Project	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units
Units Approved, Entitled, or Under Construction						
C-1	Alivia Apartments (11201 Carmenita Rd.)	--	--	--	128	128
C-5	Former Mormon Church Site (11733 Florence Ave.)	--	--	--	54	54
C-6	Primestor Development SRO	--	88	--	--	88
Total		--	88	--	182	270
Proposed/Pipeline: 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-7	Habitat for Humanity (Millergrove Dr.)	--	3	--	--	3
Total		89	51	--	2	142
Grand Total		89	139	--	184	412

Source: City of Santa Fe Springs, 2023.

Remaining RHNA

The City has achieved approximately 43 percent of its RHNA with 421 housing units under construction or pending approval, as shown on Table H-28.

Table H-28: Remaining RHNA After Credit Sites

Income Category	RHNA	Units Under Construction or Approved (Credits)	Remaining RHNA	Percent of Remaining RNHA Total
Extremely- and Very-Low	253	89	164	30.4%
Low	159	139	20	3.7%
Moderate	152	--	152	28.1%
Above Moderate	388	184	204	37.8%
Total	952	412	540	100.0%



Non-Vacant and Non-Residential Redevelopment Trends

The regional demand to build residential and mixed-use projects is evident. A survey of recent projects approved or under construction since 2022 in the adjacent cities of Downey and Whittier shows the regional trend of the property conditions prior to redevelopment (see Tables H-29). Existing uses vary from parking lots, commercial and office buildings, restaurants, industrial buildings, churches, automobile dealerships, auto services, plant nurseries.

Underutilized sites included in this inventory have been chosen based on the potential capacity increase available to property owners. Existing uses on the sites are older or show signs of disinvestment or deferred maintenance, indicating a “ripeness” for redevelopment.

In general, the market in Santa Fe Springs and the Gateway Cities Region supports housing as the highest and best use of property, yielding highest returns for property owners, especially in existing neighborhoods and along corridors with access to goods, services, and high-quality transit. The City has had ongoing communications with local housing developers, who have confirmed that home builders and property owners are interested in re-purposing commercial properties in Southern California, including Santa Fe Springs.

Uses on the projects identified in Table H-28 are similar and consistent with uses on sites allowing a mix of uses identified in the sites inventory as well as similar size (greater than half an acre), and locations. Sites along commercial corridors have a mix of older strip commercial centers or older industrial uses.

The City will continue to engage local property owners to discuss redevelopment opportunities on their properties. The mixed-use designations in this inventory will allow residential development near existing and future transit stations at a minimum density of 40 units per acre. The mixed-use designations give property owners an incentive to develop or sell the property for new uses. In areas such as these where residential development is not allowed, the overlay will facilitate housing production by avoiding a lengthy General Plan amendment/rezoning process.

Based on this analysis and future efforts undertaken through the Housing Element and General Plan, the City concludes that existing uses will not impede additional residential development and all sites identified in this Housing Element are intended to demonstrate adequate sites to accommodate the RHNA.



H-29a: Redevelopment Trends, Santa Fe Springs

Name	Interest			Previous Uses	Building Land Value	Density		Long term leases	Building Condition
		Vacant/ Minimal Improvements	Public Ownership			Year built	Building Intensity - FAR		
C-1: Alivia partments (11201 Carmenita Rd.)	Developer Interest	Yes	School district	Portion of an existing school yard	Unknown	NA	NA	No	No previous building.
C-2: The Richman Group (13231 Lakeland Rd.)	Developer interest plus city financial assistance	Yes	Formerly City-owned	Vacant industrial lot	Unknown	NA	NA	No	Vacant lot
C-3: The Whole Child (13231 Lakeland Rd.)	Developer interest plus city financial assistance	Yes	Formerly City-owned	Vacant industrial lot	2008 Assessor Roll: Land Value: \$6,890,000 Improvement: \$10,000	NA	NA	No	Vacant lot
C-4: Habitat for Humanity (10934 Laurel Ave.)	Developer interest plus city financial assistance	Yes	City of Santa Fe Springs	Residential	Unknown	NA	NA	No	Vacant lot
C-5: Former Mormon Church Site (11733 Florence Ave.)	Developer interest	No	No	Church	2022 Assessor Roll Land Value: \$316,496 Improvement: \$907,465	1965	0.129	No	Church
C-6: Primstor Redevelopment SRO	Developer interest	Yes	No	Commercial	2021 Assessor Roll	1952	0.215	No	Commercial plaza



H-29a: Redevelopment Trends, Santa Fe Springs

Name	Interest			Previous Uses	Building Land Value	Density		Long term leases	Building Condition
		Vacant/ Minimal Improvements	Public Ownership			Year built	Building Intensity - FAR		
C-7: Habitat for Humanity (Miller Grove Dr.)	Yes – city interest	Yes	City of Santa Fe Springs	Open Space	Unknown	NA	NA	No	Vacant lot
Il Borgo	Developer Interest	No	No	Industrial	2014 Assessor Roll Land Value: \$457,063 Improvement: \$468,212	1958	.55	No	Industrial building



Table H-29b: Non-Vacant and Non-Residential Redevelopment Trends

Project Name/ Address	Total Units	Lot Size, acres	Zoning	Year Built/ Approved/ Inquired	Allowed 100% Non-Resid. Use	Current/ Previous Use	Project Description	Status
7940 Telegraph Rd., Downey	39	1.6	C-2/P-B	2016	Yes	Parking Lot	39-unit housing development, 2016 project included a zone change from commercial/parking, C-2/P-B to residential, R-3	Completed
8150 Third St., Downey	28	1	DDSP Downtown Residential	2016	Yes	Two of lots were occupied by single-family homes and two were in use as parking lots.	28-unit housing development, 2016 project included the consolidation of 4 parcel.	Completed
9553 Firestone Blvd., Downey	39	1.1	C-2/P-B	2016	Yes	8 residential, non-conforming uses	39-unit housing development, 2016 Site was previously zoned for commercial/parking, C-2/P-B in the St. front part of the property and residential, R-3 in rear portion of the site. The project included a General Plan Amendment and Zone Change for 5 separate parcels.	Completed
Banc of California property, Downey	28 - 52	0.7	DDSP Firestone Blvd. Gateway District	2022	Yes	Commercial/ office building formerly in use as a bank	The City has received various inquiries for potential residential development on the site in the Firestone Blvd. Gateway District of the Downtown Downey Specific Plan. The Zoning would allow a density of 40-75 units per acre and allows for 100 percent non-residential development.	Interested Owner
7447 Firestone Blvd., Downey (Bob's Big Boy restaurant site)	NA	1.9	C-2	2022	Yes	Restaurant building of historical importance and parking lot used as storage of new vehicles by an auto dealership	The City has received various inquiries for potential residential development on the property Potential applicants have expressed interest in constructing residential units at densities identified in the new residential overlay, minimum density of 30 units per acre.	Interested Owner
9829 La Serna Dr., Whittier	42	1.8	SP - Specific Plan	2022	Yes	Restaurant and associated parking lot	The site allows for 100 percent non-residential development. The project included consolidation of two parcels. The projected was approved in Spring 2022.	Approved
8315/8335 Greenleaf Ave., Whittier	17	1.2	R-2	2021	No	Industrial/ commercial building	Florence Homes, a 17-unit residential development was approved in 2021.	Approved



Table H-29b: Non-Vacant and Non-Residential Redevelopment Trends

Project Name/ Address	Total Units	Lot Size, acres	Zoning	Year Built/ Approved/ Inquired	Allowed 100% Non-Resid. Use	Current/ Previous Use	Project Description	Status
11716 Floral Dr., Whittier	25	2.5	R-1	2021	No, other than church	Surplus church property and modifications to the existing Trinity Lutheran Church	The City approved 25-unit detached residential project.	Approved
12826 Philadelphia St., Whittier	52	0.82	SP - Specific Plan	2022	Yes	Large commercial building used for medical businesses	An application was submitted for the development of a four-story multi-family residential project.	Under Review
16440 Whittier Blvd., Whittier	54	0.31	SP - Specific Plan	2022	Yes	Plant Nursery, Blue Hills Nursery	A 54-unit residential project is being developed at the former Blue Hills Nursery site and building permits for model homes are anticipated to be issued in 2022.	Under development
11757 Hadley St., Whittier	32	1.6	C-2	2022	Yes	Gas and service station	A 32-unit, three-story residential townhome project is under construction on a 1.6-acre property at 11757 Hadley St. and expected to be completed by the end of summer 2022.	Under development
14339 Whittier Blvd., Whittier	76	1.9	SP - Specific Plan	2019	Yes	Mitsubishi automobile car dealership	A 76-unit apartment building was developed in 2019.	Completed
Workman Mill Road near Beverly Blvd., Whittier	32	2	C-2/R-1	2021	Yes	Office building and parking lot	Construction of the 32-unit, three-story combination of detached and attached townhomes on a site previously in use as an office building and parking lot was completed in 2021.	Completed
14660 Whittier Blvd., Whittier	50	1.3	SP - Specific Plan	2022	Yes	Surplus parking for the car dealership	Construction at the former Toyota Used Car site is ongoing. The 50-unit residential project should be complete by the second quarter of 2022. The property was previously in use as surplus parking for the car dealership.	Under Development



2040 General Plan Land Use Element Update

Adopted in February 2022, the overarching strategy of the new Land Use Element is to facilitate redevelopment within focus areas to provide for new uses that strengthen and diversify the business sector, provide additional housing, and create a new downtown for Santa Fe Springs. Industry will continue to be the predominant land use. However, space can be made to accommodate new housing for a larger local work force. One key driver for the update is to help meet the RHNA goal of 952 new housing units.

Three focus areas identified in the Land Use Element are meant to expand housing opportunities in the City:

- **Transit-Oriented Development.** Around the planned Metro L Line station at Washington and Norwalk Boulevards and the Metrolink Norwalk/Santa Fe Springs Station, the land use plan designates properties for transit-oriented communities consisting of residential and commercial activity. The physical environment around each station will consider the pedestrian scale, with easy walking connections to the station platforms. These TOD areas, together with the new downtown, will accommodate the majority of new housing and commercial growth in Santa Fe Springs.
- **Telegraph Road Corridor.** As a key City entryway from Interstate 605 and the route to the new downtown, Telegraph Road will continue to undergo both land use and streetscape reinvention. Approaching downtown from the west, Telegraph Road will support mixed-use development along its frontage, with landscaped street edges designed to protect pedestrians and buildings from truck traffic.
- **A New Downtown.** A new Downtown Santa Fe Springs is envisioned as a mixed-use district surrounding Heritage Park, with a newly created main street setting and vertical mixed-use development featuring ground-floor commercial

uses and residences above. The district will provide opportunities for restaurants, entertainment venues, public gathering spaces for community events, hotels, and office space.

Three new mixed use categories were added to the Land Use Element. This include Mixed Use, Transit-Oriented Development mixed use, and Downtown mixed use. See Figure 21 for the Land Use Plan map. The Mixed Use and Downtown designations allow residential uses up to 40 dwelling units per acre. The Transit-Oriented Development mixed use allows up to 60 dwelling units per acre.

- **Mixed Use.** The Mixed Use category allows for a mix of compatible residential and commercial uses within a single development, integrated either horizontally or vertically. Stand-alone residential uses are also allowed. The design of these developments is crucial in establishing their function as places where people can live, work, shop, recreate, and enjoy life in a compact district. The design of mixed-use developments should encourage socialization and pedestrian activity.
 - » Density/Intensity: up to 40 units per acre; 3.0 FAR maximum
 - » Typical Building Height: 2 to 4 stories
 - » Area: 38.1 acres
- **Transit-Oriented Development Mixed Use.** The Transit-Oriented Development Mixed Use category promotes urban-scale mixed-use districts around commuter rail stations to encourage ridership and creates vibrant day/night environments. While vertical or horizontal integration is allowed, the emphasis is on having the right mix of complementary uses. The design of TOD developments is critical to well-defined districts with many supportive uses: housing, entertainment, shopping, dining, gathering places, and work spaces. Denser housing development provides entry-level home ownership opportunities.
 - » Density/Intensity: 20 to 60 units per acre; Maximum: 4.0 FAR
 - » Typical Building Height: 3 to 6 stories
 - » Area: 36.7 acres



- **Downtown Mixed Use.** The Downtown category establishes a centralized downtown area or “Main Street” in Santa Fe Springs, integrating residential and compatible commercial uses with an emphasis on entertainment, retail, restaurants, offices, and hotels to create a regional destination. This designation allows for vertical or horizontal integration of uses. Stand-alone residential uses are also allowed. The design of these developments is crucial in establishing their function as places where people can live, work, shop, recreate, and enjoy life in a compact district. The design of mixed-use developments should encourage socialization and pedestrian activity, integrating these typically opposing types of land uses into a complementary relationship.

- » Density/Intensity: up to 40 units per acre; 3.0 FAR maximum
- » Typical Building Height: 2 to 6 stories
- » Area: 71.8 acres

The General Plan Land Use Element identifies a buildout of over 4,000 new housing units over the next 20 years (from 2020 to 2040), with the majority of housing units consisting of townhomes and multi-family residential units at various densities levels to support a range of income levels. This is consistent with the RHNA allocation of 952 units over the next eight years, from 2021 to 2029.

The Medium Density land use designation, with a maximum of 25 dwelling units per acres, identifies nearly 1,000 new middle housing and multi-family housing units. This designation consists of 140.7 acres within the incorporated portions of the City.

The three Mixed Use land use categories combined identify over 3,000 new high density multi-family housing units, as standalone projects or as part of a mixed use development project. The Mixed Use designation consists of 38.1 acres for 992 housing units at 40 dwelling units per acre. The Mixed Use TOD designation consists of 36.7 acres for 1,436 housing units at 60 dwelling units per acre. The Downtown Mixed Use designation consists of 71.8 acres for 646 housing units at 40 dwelling units per acre.

- » 2023 Zoning Code Amendment
- » On February 8, 2023, the City adopted targeted Zoning Code amendments to implement General Plan land use policy, including programs and actions in the adopted 2021-2029 Housing Element focused on code amendments. The amendments included the following:
 - » Development of standards for the three new Mixed-Use Zone Districts with a maximum residential density of 40 dwelling units per acre for Mixed Use and Mixed Use-Downtown and 60 dwelling units per acre for Mixed Use-Transit Oriented Development (TOD);
 - » Establishment of standards for the new Multiple-Family/High Density Residential Zone District;
 - » Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District, allowing for a maximum of 25 dwelling units per acre;
 - » Incorporation of Objective Development Standards into the newly established zones;
 - » Assessment and revision of multiple-family parking standards and policies to reflect the parking needs of different types of housing and mixed use development;
 - » Update of the Zoning Map (see Figure H-23) to ensure consistency with the General Plan Land Use Plan (see Figure H-22); and
 - » Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers).



Figure H-21: Land Use Plan Map

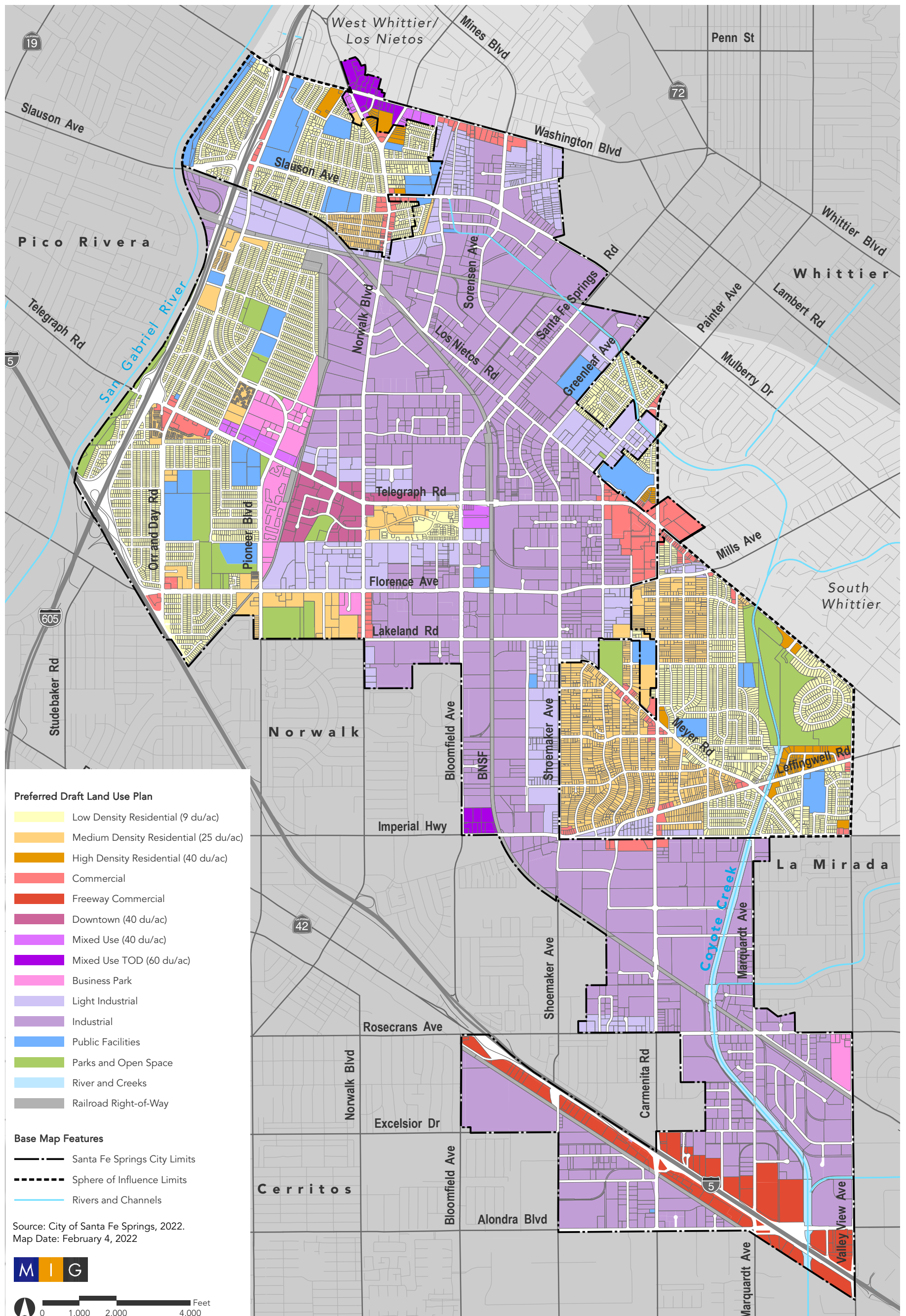
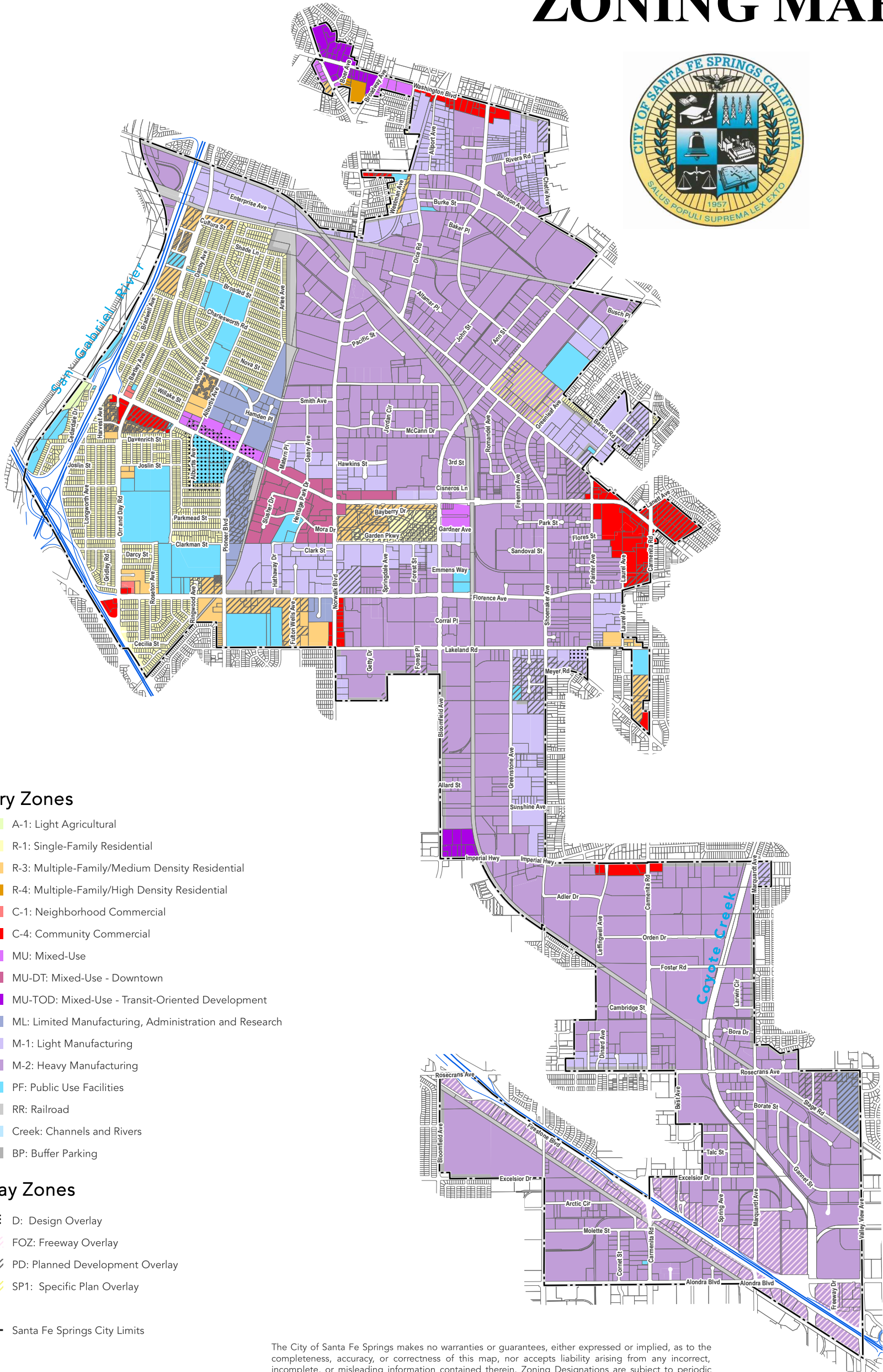




Figure H-22: Zoning Map

City of Santa Fe Springs ZONING MAP



Primary Zones

- A-1: Light Agricultural
- R-1: Single-Family Residential
- R-3: Multiple-Family/Medium Density Residential
- R-4: Multiple-Family/High Density Residential
- C-1: Neighborhood Commercial
- C-4: Community Commercial
- MU: Mixed-Use
- MU-DT: Mixed-Use - Downtown
- MU-TOD: Mixed-Use - Transit-Oriented Development
- ML: Limited Manufacturing, Administration and Research
- M-1: Light Manufacturing
- M-2: Heavy Manufacturing
- PF: Public Use Facilities
- RR: Railroad
- Creek: Channels and Rivers
- BP: Buffer Parking

Overlay Zones

- D: Design Overlay
- FOZ: Freeway Overlay
- PD: Planned Development Overlay
- SP1: Specific Plan Overlay
- Santa Fe Springs City Limits

Source: City of Santa Fe Springs
Adopted August 15, 2023.

The City of Santa Fe Springs makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of this map, nor accepts liability arising from any incorrect, incomplete, or misleading information contained therein. Zoning Designations are subject to periodic changes, which may not be reflected on this map. As such, you are advised to confirm the Zoning designations of any particular parcel prior to proceeding with a land use decision or development project. The City of Santa Fe Springs Planning Department may be contacted at:

City of Santa Fe Springs | Planning Department
11710 Telegraph Road, Santa Fe Springs, CA 90670
Tel: 562-868-0511
Web: <https://www.santafesprings.org>





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-30 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)



The City has past experience with converting existing non-vacant properties to higher residential density development. In 2017, the Il Borgo housing development was constructed on former industrial land with buildings built in the 1950s. The previous industrial buildings included a former construction contractor’s office and warehouse, various industrial and business park uses, and a jiu-jitsu academy in a warehouse building. Il Borgo now consists of 50 townhomes at three stories in height at a residential density of 18 dwellings units per acre.

In 2022, the City approved 54 two- and three-story townhomes on a former Mormon Church site (11733 Florence Avenue) at 18 dwelling units per acre. The Mormon Church property closed in less than two years before the approval to new housing. Residents from the adjoining single-family residential development fiercely contested the proposed townhome development, but with minor adjustments to the site plan by the applicant, including dropping the unit count from 60 to 54 units and lowering the height of units immediately adjacent to the single-family homes, the project ultimately passed.

In July 2022, the City ministerially approved Santa Fe Springs Village, which includes a 44-unit single-room occupancy (SRO) housing development on an existing commercial site that allows mixed use at 40 dwelling units per acre under the Land Use Element adopted in 2022. The site includes several existing commercial retail stores and a restaurant as identified under U-1 in the Sites Inventory section. The existing 2.1-acre site, located at 11330/11350 Washington Boulevard and 8023 Broadway Avenue, will be subdivided into two parcels; a 0.62-acre parcel to locate the proposed 44-unit SRO

project (Phase I) and a 1.5-acre parcel to accommodate a future mixed-use development (Phase II). The residential project comprises 44 units in a single 54,805 square foot building with 100 percent of the units affordable to lower income (80 percent) and very low income households (20 percent). A total of 37 ground level parking spaces will be provided on site within an enclosed garage to service the residential units. The project also includes the following amenities: 5,400 square feet of landscaping; an approximately 873 square foot ground floor community room; second floor private balconies for 10 units, and bike lockers.

Lastly, in 2022, the Richman Group of the California Development Company and The Whole Child received entitlements 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 is located on 4.7 acres of land at the intersection of Lakeland Road and Laurel Avenue. One building would house amenities, including a computer center, gym, and laundromat. The central courtyard would include a patio and play areas. Parking would be spread across surface lots. The site is currently a concrete surface parking lot. A set of 18 condominiums planned for the east portion of the site will be developed by Habitat for Humanity and is expected to receive entitlement approvals in spring/summer of 2023.

The City has a proven track record of entitling various housing developments on non-vacant properties for all incomes, including affordable housing projects.

Table H-30: 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 Borgo	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	2022	128	Apartments	5.1	25.0	21	R-3	Yes	108%



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 (see also Figure H-23). As indicated above, the City has met some of its identified regional need, with a remaining RHNA of 473 units in the very low-, low-, moderate, and above moderate-income categories. The City, as of 2023, does have available residential development opportunities with sufficient capacity to meet and exceed the identified housing need. The opportunity sites shown here (Figure H-21) consist of a proposed development (credit), vacant sites, and underutilized sites. In February, 2023, the City adopted targeted Zoning Code 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.

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-31). 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.

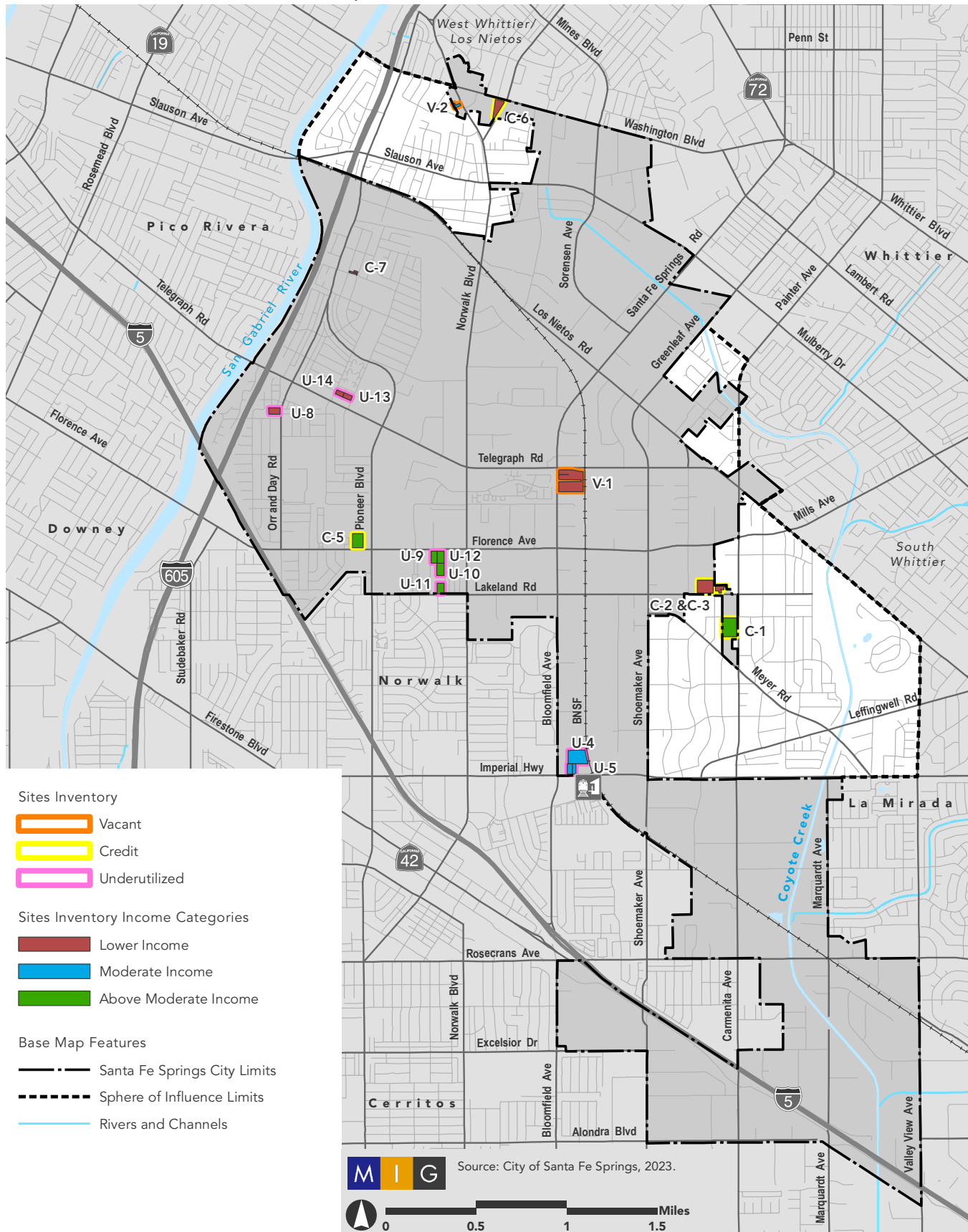
Table H-31: Zoning and RHNA Affordability Levels

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-23: Sites Inventory



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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 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

According to the Housing Element Annual Progress Report (APR) Data by Jurisdiction and Year reported to the HCD by local jurisdictions on their APR form, the City of Santa Fe Springs issued building permits for 36 accessory dwelling units (ADU) between 2018 and 2022. Between 2018 and 2022, the City has seen increased activity in the community, with building permits issued for 36 ADUs over five years:

- 2018: 2
- 2019: 10
- 2020: 2
- 2021: 5
- 2022: 17
- Average: 7 ADUs per year

The drop in 2020 ADU construction was likely due to COVID, when many construction activities were on a standstill, when construction activities throughout California slowed significantly. Between 2021 and 2023, 32 building permits have been issued. Between 2024 and 2029, an additional 35 units are projected based on the average of seven units per year, see Table H-32.

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 seven ADUs per year. This Housing Element counts 67 total ADUs (32 based on building permits issued between 2021 and 2023, and 35 projected between 2024 and 2028). The 67 units are then divided accordingly to SCAG’s HCD pre-certified Los Angeles County percentages for each income category. The analysis resulted in affordability assumptions for jurisdictions as follows: 15% to extremely low income, 8.5% to very low income, 44.6% to low-income households, 2.1% to moderate-income, and 29.8% to above-moderate income households.

Therefore, based on the ADU rent survey conducted by SCAG, of the 67 ADUs that can be credited toward the RHNA, the income distribution can be estimated at 10 extremely low income, 6 very low income, 30 low income, 1 moderate income, and 20 above moderate income units.

Table H-32: Accessory Dwelling Unit Count

Building Permits Issued/Projected		Planning Period	
Type	Count	Year	Planning Period
Issued	5	2021	1
Issued	17	2022	2
Issued	10	2023	3
Projected	7	2024	4
Projected	7	2025	5
Projected	7	2026	6
Projected	7	2027	7
Projected	7	2028	8
Total	67	Yearly Average	7



Sites 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. On August 2023, the City of Santa Fe Springs updated its Zoning Code to be consistent with the 2022 General Plan Update.

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-33.

Table H-33: Sites 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-8	8007008900	1.38	1.38	CHP Station	R-3	25	22.5	31
U-13	8005002047	0.77	0.77	Industrial	MU	40	32	25
U-14	8005002048	0.69	0.69	Industrial	MU	40	32	22
Total Acres		13.71	13.71			Total Units		257

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



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 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



The property is located east of The Villages at Heritage Springs, a 54.5-acre residential development on former oil field property that is very similar to MC&C. As a result, the MC&C has had interest from developers for mixed use projects.

One such developer, Greystar, is a top ranked multifamily developer with over 7,010 units in construction and \$9.9 billion of developments completed or underway. Within the greater Los Angeles area, Greystar is a market-leading developer with over \$1 billion of projects sponsored to-date and is targeting an additional \$1 billion of projects in Los Angeles and Ventura County, over the next three years. On the MC&C site, Greystar proposed 225 apartments/townhomes, 3-4 stories tall, with private amenities including a pool, fitness, clubhouse, etc, for residential use. The proposal also included enclosed surface parking and quality architectural design and landscaping that would visually fit the Villages housing project, located across the street. A commercial component was also proposed along Bloomfield Avenue. Greystar offered 10 million at the time to purchase the property.

In addition to Greystar, staff has spoken to The Richman Group about developing 100% affordable housing on the site. The City is currently working with The Richman Group to develop 102 units of affordable housing on a 3.95-acre Housing Successor-owned property, with 42 of the 102 units designated as LMIHAF-assisted units and 59 funded with and designated as TCAC restricted. Based on the current general plan land use of Mixed-Use, which allows for 40 du/ac, 394 units could potentially be developed on the site.

Staff has also spoke to other housing developers such as City Ventures about the MC&C site. City Ventures is a rapidly growing California homebuilder focused on repositioning underutilized real estate into residential housing in supply constrained coastal urban infill areas, as well as high demand suburban locations. City Ventures is based in Irvine and focuses on the construction of townhomes, condominiums, lofts, mixed use, live work and single family detached homes.

There have been legitimate interest in developing affording house, market rate housing, and mixed use

development on the MC&C site. Development has not occurred as yet because of the numerous oil and gas well on the site. There are currently approximately 23 plugged, four active, and seven idle oil and gas wells on the site. Because of the location of some of the well, it may not be possible to building around them and as a result the wells will need to be re-abandoned to current California Geologic Energy Management Division standards. There are also a number of other issues including access rights, infrastructure easement, timing of development, payment of infrastructure costs, and downtime, that will need to be addressed.

It is not impossible for development to occur on the site. The adjacent Villages is a testament to 54.5 acres of oilfield turned into a premiere residential development, but it will take time and funding. The City has initiated efforts to facilitate site development. The City applied and was awarded a grants to assist in the redevelopment of the site. The Equitable Community Revitalization Grant (ECRG), from the state's Department of Toxic Substance Control, is intended to expedite the cleanup and beneficial reuse of contaminated properties, with priority given to properties in historically vulnerable and disadvantaged communities. The grant will provide \$350,000 for a community-wide assessment for four properties including Site V-1 and will include site characterizations. The work will result in a preliminary strategy for remediation. The City is in the process of releasing a Request for Proposals for Phase 1 and applying for Phase 2 funding. Phase 2 will entail a site specific regulatory-approved cleanup plan and funding for implementation. This work enables the City to present developers with a less encumbered site for development. Besides needed site remediation work, there are no other known barriers or relevant factors and impacts on the timing of development of site V-1. As the site is owned by the Successor Agency, City will coordinate with developers to facilitate entitlements and improve site development feasibility including but not limited to financial assistance (land sales) to offset remediation cost.

Below is the anticipated schedule for this site:

- 2023: Release of RFP for consultant selection (completed)



- 2023: Consultant selection and work initiation (completed)
- 2024: Site added to Surplus Land Act (completed)
- 2024: Phase 2 application grant
- 2025 to 2026: Implementation of gas well abandonment is anticipated to take place.
- End of 2025: Revisit this site to see if the timing of the well abandonment is on schedule. If the abandonment is not on schedule, the City will take additional actions to satisfy the lower-income RHNA requirements.
- 2026: Issue request for proposal to solicit housing developer.



Site U-8: California Highway Patrol Site



Sites U-13 and U-14: Jersey/Alburtis Sites

Sites U-13 and U-14 are underutilized properties located along Telegraph Road, between Alburtis Avenue and Jersey Avenue. Both of these sites are developed with industrial-type buildings constructed in the 1960s and have surpassed 60 years in age. Furthermore, the assessed value of the buildings, when compared to the land value, indicates that the buildings are valued lower than the land, suggesting minimal building improvements have been undertaken.

As of late 2023, the building on site U-14 was occupied by a fitness business. Tenants at site U-13 were a garage door re repair business and small storage facility. These establishments are situated adjacent to the Il Borgo townhome development, which was built in 2017. Before the development of I Borgo, uses on the Il Borgo site consisted of small-scale industrial and commercial operations similar to those now on sites U-13 and U-14.

The zoning district of both sites allows mixed-use development at up to 40 dwelling units per acre. Based on a realistic density of 32 dwelling units per acre, Site U-13 could allow up to 25 units and Site U-14 could allow up to 22 units, for a total of 46 housing units.



Sites U-13 and U-14: Jersey Road and Alburtis Avenue



Sites to Meet Moderate-Income and Above Moderate-Income RHNA

One vacant site and 10 underutilized sites have been identified to meet the moderate- and above-moderate income RHNA, see Table H-34. See Figure H-21 for location of properties within the sites inventory.

One moderate-income sites consists of an office park (U-4). One section of the office park was constructed in 1957, while another building was erected in 1979. Across Imperial Highway to the south, in the City of Norwalk, lie apartments alongside the Norwalk-Santa Fe Springs Transportation Center and Metrolink rail station. Within walking distance, excellent transit access is available, with peak-hour trains connecting to Downtown Los Angeles, the Inland Empire, and Orange County. Other transit connections at the Transportation Center include Norwalk Buses & Dial-A-Ride, the Metrol Green Line bus transfer, Metro buses, and Rally (Norwalk's bus rideshare partner).

The zoning district is Mixed Use Transportation-Oriented development (MU-TOD), allowing for residential densities of up to 60 dwelling units per acre.

The Above Moderate-Income sites consist of six locations featuring industrial and office buildings constructed mostly in the 1960s, with one building dating back to the 1970s. The salvage yard is occupied by a small building (less than 10,000 square feet) and extensive vehicle storage areas. All these structures have very low building-to-land value ratios and have low floor-area ratios.

These buildings are surrounded by senior housing to the west and a mobile home park to the east. In fact, Site U-10 and U-11 are divided by senior housing and its communal open space amenities.



Sites U-4 and U-5: Sites near the Norwalk and Santa Fe Springs Transportation Center, with train and bus transit accessibility.



Table H-34: Sites 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	
Moderate Income								
U-4	8026042008	0.98	5.85	MU-TOD	Business park	60	48	281
	8026042020	2.01						
	8026042018	2.86						
<i>Subtotal</i>		5.85	5.85	<i>Total</i>		281		
Above-Moderate Income								
V-2	8178004065	0.43	0.43	MU	Vacant	40	32	14
U-5	8026042009	0.67	0.67	MU-TOD	Salvage yard	60	48	32
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
<i>Subtotal</i>		7.32	7.32	<i>Total</i>		186		
Total Acres:		13.17	13.17	Total Units:		467		



Site U-8: California Highway Patrol Station Site

Site U-8 is a California Highway Patrol (CHP) office. The State of California has identified this office to be closed and moved to Metropolitan State 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 purpose of the CHP office replacement project is to relocate the Santa Fe Springs area CHP office and replace it with new facilities that will provide adequate workspace, and vehicle and equipment storage for an increasing number of employees assigned to this office. The site is six acres within the Metropolitan State Hospital in Norwalk.

In 2019, the California High Patrol initiated a Notice of Preparation to prepare an Draft Environmental Impact Report (DEIR) for the CHP Santa Fe Springs Area Office Replacement Project (State Clearinghouse No. 2019030003). Comments to the DEIR were completed in 2020. The EIR was certified by the CHP in September 2020.

As of December 2023, the City of Santa Fe Springs is unsure if the site will be made available for housing by the State. As such, this site is included in the sites inventory. However, additional sites to meet the lower-income RHNA have been identified in the event the CHP site is not developed for housing within the Planning Period.

Suitability of Sites Inventory

State law includes 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 present "substantial evidence" that the existing use does not constitute an impediment to additional residential use on the site. Due to the built-out nature of Santa Fe Springs, most sites have existing uses.

Table H-34 includes suitability information for each site, including building-to-land value ratio, building age, exterior condition, and existing lease information and development interest, when available.

The average building age for the sites is 59 years old. The lifespan of a commercial building on average ranges from 50 to 60 years and even older, depending on the preservation techniques employed by the owner and the way the building is utilized. Most commercial buildings need an overhaul after 20 or more years to keep the building in suitable condition.

Determining whether reinvestment to the properties has occurred recently involves reviewing both the building-to-land value ratio and building age. The ratio is calculated by comparing the building improvement value (the value of improvements to the structure of the building) to the land value. These numbers are derived from the Los Angeles County Assessor Department and are the assessed values for determining property taxes. To calculate assessed property values, all building improvement information from jurisdictions are sent to the Los Angeles County Assessor Department during the building permitting process. If the building-to-land value ratio is less than one, it means that the building improvements are worth less than the property value. If building improvements are relatively new or the building is newer, typically a building-to-land value ratio can easily go above 2.0 to as high as 10.0. If the ratio is below one, or even below 0.5, it is a clear sign that there has not been recent building improvements to improve the condition. If the property has a low building-to-land value ratio with building over 50 years old, it is likely that building has not improved and deterioration may be occurring to structure, including to the façade, decline



of the roof, and equipment and services (e.g., space and heating, ductwork, electrical work, etc.).

Another property and building characteristic to indicate greater housing suitability of the nonvacant site is the existing floor-area ratio (FAR) of the building. The FAR is calculated by dividing the building gross square feet by the property area square feet. A lower ratio indicates a small building footprint in comparison to the size of the lot, meaning the site does not meet its full development potential. A larger number indicates more building mass by a larger footprint or multiple stories compared to the lot size. Nonresidential multi-story buildings are typically costlier to construct and may be more suitable for rehabilitation and conversion into housing as opposed to demolition. Of the sites to meet the lower income RHNA category, 25 percent of the sites have an existing FAR less than 0.25. Sixty-three percent of the sites have a FAR between 0.25 and 0.50, and one site has an FAR of 1.92 (multi-story office park). A majority of the sites have a very low existing FAR; combined with low building-to-land value ratios and older buildings, this low FAR makes them more suitable or ideal for mixed-use projects and housing redevelopment.

Key sites with existing uses that are ripe for redevelopment typically contain older structures and are underutilized given the development potential afforded by the mixed-use development standards. Examples of existing uses include small-scale industrial uses and small offices.

Criteria for Selecting Sites to Meet RHNA

The following suitability criteria were used to identify sites with development potential. When the selection process was initiated, criteria 1 to 4 and 9 emerged as primary criteria as these characteristics proved to be critical.

The chosen sites were then looked at through secondary criteria to identify characteristics that could prevent redevelopment. Criteria 5 to 9 became secondary criteria and used to evaluate realistic potential for redevelopment of the chosen sites. These criteria were key in excluding sites that, in theory, had redevelopment potential, but likely would not redevelop within the

planning period. Using this system, several sites that initially showed potential were removed due to long term leases or lack of owner interest in redevelopment. On the other hand, several sites with older commercial uses that showed obvious signs of deferred maintenance, minimal improvements, and had existing uses that are reflected in regional redevelopment trends were confirmed. Publicly available regional trend data for these secondary criteria is limited.

The following suitability criteria were used to identify underutilized parcels listed in Table H-36 under the Meets Suitability Criteria column. Table H-36 summarizes suitability criteria by site and Table H-29 shows the strong demand for site redevelopment for housing.



Table H-35: Suitability Criteria by Site

Criteria	Trends
<p>1. Interest: Developer interest or property owner interest to redevelop the site based on conversations with City staff</p>	<p>Development examples for owner interests are very limited as this information is not available post-development. In this inventory, sites with expressed owner interest were included if they are of an appropriate size and zoning was in place or could be put in place. This applied to site V-1 (179 units), all credits/projects under development, and credit C-7 (3 units) as the City is/was interested in redevelopment of the sites with residential uses.</p> <p>Development interest is important as it allows the City to proactively assist with site development feasibility to offset the inclusion of affordable units. Credits projects C-2, C-3, and C-4 had developer interest and resulted in the City investing \$15.2 million in assistance, including the value of the land.</p>
<p>2. Vacant/Minimal Improvements: Vacant lot, parking lot, open storage that includes minimal existing improvements on site</p>	<p>Vacant land represents the ideal site condition but in fully developed cities these sites are limited. Six of the 8 credits/projects under development/example projects in the City were vacant or had minimal improvements.</p> <p>Vacant lot development examples outside the City are not provided as most residential trends data focus on sites with existing uses. In this inventory, vacant sites are automatically included if they are of an appropriate size and zoning was in place or could be put in place.</p>
<p>3. Public Ownership: Property is under public ownership</p>	<ul style="list-style-type: none"> • (C-1) Alivia Apartments (11201 Carmenita Road). The 128-unit site was previously a vacant area associated with the athletic fields at Carmela Elementary School (South Whittier School District). • (C-2) The Richman Group (13231 Lakeland Rd.) was developed on a City-owned site • (C-3) The Whole Child (13231 Lakeland Rd.) was developed on a City-owned site • (C-4) Habitat for Humanity (10934 Laurel Ave.) will be developed on a City-owned site • (C-7) Millergrove Drive and Broaded Street. Habitat for Humanity has submitted development plans for this City-owned site to build three for-sale low-cost single-family units. • Veterans Commons 11269 Garfield Ave., Norwalk: 100 affordable units on a vacant, County-owned property. • The City of Whittier is developing 344 units on 6.64 acres of City-owned property among eight non-contiguous, but close proximity sites. Of these, 139 of the units will be affordable to low- or moderate-income households. In 2022, the City selected a development team and development in underway.



Criteria	Trends
<p>4. Existing Use: Uses that are similar to those that have been previously recycled in surrounding communities (e.g., industrial uses, office, standalone restaurants and retail uses, and single-family buildings)</p>	<p>Oil Extraction:</p> <ul style="list-style-type: none"> • In 2023, the City of Signal Hill and property owner Signal Hill Petroleum (SHP) led efforts to re-zone and remove constraints to development for two oil extraction sites and develop 380 residential units. In 2023, National Community Renaissance (CORE) was chosen to develop two low- and moderate-income housing projects totaling 380 units. • In 2023 the Los Angeles Neighborhood Land Trust purchased a 1.86-acre lot on Jefferson Avenue previously used for oil extraction (36 wells) to redevelop into a park, community center and affordable housing. • In 2023, Firmin Court in the City of Los Angeles, a 63-unit apartment community with 45 units designated for permanent supportive housing and 18 general affordable units, was constructed on a property that required the abandonment of a more than 100-year-old oil well. <p>Industrial/Business Park:</p> <ul style="list-style-type: none"> • Credits C-2, C-3, and C-4 were previously developed with industrial uses. • iL Borgo 50 residential units developed on an industrial property • 8315/8335 Greenleaf Ave., Whittier: 17 units on an industrial property several buildings. • 12826 Philadelphia St., Whittier: 52 units on a site developed with medical business uses • Workman Mill Road near Beverly Blvd., Whittier: 32 units on a site developed with office/business uses • The Richman Group 13231 Lakeland Rd., Santa Fe Springs: 102 affordable units on an industrial site. • The Whole Child, 13241 Lakeland Rd., Santa Fe Springs: 19-unit transitional/supportive housing units on an industrial site. • 4820 Durfee Ave., Pico Rivera: 45 units on an industrially developed property • 10119-10123 Washington St. and 14535 Woodruff Ave., Bellflower: 21 residential units on a site developed with residential units and two industrial buildings. • 9825 Oak St., Bellflower: Part of a 19-units partially affordable development previously developed with a truck storage and equipment yard. • Florence Homes 8315/8335 Greenleaf Ave., Whittier: 17-unit development was approved in 2021 on a site previously in use as an industrial/commercial building.



Criteria	Trends
<p>4. Existing Use: Uses that are similar to those that have been previously recycled in surrounding communities (e.g., industrial uses, office, standalone restaurants and retail uses, and single-family buildings)</p>	<p>Commercial:</p> <p>Initial site selection included several commercial properties. Further investigation resulted in removal of sites due to proposed development or long-term leases. Nonetheless commercial property redevelopment for housing has been strong:</p> <ul style="list-style-type: none"> • Credits C-6 was previously developed with commercial uses. • 8825 Washington Blvd., Pico Rivera: 255 units on a property developed with a nightclub and a restaurant. <p>Church</p> <p>Credit/project C-5 (54 units) was developed on a Former Mormon Church Site</p> <p>Transit station proximity:</p> <p>The location of sites near an existing or planned light rail station is a common regional trend. Sites U-4 and U-5 are located across the street from the Metrolink Norwalk/Santa Fe Springs station and less than a mile from the Metro C Line Norwalk station.</p> <ul style="list-style-type: none"> • Credit C-6 is an SRO project (Phase II) under development with up to 88 units in a single 60,896 square-foot mixed-use building. The project is 1.5 miles from the proposed E Line light rail station. The first phase of this development had an additional 44 units in a 54,805 square-foot mixed-use building.
<p>5. Building/Land Value: Property improvement value is less than half of the land value (ratio is less than 2.00)</p>	<p>This criteria was considered secondary as it helped identify sites that meet primary criteria but may not be redeveloped due to the high value of existing development (improvements). Sites with uses that have higher land values compared to improvement values are assumed to be ripe for development as the owner have a financial incentive to sell the land.</p> <p>For the credits/projects under development/example projects where building and land valuation data was available, land value far exceeded improvement value. Il Borgo a fully developed project in the City is an exception as the improvement costs prior to development was very slightly higher than land value. This shows that even when slightly exceeded, intensification of land is economically favorable. Building and Land Value data for developed regional project examples is not available post-development.</p>
<p>6. Year: Structure was built prior to 1980 (and therefore over 43 years of age, consistent with regional trends)</p>	<p>Structure age data for developed regional project examples is not available post-development.</p> <p>All credits/projects under development/example projects where building age data was available had structures that were 60 to 70 years old. Data for City projects is not available, but perceived structure age was key in excluding sites with newer existing uses that redevelopment may not be likely within the planning period.</p>
<p>7. Building Intensity (FAR): Low existing floor-area ratio (FAR) under 0.50</p>	<p>All credits/projects under development/example projects where FAR data was available show very low lot coverage ranging from ¼ of the lot to half the lot.</p> <p>FAR data for developed regional project examples is not available post-development.</p>



Criteria	Trends
<p>8. Lease: No existing tenant lease(s) or lease(s) expires within early in 6th Cycle planning period</p>	<p>Criteria reflects general guidance from HCD on site development feasibility. Initial site selection included several commercial properties. Further investigation related to existing leases resulted in removal of sites due to proposed development or long-term leases.</p>
<p>9. Building Condition: Building facade or exterior (including roof condition) is deteriorating or in poor shape and/or building has many tenant space vacancies</p>	<p>Building condition data for developed regional project examples is not available post-development. Data for City projects is also unknown, but building condition was key in excluding sites with existing uses that showed recent maintenance or improvements that might signify that redevelopment may not be likely within the planning period.</p>



Summary of RHNA Strategy

The sites inventory presents sites to address the City’s 2021-2029 RHNA. The sites inventory shows sufficient capacity to address the City’s RHNA. The City’s land inventory was developed by a combination of methods, among them, utilizing data available from the City and the LA County Assessor’s Parcel Maps, a review of aerial maps, and local knowledge. The sites inventory identifies vacant and underutilized sites with capacity for 724 units, 220 of which are on sites suitable for development of lower-income housing. Table H-35 summarizes the sites inventory compared to the RHNA. Table H-36 lists the sites inventory.

Table H-35: 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
Approved/Entitled Projects	--	88	--	182	270
Proposed/Pipeline Projects	89	51	--	2	142
Remaining RHNA after Credits Applied	148	-10	151	184	473
Accessory Dwelling Units ¹	16	30	1	20	67
Vacant and Underutilized Sites ²	193	30	281	186	724
Total Sites to be Applied Toward the RHNA ³	297	233	282	390	1,203
Surplus/Shortfall	+44	+74	+130	+2	+251
% Surplus/Shortfall	118%	147%	186%	101%	126%

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-36: 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	Meets Suitability Criteria
		Parcel Size	Site Size								
V-1'	8011018900	3.50	9.32	Vacant	MU	40	179	Lower	Yes	Yes (oil wells and pipe network)	Meets Criteria: #2, #3 Vacant; Public Ownership
	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	Moderate	Yes	No	Meets Criteria: #2 Vacant; Public Ownership
U-4'	8026042008	0.98	5.85	Office park	MU-TOD	60	281	Moderate	Yes	No	Meets Criteria: #4, #5, #6 Year: 1957, 1979; BLVR: 0.77; Building Condition; Use: Office
	8026042020	2.01									
	8026042018	2.86									
U-5	8026042009	0.67	0.67	Salvage yard	MU-TOD	60	32	Moderate	Yes	No	Meets Criteria: #4, #5, #6, #7, #9 Year: 1953 LVR: 0.19
U-8	8007008900	1.38	1.38	CHP ² office	R-3	25	31	Lower	Yes	No	Meets Criteria: #3 Vacant; Public Ownership
U-9	8009023011	1.45	1.45	Office building	R-3	25	33	Above Moderate	Yes	No	Meets Criteria: #4, #5, #6, #7, #9 Year: 1966; BLVR: 1.28; FAR: 0.17; Building Condition; Use: Industrial
U-10	8009023016	1.58	1.58	Warehouse, distribution, storage	R-3	25	35	Above Moderate	Yes	No	Meets Criteria: #4, #6, #7 Year: 1979; FAR: 0.27; Building Condition; Use: Industrial
U-11	8009023035	1.80	1.80	Industrial	R-3	25	41	Above Moderate	Yes	No	Meets Criteria: #4, #5, #6, #7, #9 Year: 1960; BLVR: 1.56; FAR: 0.44; Building Condition; Use: Industrial
U-12	8009023040	1.39	1.39	Small manufacturing Shop	R-3	25	31	Above Moderate	Yes	No	Meets Criteria: #4, #5, #6, #7, #9 Year: 1960; BLVR: 0.46; FAR 0.44; Building Condition; Use: Industrial



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	Meets Suitability Criteria
		Parcel Size	Site Size								
U-13	8005002047	0.77	0.77	Athletic	MU	40	25	Lower	Yes	No	Meets Criteria: #4, #5, #6, #7, #9 Year: 1963; BLVR: 0.83; FAR: 0.30; Building Condition
U-14	8005002048	0.69	0.69	Small manufacturing Shop	MU	40	22	Lower	Yes	No	Meets Criteria: #4, #5, #6, #7, #9 Year: 1964; BLVR: 0.53; FAR: 0.40; Building Condition



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. The designation of Low Resource in the city means there is a need for the City to prioritize its resources towards improving opportunities for current and future residents.

Racially or ethnically concentrated areas of poverty (R/ECAPs) are HUD-designated census tracts with relatively high concentrations of non-white residents living in

poverty. There are no R/ECAPs within the City of Santa Fe springs.

The sites inventory for the 2021-2029 planning period consists of estimated ADU production, undeveloped capacity in specific plan areas, and underutilized residential recycling sites. Exclusive of ADU estimates, the lower-income RHNA is addressed with sites designated for multi-family and mixed-use residential development based on density for those units. Nonetheless, affordable housing in Santa Fe Springs has most commonly been developed in areas allowing up to 25 units per acre, which demonstrates that while the City is not taking credit for lower income affordability for these sites, there is a very realistic potential for development of affordable housing here.

Distribution of RHNA Units by Percentage Minority Concentration

Most sites used to meet the City’s 2021-2029 RHNA are in block groups where the racial/ethnic minority population makes up 60 to 80 percent of the population ((see Table H-37 and Figure H-24). Approximately 78 percent of lower-income units, 100 percent of moderate-income units, and 57 percent of above moderate-income units are in block groups with 60 to 80 percent racial/ethnic minorities. Proportionally, fewer lower-income units (22 percent) are in block groups where the racial/ethnic minority concentration is between 80 to 100 percent, compared to moderate- income units (0 percent) and above moderate-income units (43 percent).

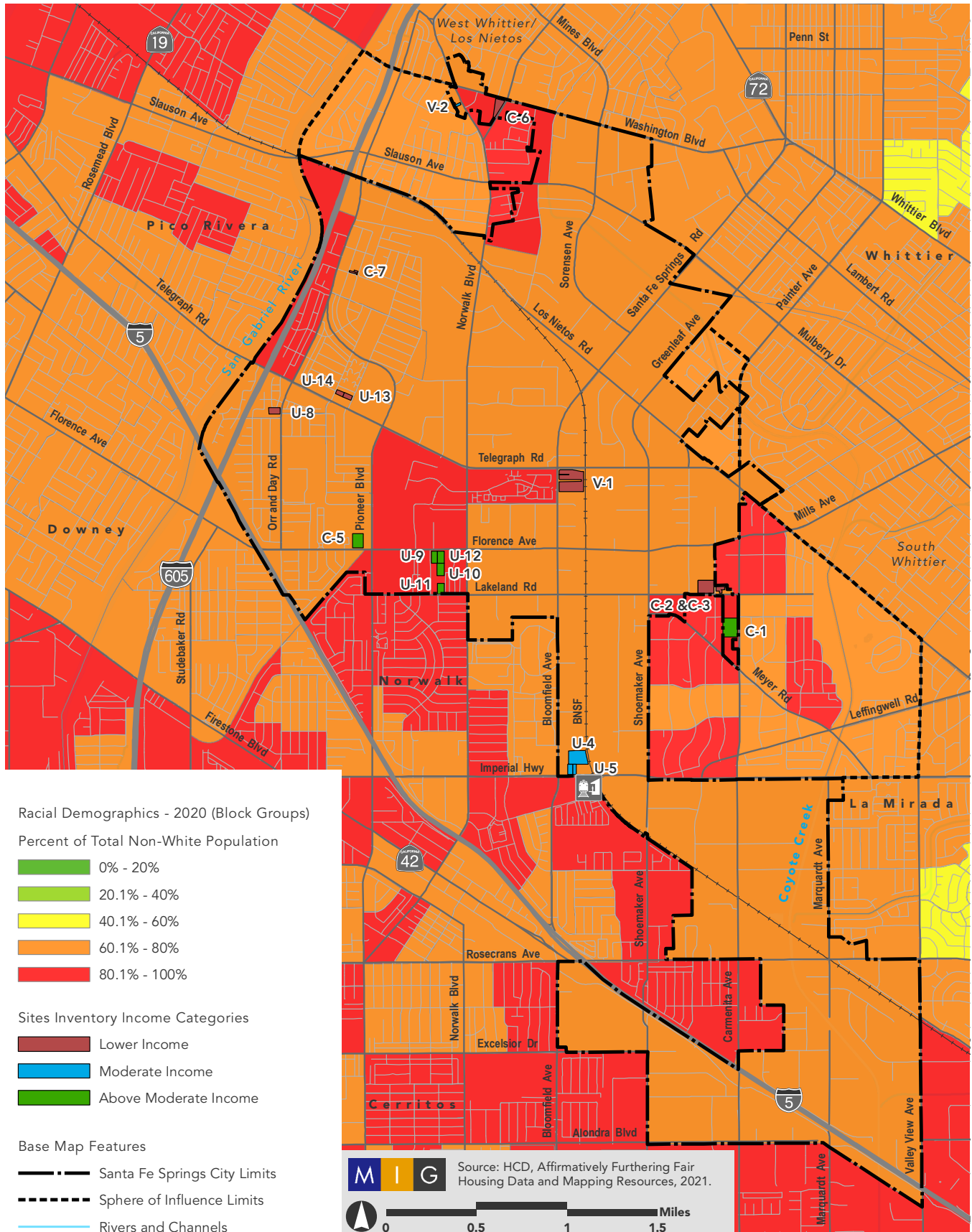
Table H-37: RNHA Unit Distribution by Percent Minority Concentration

Percent Minority Concentration	RHNA			
	Lower Income	Moderate Income	Above Moderate	Total RHNA Units
0.0% - 20.0%	0.0%	0.0%	0.0%	0.0%
20.1% - 40.0%	0.0%	0.0%	0.0%	0.0%
40.1% - 60.0%	0.0%	0.0%	0.0%	0.0%
61.1% - 80.0%	78.1%	100.0%	56.8%	78.3%
80.1% - 100.0%	21.9%	0.0%	43.2%	21.7%
Total Units	485	327	324	1,136

Figure H-24: Racial/Ethnic Minority Concentration and Sites Inventory



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Distribution of RHNA Units by Percent Low- and Moderate-Income (LMI) Population

About 80 percent of RHNA units are located in census tracts where LMI households make up 60 to 80 percent of the population. Approximately 16 percent of RHNA units are in tracts with a high concentration of LMI households, making up between 20 and 40 percent of the total population and between 80 and 100 percent of the total population. And the remaining four percent of RHNA units are in tracts with a high concentration of LMI households, making up between 40 and 60 percent of the total population, as shown in Table H-38 and Figure H-25.

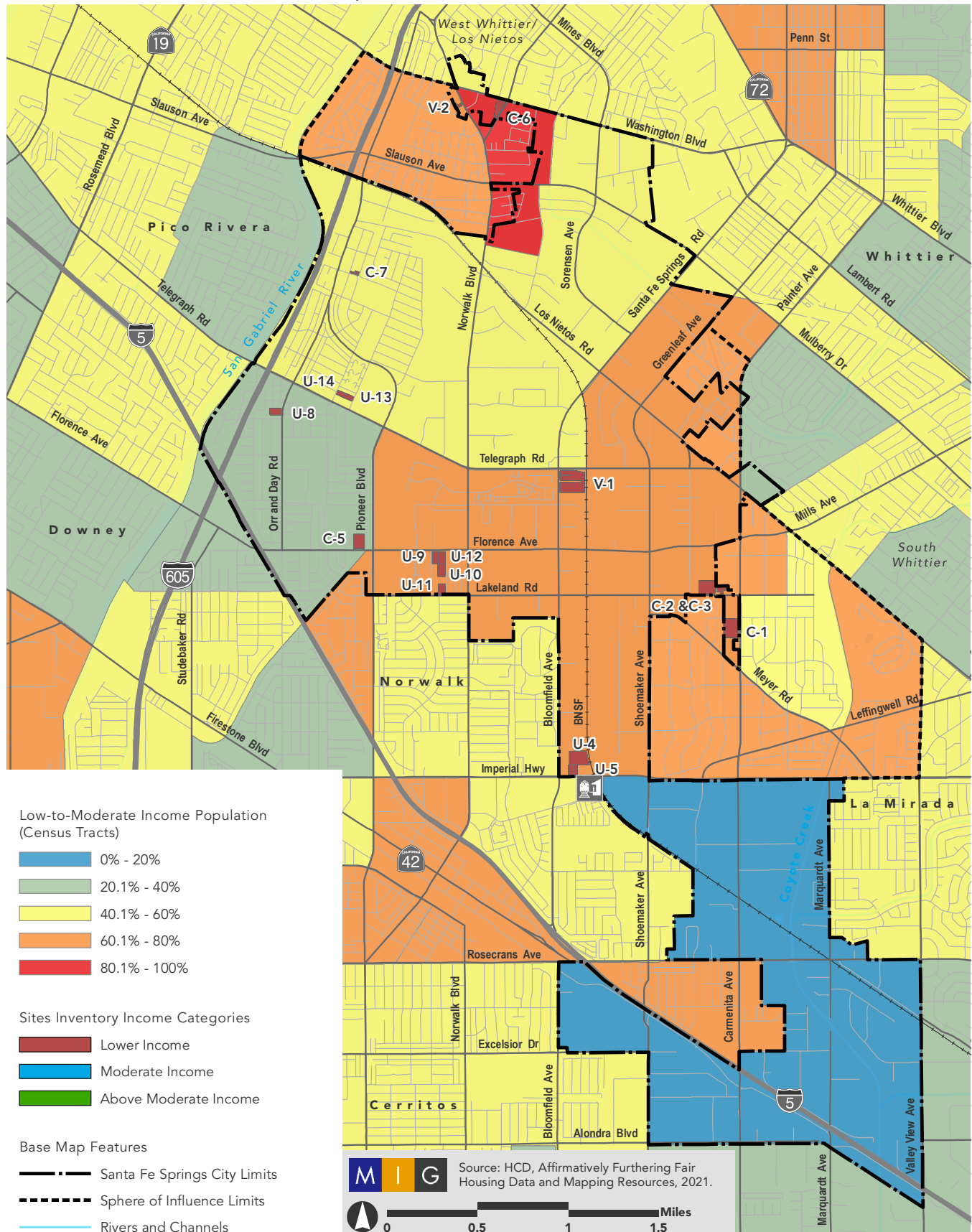
Table H-38: RNHA Unit Distribution by Low- and Moderate-Income Populations

Percent of Low-to-Moderate Income Population	RHNA			
	Lower Income	Moderate Income	Above Moderate	Total RHNA Units
0.0% - 20.0%	0.0%	0.0%	0.0%	0.0%
20.1% - 40.0%	6.4%	0.0%	16.7%	7.5%
40.1% - 60.0%	10.3%	0.0%	0.0%	4.4%
60.1% - 80.0%	65.2%	100.0%	83.3%	80.4%
80.1% - 100.0%	18.1%	0.0%	0.0%	7.7%
Total Units	485	327	324	1,136

Figure H-25: Low-to-Moderate Income Population and Sites Inventory



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Distribution of RHNA by Percentage of Persons with Disabilities

In Los Angeles County, about 9.9 percent of the population has a disability. Figure H-26 shows that persons with disabilities are concentrated in census tracts throughout Santa Fe Spring, but with a large concentration in the City of Norwalk within the Metropolitan State Hospital. The hospital, as of 2023, has 826 beds and has patients with mental health disorders and patients deemed incompetent to stand trial. In most tracts, persons with disabilities make up less than 20 percent of the total population.

Approximately 61 percent of the RHNA units fall within census tracts where 10 to 20 percent of the population has a disability (see Table H-39). As a result, Program 16 includes meaningful actions addressing persons with disabilities.

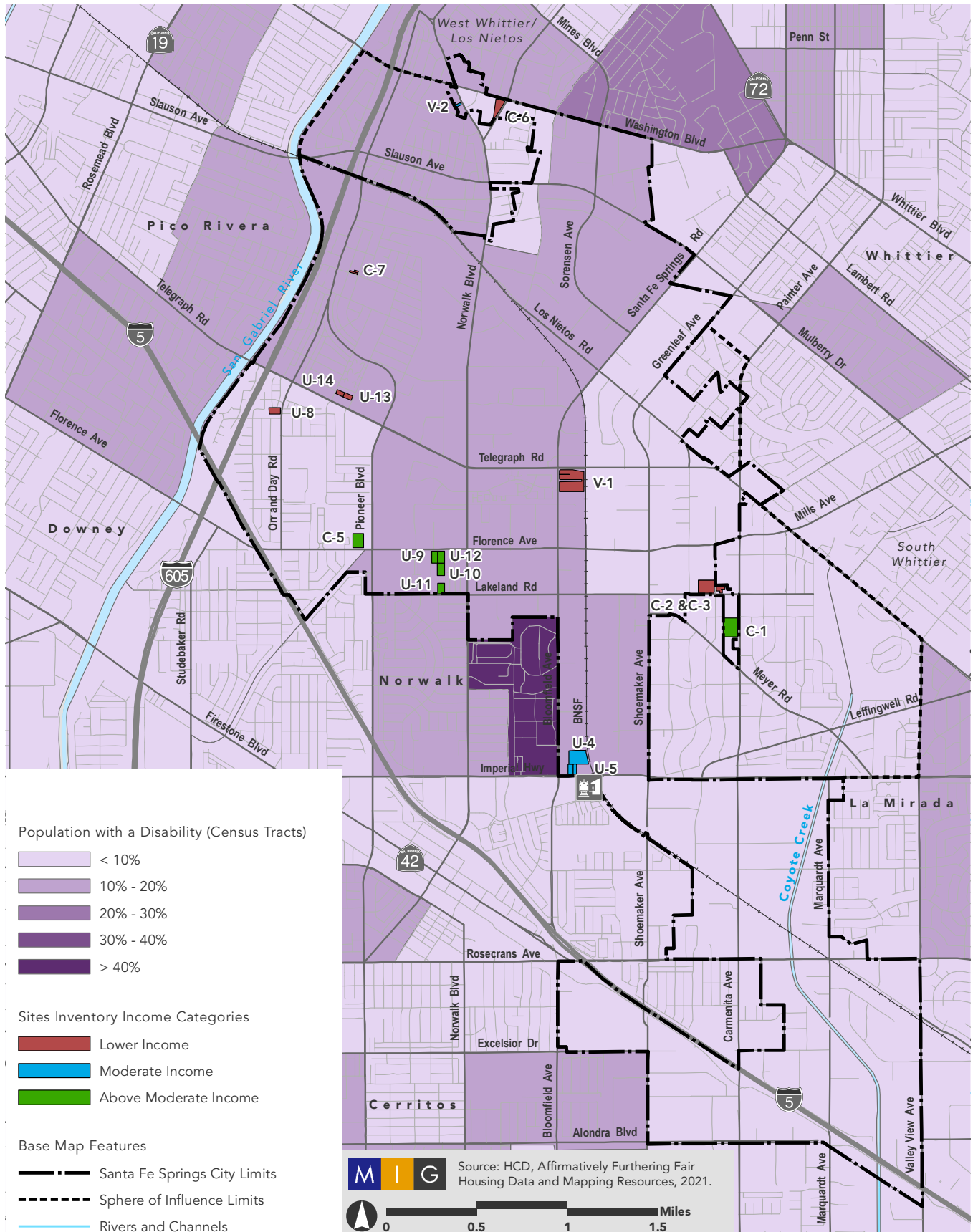
Table H-39: RNHA Unit Distribution by Percent of Persons with Disabilities

Percent of Population with a Disability	RHNA			
	Lower Income	Moderate Income	Above Moderate	Total RHNA Units
0.0% - 10.0%	52.8%	0.0%	56.8%	38.7%
10.1% - 20.0%	47.2%	100.0%	43.2%	61.3%
20.1% - 30.0%	0.0%	0.0%	0.0%	0.0%
31.1% - 40.0%	0.0%	0.0%	0.0%	0.0%
40.1% - 100.0%	0.0%	0.0%	0.0%	0.0%
Total Units	485	327	324	1,136

Figure H-26: Persons with Disabilities and Sites Inventory



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Distribution of RHNA by Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in an apartment complex or confining children to a specific location are also fair housing concerns.

The percentage of children living in married-couple households is higher than children living in female-headed households throughout the City. Most census tracts in Santa Fe Springs have 40 percent or fewer female-headed households, while the number of married-couple households across census tracts are 60 percent or higher.

Most RHNA units are located in tracts where the percent of children in married couple families is between 60 and 100 percent (see Figure H-27). Fewer lower-income RHNA units (40.3 percent) are in tracts where more than 80 percent of children live in married couple households compared to moderate-income units (48.4 percent) and above moderate-income units (436.7 percent).

The majority of lower-income RHNA units (75.4 percent), moderate-income units (67.9 percent), and above moderate-income units (67.0 percent) are in tracts where fewer than 20 percent of children live in female-headed households (see Table H-40).

Most lower-income RHNA sites are higher density sites in mixed-use areas where the existing units may be primarily smaller units and therefore may be proportionally occupied by fewer families with children.

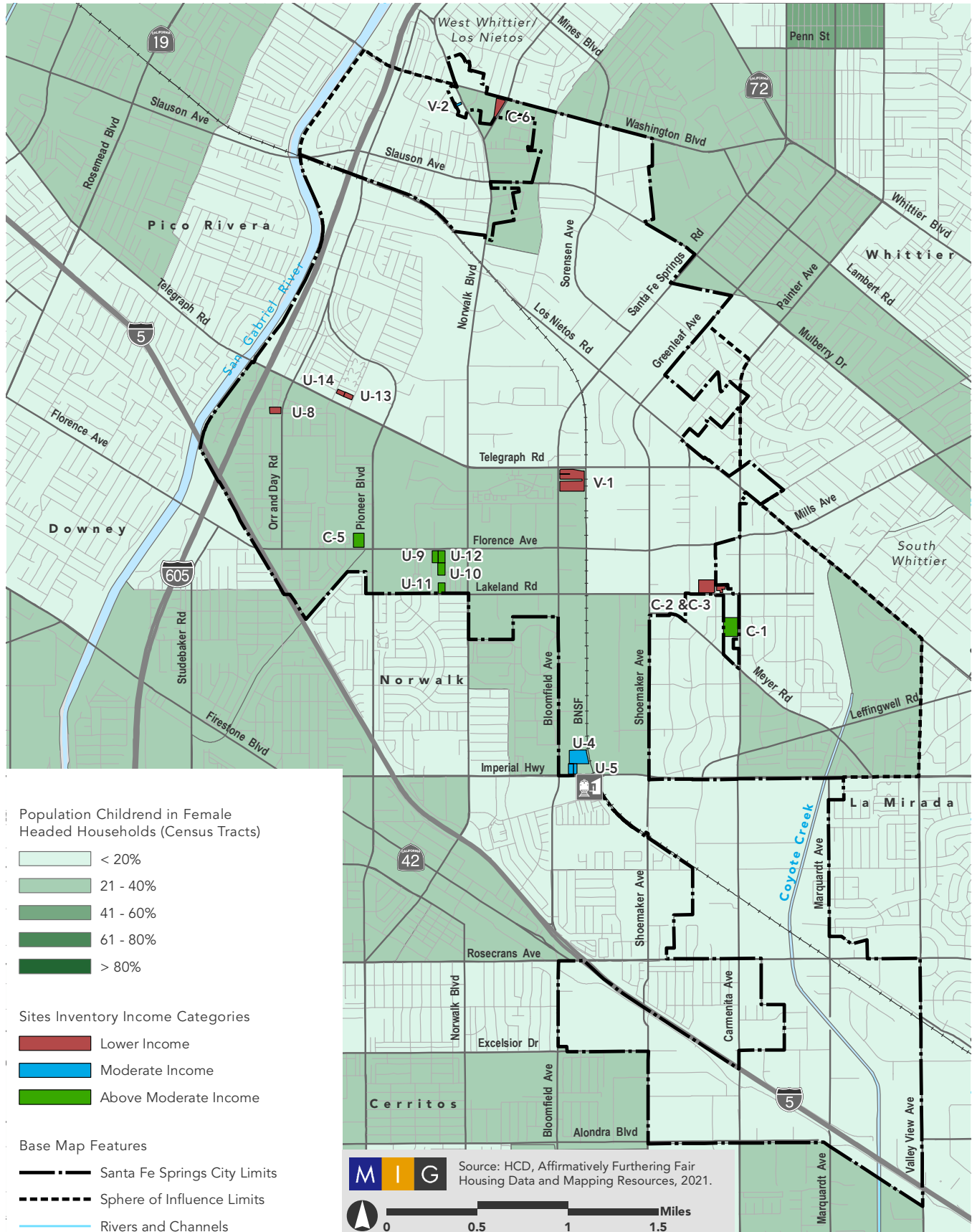
Table H-40: RNHA Unit Distribution by Percent Female Headed Household

Percent Female Headed Household	RHNA			
	Lower Income	Moderate Income	Above Moderate	Total RHNA Units
0.0 - 20.0%	38.6%	4.3%	40.1%	29.1%
20.1 - 40.0%	61.4%	95.7%	59.9%	70.9%
40.1 - 60.0%	0.0%	0.0%	0.0%	0.0%
61.1% - 80.0%	0.0%	0.0%	0.0%	0.0%
80.1% - 100.0%	0.0%	0.0%	0.0%	0.0%
Total Units	485	327	324	1,136

Figure H-27: Female Headed Households and Sites Inventory



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Distribution of RHNA Sites by California Tax Credit Allocation Committee Opportunity Resource Areas

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. Figure H-26 shows that TCAC opportunity areas in Santa Fe Springs are either in the low or moderate resources areas; no high resource areas exist within the city. As such, the identified housing sites are located within areas designated as low or moderate opportunity.

Racially or ethnically concentrated areas of poverty (R/ECAPs) are HUD-designated census tracts with relatively high concentrations of non-white residents living in poverty. There are no R/ECAPs within Santa Fe Springs.

The distribution of identified sites improves fair housing and equal opportunity conditions in Santa Fe Springs because sites are equitably distributed citywide. The sites identified to meet the RHNA represent locations where new higher-density housing can be provided and residents will have access to good schools, diverse jobs, and not concentrated in existing low poverty areas.

According to the HCD/TCAC opportunity map, Santa Fe Springs is made up of census tracts with varying degrees of resources. Categorization is based on percentile rankings for census tracts within the Los Angeles Region. Locally, the farthest west census tracts scored lower as a High Resource, indicating higher resources than other tracts within the City. The majority of the other tracts are categorized as either Moderate Resource or Low Resource.

Shown on Figure H-28, 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 485 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-41 shows that capacity for multi-family and mixed-use residential development within the RHNA income categories is primarily distributed among the low (36.9%) and moderate (55.6%) 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). The high resource consists of nearly eight percent of the RHNA units. Of all of the moderate income sites, nearly all of them (95.7%) are within a Moderate Resource opportunity area.

Table H-41: RNHA Housing Sites and Fair Housing

Opportunity Area	RHNA			
	Lower Income	Moderate Income	Above Moderate	Total RHNA Units
Low Resource	56.7%	4.3%	40.1%	36.9%
Moderate Resource	36.9%	95.7%	43.2%	55.6%
High Resource	6.4%	0.0%	16.7%	7.5%
Total Units	485	327	324	1,136

The one census tract (5028.01) that identified as a High

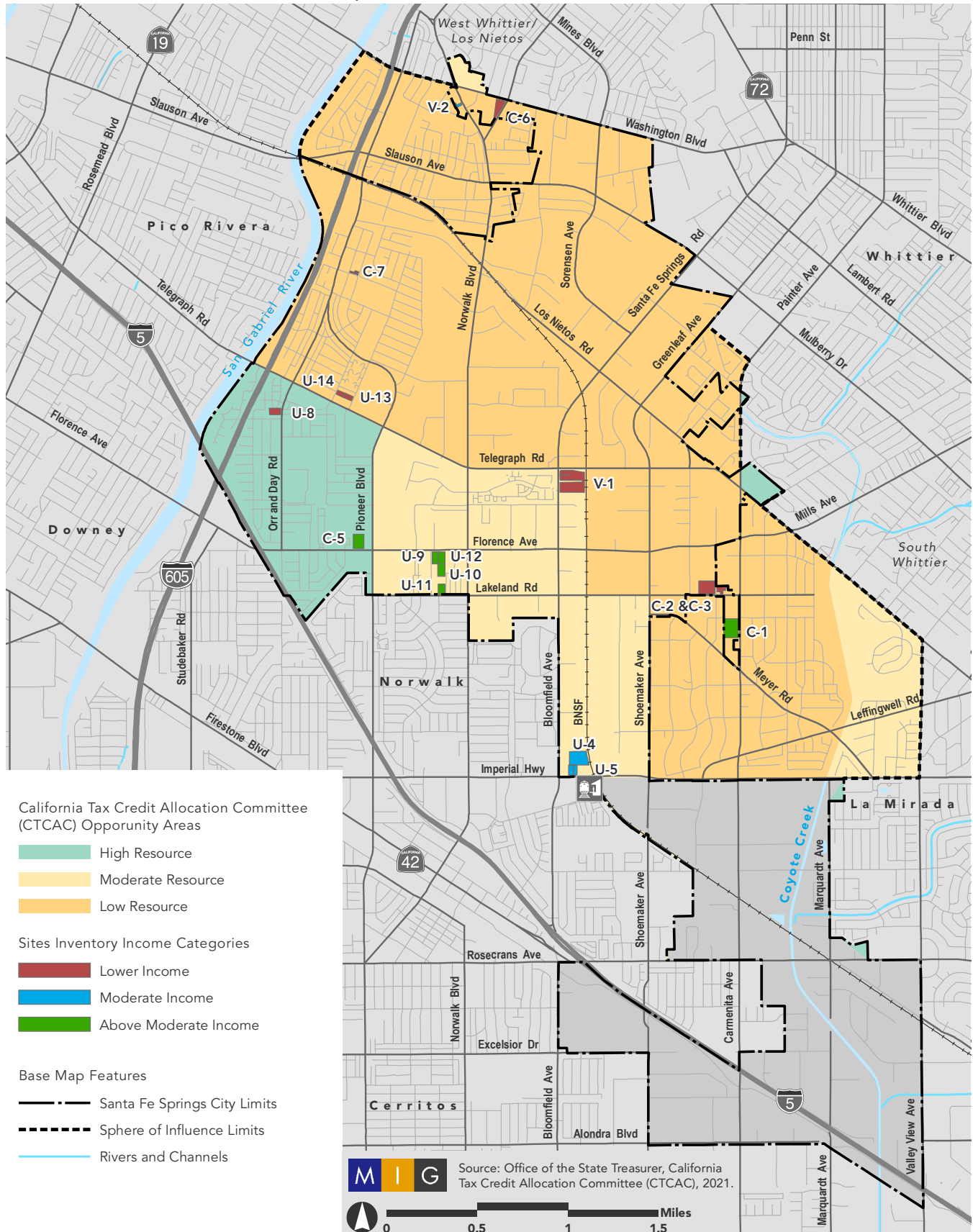
Source: California Tax Credit Allocation Committee (TCAC) mapping data

Lakeview Elementary School service boundary aligns with the High Resource census tract fairly close. For 2022, the

Figure H-28: TCAC Opportunity Areas and Sites Inventory



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California School Dashboard identifies lower academic performance scores for English Language Arts (scores a Low with 10.5 points below standard) and Mathematics (scores a Low with 37 points below standard).

The Santa Fe High School service boundary area extends to residential areas beyond this High Resource census tract, including all residential areas south of Los Nietos Road, west of Bloomfield Avenue, and north of Imperial Highway, while serving some neighborhoods in the City of Norwalk. The high school service boundary extends beyond Census Tract 5028.01. The academic performance score is really high for English Language Arts (its scores High with 43.2 points above standard) and a Medium score for Mathematics (27.6 points below standard).

The higher academic scores related to Santa Fe High School support positive education outcomes for low-income families within the high school boundary, and thus may benefit from the higher English and math scores. Low-income families utilizing affordable housing would not just benefit from census tract 5028.01, but other areas of the City as well. With the lower Lakeview Elementary School scores, this school may benefit from more families with higher- and moderate-income ranges that moved into census tract 5028.01.

Additionally, all residential neighborhoods and housing sites in Santa Fe Springs benefit from the close proximity to regional freeways and the numerous industrial and office employers in the City, not just census tract 5028.01.

The City has designated the California Highway Patrol office with a higher density residential designated and categorized for lower-income RHNA, as the State of California is looking to relocate this office and move it to the Metropolitan State Hospital in Norwalk. This property is also owned by the State. Once the office moves to a new location, the site will be subject to Executive Order N-06-19, which requires excess State land to be available for affordable housing.



Sites Inventory and AFFH Patterns by Sub-areas

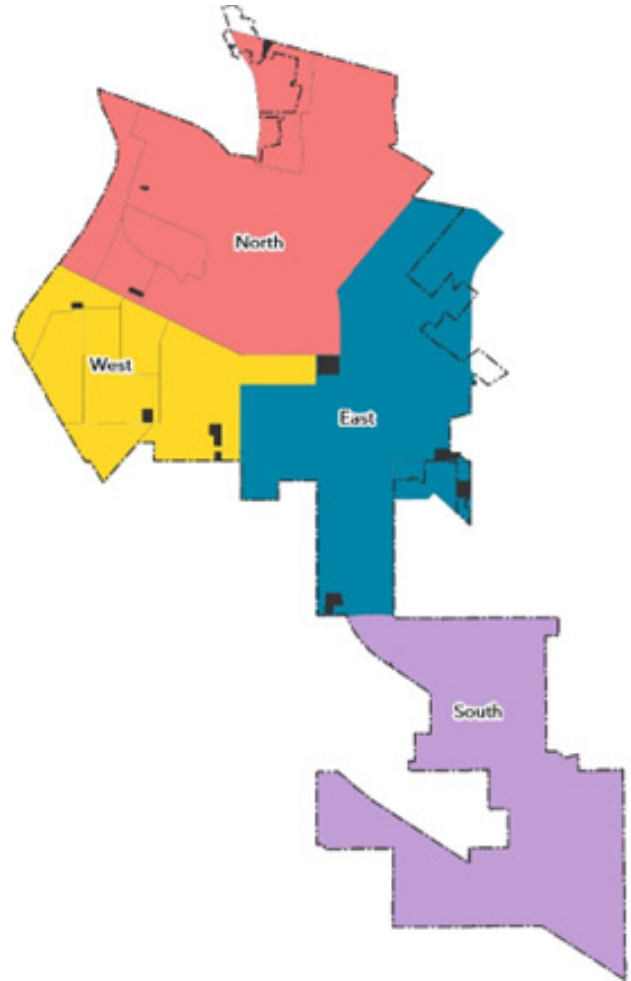
The distribution of sites (including lower-income RHNA sites and pipeline/approved projects) represents both improved and exacerbated fair housing and equal opportunity conditions in the City.

Overall, the distribution of sites (including lower-income RHNA sites and pipeline/approved projects) represents improved fair housing and equal opportunity conditions. This improvement is attributed to the addition of new housing in areas with higher proportions of renters, lower incomes, and prevalent overcrowding. Incentivizing new residential development in these areas, stimulating economic development, and job creation will contribute to a higher quality of life for existing and future residents of this area.

Exacerbated conditions may arise due to a variety of reasons summarized below. No additional issues are identified, but locational variations are recognized. The Housing Plan includes policies and programs to address the factors that could exacerbate these conditions.

For a more localized analysis, the City was divided into four areas based on Census Tracts and Block Group boundaries. See Table H-42 for an analysis of the AFFH Site Inventory Sub-areas.

Several AFFH analysis topics do not vary much among the various parts of the City and, as such, the topics are not included below but are still addressed in the City's AFFH program strategy. There is only minor variation in race/ethnicity as most of the City is Hispanic or Latino. There are also High-Quality Transit areas in all parts of the City and positive jobs proximity conditions. Most of the City is classified as a disadvantage community, with minimal variation in different areas of the City, as reflected in the TCAC Environmental Scores. Due to the City's industrial history, this is not unexpected, and extensive programs to address these conditions are outlined in the City's new Environmental Justice Element. Industrial uses are included in the analysis. AFFH factors that may affect existing conditions are summarized below.



For a more localized analysis, the City was divided into four areas based on Census Tracts and Block Group boundaries.



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.



Table H-42: AFFH/Site Inventory Sub-area Analysis

Tract and Block Group#	Population(Block Group)	Housing Units (Block Group)	Medium Income (Tract)	TCAC Income (Tract)	Overpayment: Rental/Owner (Tract)	Displacement Risk	Credit and Site ID	Total Capacity (Credits and Sites) / % Total Capacity	Total Moderate- & Above Moderate-Income Units	Total Lower-Income Units / % of all Lower Income Units	% of All Existing Housing Units (estimate)	Improved/ Exacerbated Conditions	Edits to Address Exacerbated Conditions	AFFH Findings
North Area Most of this area is industrial. Residential uses are located on the west side generally west of Norwalk Blvd														
Tract 5023.03 BG 5	3,037	788	\$69,531	Score 2.0 Low Resource	56.1%, 46.7%	Lower Risk	C-1 C-2 C-3 C-4 U-4 U-5	152 / 13%	14	138 / 28%	41%	<p>Improved conditions: Future residents will benefit from proximity to a major transit access point (proposed Metro L Line station) which will facilitate regional movement for education or employment purposes. The recent General Plan update also designated mixed use areas near the station that will allow residential uses at up to 60 units per acre density. Future development will provide access to services and jobs. There is no overconcentration of housing proposed as this area has 41% of all housing units in the City and only 13% of inventory units. This area has a relatively higher proportion of children in female-headed households which speaks to the need for affordable housing and supportive services. Added opportunities for new, affordable housing will be beneficial as will rental as stance. There is a lower displacement risk.</p> <p>Exacerbated conditions: The inventory adds more housing in a low resource area and in an area with a higher level of overpayment. The lower proportion of lower income inventory units may limit affordable housing options for residents. This area has a relatively higher proportion of persons with disabilities and a need for affordable and accessible housing may be needed. CalEnviroScreen data shows that this area has a high composite score indicating more negative environmental factors.</p>	<p>Program 4: Homebuyer Assistance</p> <p>Program 5: Affordable Housing (Development) Assistance</p> <p>Program 9: Section 8 Rental Assistance</p> <p>Program 15: Inclusionary Housing Ordinance</p> <p>Program 16: Various place based strategies including urban greening plan strategies that integrate tree, landscaping, open space, and water quality protection based policies; Establishing green buffers between residential neighborhoods and heavy industrial uses</p> <p>Program 18: Housing opportunities for persons living with disabilities</p>	<p>Household Income in most of this area meets the state's median income, with a few pockets of higher income areas.</p> <p>Area is classified as having a low TCAC score (low resource).</p> <p>Lower risk of displacement</p> <p>Overpayment is slightly higher than the City average.</p>
Tract 5027.00 BG 1	1,492	403	\$77,286	Score 2.0 Low Resource	Lower Risk									
Tract 5027.00 BG 2	1,504	408												
Tract 5027.00 BG 3	871	289												
Tract 5027.00 BG 4	3,140	841												



Table H-42: Sites Inventory and AFFH Patterns by Sub-areas

Tract and Block Group#	Population(Block Group)	Housing Units (Block Group)	Medium Income (Tract)	TCAC Income (Tract)	Overpayment: Rental/Owner (Tract)	Displacement Risk	Credit and Site ID	Total Capacity (Credits and Sites) / % Total Capacity	Total Moderate- & Above Moderate-Income Units	Total Lower-Income Units / % of all Lower Income Units	% of All Existing Housing Units (estimate)	Improved/ Exacerbated Conditions	Edits to Address Exacerbated Conditions	AFFH Findings
West Area Only the western half of Tract 504200 has residential uses.														
Tract 5028.01 BG 1	684	234	\$88,000	Score 4.0 High Resource	63.6%, 7.9%	Lower Risk	C-5 U-8 U-9 U-10 U-11 U-12 V-1	225 / 20%	194	31 / 6%	32%	<p>Improved conditions: the addition of new housing may relieve renter overpayment and provide more housing for female headed households with children as supply increases. This area has a slightly higher proportion of persons living in poverty and the opportunity for affordable housing development here can improve conditions. Future residents will benefit from higher TCAC educational scores and high resources designation. There is no general overconcentration of housing proposed as the proportion of total capacity in the inventory is less than the proportion of existing units. The proportion of total lower income capacity in the inventory is less then proportion of existing units.</p> <p>Exacerbated Conditions: The central area of the City is predominately industrial which may produce interface issues and increase the number of persons exposed to the area's pollution sources.</p>	<p>Program 8: Targeting housing units within 1,000 feet of freeways, railways, major arterials, and distribution centers, to encourage building design strategies to limit air pollution</p> <p>Program 9: Section 8 Rental Assistance</p> <p>Program 15: Inclusionary Housing Ordinance</p> <p>Program 16: Various displacement strategies including tenant preference, financial support, and affordable housing funding</p>	<p>Household Income in most of this area meets the state's median income, with a few pockets of higher income areas.</p> <p>A higher proportion of children in female headed households</p> <p>Most of the residential areas here designated as having higher resources.</p> <p>Has the highest TCAC educational scores. Has a relatively higher proportion of overpaying renters</p> <p>Overpayment is higher than the City average.-</p> <p>West residential area has the highest risk of displacement</p>
Tract 5028.01 BG 2	2,348	611												
Tract 5028.01 BG 3	1,476	394												
Tract 5028.01 BG 4	792	256												
Tract 5028.01 BG 5	833	256												
Tract 5030.00 BG 1	1,350	375	\$73,333	Score 2.0 Low Resource	38.4%, 49.0%	Lower Risk								



Table H-42: Sites Inventory and AFFH Patterns by Sub-areas

Tract and Block Group#	Population(Block Group)	Housing Units (Block Group)	Medium Income (Tract)	TCAC Income (Tract)	Overpayment: Rental/Owner (Tract)	Displacement Risk	Credit and Site ID	Total Capacity (Credits and Sites) / % Total Capacity	Total Moderate- & Above Moderate- Income Units	Total Lower Income Units / % of all Lower Income Units	% of All Existing Housing Units (estimate)	Improved/ Exacerbated Conditions	Edits to Address Exacerbated Conditions	AFFH Findings
East Area This area is predominately industrial and redevelopment to residential uses is occurring in key areas.														
Tract 5042.00 BG 1	3,036	1,314	\$63,512	Score 2.0 Low Resource	58.8%, 40.3%	At Risk / Lower Risk	C-1 C-2 C-3 C-4 U-4 U-5	759 / 67%	443	316 / 65%	26%	<p>Improved conditions: This area has a slightly higher proportion of people living in poverty and the opportunity for affordable housing development here can improve conditions. The eastern edge of this area has a higher proportion of overcrowded households and new development can alleviate that, particularly paired with incentives for development of larger units. Future residents will benefit from proximity to a major transit access point (Norwalk/ Santa Fe Springs Metrolink station) which will facilitate regional movement for education or employment purposes. The recent General Plan update also designated mixed use areas near the station that will allow residential uses at up to 60 units per acre density. Future development will provide access to services and jobs. The overconcentration of sites can be contributed to the development pattern. Aside from a recently developed apartment complex on Carmenita Road (just south of Lakeland Road), there are minimal housing units within the City's borders along the east side. In this area there is a pattern of redevelopment from industrial to residential uses as such there are more opportunities for larger sites compared with other residential areas of the City.</p> <p>Exacerbated conditions: There is an overconcentration of site capacity in this area (67% of capacity vs 26% of existing units). Compared to the other parts of the City the East subarea has a higher displacement risk. New housing may attract residents from more expensive parts of the region and push out lower income households. Compared to the other parts of the City the East subarea has a lower median income although it is still above the City average. This area has a relatively higher proportion of persons with disabilities and a need for affordable and accessible housing may be needed. The central area of the City is predominately industrial which may produce interface issues and increase the number of persons exposed to the area's pollution sources. CalEnviroscreen data shows that parts of this area have a high composite score indicating more negative environmental factors.</p>	<p>Program 8: Targeting housing units within 1,000 feet of freeways, railways, major arterials, and distribution centers, to encourage building design strategies to limit air pollution</p> <p>Program 9: Section 8 Rental Assistance</p> <p>Program 16: Various place based strategies including urban greening plan strategies that integrate tree, landscaping, open space, and water quality protection based policies; Establishing green buffers between residential neighborhoods and heavy industrial uses</p>	<p>Most of the area has relatively higher incomes.</p> <p>Most of this area is designated as having moderate resources with a very small low resource area.</p> <p>Overpayment is slightly higher than the City average.</p>
Tract 5042.00 BG 2	1,820	414												



Table H-42: Sites Inventory and AFFH Patterns by Sub-areas

Tract and Block Group#	Population(Block Group)	Housing Units (Block Group)	Medium Income (Tract)	TCAC Income (Tract)	Overpayment: Rental/Owner (Tract)	Displacement Risk	Credit and Site ID	Total Capacity (Credits and Sites) / % Total Capacity	Total Moderate- & Above Moderate-Income Units	Total Lower-Income Units / % of all Lower Income Units	% of All Existing Housing Units (estimate)	Improved/ Exacerbated Conditions	Edits to Address Exacerbated Conditions	AFFH Findings
South Area Industrial area with no sites and no residential uses														
Tract 9800.34 BG 1	9	12	N/A	N/A	100%, NA	N/A	N/A	0	N/A	N/A	0%	N/A	N/A	N/A



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 time frame 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 to land use 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; outreach to non-profit organizations on annual basis; 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. Target assistance and information to areas with a high displacement risk such as the east side of the City (Census Tract 5042 BGs 1 and 2).

- » *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, and encourage adding large family units or multigenerational units with three or four bedrooms. 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.
5. Facilitate development and improve site development feasibility for site V-1 through



financial assistance (including below market land sales) to offset remediation cost and by pursuing grant 2 funding for site remediation strategies and cleanup.

Target assistance and information to areas with a higher displacement risk such as the east side of the City (Census Tract 5042 BGs 1 and 2) and areas with a high proportion of persons with disabilities such as the north and east side of the City (Census Tracts 5023.03 BG 5, 5027.00 BG 1 to 4, 5042.00 BG 1 and 2).

- » *Funding Source: Planning and Development Department budget*
- » *Responsible Party: Planning and Development Department*
- » *Quantified Objective: Assist 3 affordable housing projects*
- » *Timeframe: Outreach to affordable housing developers on an annual basis and ongoing; Release of RFP 2023; Consultant selection 2023; Surplus Land Act designation 2023; Site development 2023-2026.*

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.



- 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. Target assistance and information to areas with a high displacement risk such as the east side of the City (Census Tract 5042 BGs 1 and 2) and in areas with a higher level of renter overpayment (west and east sub areas).

- » *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 contained one project at risk of conversion to market rate during the 2021-2029 planning period: Villa Verde (34 units). On June 15, 2022, the Villa Verde project received an award of private activity bond allocation from the California Debt Limit Allocation

Committee, enabling the Villa Verde Housing Partners to preserve the affordability of the project for an additional 55 years. As a result, this project's affordability was extended from 2022 to 2077 and is no longer at-risk of conversion to market risk.

- » *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 (71.8 acres at a maximum of 40 and a minimum of 20 units per acre with an anticipation of 646 units), Mixed Use (38.1 acres at a maximum of 40 and a minimum of 20 units per acre with an anticipation of 992 units), and Mixed Use-Transit Oriented Development (36.7 acres at a maximum of 60 and a minimum of 30 units per acre with an anticipation of 1,436 units). The rezoning will also accommodate the housing needs of lower-income households, pursuant to Government Code section 65583.2, subdivisions (h) and (i), which includes zoning these sites at a minimum density and development standards of at least 20 units per acre. Sites smaller than



a half acre or larger than 10 acres shall not be deemed adequate for accommodating lower income housing.

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. Specifically assess the impact on housing affordability in requiring two covered parking spaces for each multifamily unit, including studios and one-bedroom apartments and commit to making the appropriate changes and reductions to parking requirements. As of August 2023, the City has updated the parking requirements for multi-family and mixed-use developments, which now include reduced requirements for covered parking spaces (50 percent required) and clear identification of guest parking spaces (one space per four units).
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 (DPA) permitting procedures and adjust as necessary to 1) allow for ministerial approval for projects consistent with future codified objective design standards, including modifying approval findings or modify the application of the approval finding; 2) remove any constraints related to the number of hearings, timing, costs, and approval certainty; 3) ensure the development permitting process is not a constraint to housing; and 4) ensure compliance and consistency with the Permit Streamlining Act and California Environmental Quality Act (CEQA), including timing requirements and streamlining determinations.
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.
9. Review and revise the Zoning Code as needed to allow large residential care facilities (seven or more persons) in residential zones with objectivity and certainty, treating the use similarly to other residential uses.
10. Establish a new SB 9 Ordinance that creates new regulations pertaining to two-unit residential developments and urban lot splits in single-family residential zones in the City, pursuant to Senate Bill 9 (SB9), which became effective on January 1, 2022.
11. Evaluate parking standards for Emergency Shelters to ensure that such standards provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking



for emergency shelters than other residential or commercial uses within the same zone.

- » *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

Amend the existing density bonus ordinance that establishes procedures to ensure compliance with Government Code §65915. Amend 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 Furthering Fair Housing

The City promotes and affirmatively furthers fair housing opportunities and promotes 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 Constraints on Housing Production in this Housing Element summarizes the fair housing issues and concerns in Santa Fe Springs based on research conducted as part of this Housing



Element update and supplemented by findings of the County of Los Angeles 2018 Analysis of Impediments to Fair Housing Choice (AI). A summary of the fair housing issues, contributing factors, and the City's actions in addressing these issues are summarized in Table H-43.



Table H-43: Affirmatively Furthering Fair Housing Actions

Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
<p>Displacement risk due to regional economic pressure (Priority: High)</p>	<p>Inadequate supply/production of affordable/special needs housing</p> <p>High land and development costs in the region</p> <p>Public opposition to new development and land use and zoning laws</p> <p>Land use and zoning laws</p>	<p>Displacement. Coordinate with Metro, community-based organizations, and a range of stakeholders to establish an anti-displacement program that allows residents who ride public transportation to also afford to live near transit, as new transportation and public and private investments are realized.</p> <p><i>Timeframe:</i> Implement by 2028</p> <p><i>Geographic Targeting:</i> Residential neighborhoods surrounding planned Metro transit station and areas with a high displacement risk and an overconcentration of estimated future RHNA capacity such as the east side of the City (Census Tract 5042 BGs 1 and 2).</p> <p><i>2021-2029 Metrics:</i> Reduce displacement within existing housing by 10 percent relative to the 2022 baseline within Census Tract 5023.02.</p> <p>Tenant Preference. Establish a neighborhood tenant preference for affordable housing, including first right of return to existing residents.</p> <p><i>Timeframe:</i> Implement strategies by 2028</p> <p><i>Geographic Targeting:</i> Focus on long-time residents living within single-family neighborhoods that no longer can afford to stay in Santa Fe Springs and the two identified sensitive communities (census tracts 5028.02 and 5029.02) as well as areas with a high displacement risk such as the east side of the City (Census Tract 5042 BGs 1 and 2).</p> <p><i>2021-2029 Metrics:</i> Create a tenant preference priority by adding 10 households annually.</p>



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
<p>Displacement risk due to regional economic pressure (Priority: High)</p>	<p>Inadequate supply/production of affordable/special needs housing</p> <p>High land and development costs in the region</p> <p>Public opposition to new development and land use and zoning laws</p> <p>Land use and zoning laws</p>	<p>Financial Support. Provide financial support to organizations that provide counseling, information, education, support, and/or legal advice to lower-income households, including extremely low-income households, and persons experiencing homelessness or at risk of homelessness.</p> <p><i>Timeframe:</i> Annually as funding is available.</p> <p><i>Geographic Targeting:</i> Target low resource communities north of Telegraph Road and the two sensitive communities (census tracts 5028.02 and 5029.02).</p> <p><i>2021-2029 Metrics:</i> Assist 24 households per year depending on funding availability.</p> <p>Homekey. Pursue Homekey grant funding for new construction project assistance for interim or permanent housing for homeless families.</p> <p><i>Timeframe:</i> As funding is available.</p> <p><i>Geographic Targeting:</i> Target low resource communities north of Lakeland Road.</p> <p><i>2021-2029 Metrics:</i> Assist 20 units over the planning period.</p> <p>Government Constraints. Implement the programs, outlined in this Housing Plan, to remove governmental constraints and promote affordable production and preservation:</p> <p>Program 5: Affordable Housing Assistance</p> <p>Program 6: Residential Sites Inventory and Monitoring of No Net Loss</p> <p>Program 9: Section 8 Rental Assistance</p> <p>Program 10: Preservation of Assisted Rental Housing</p> <p>Program 15: Inclusionary Housing Ordinance</p> <p>Program 18: Housing Opportunities for Persons Living with Disabilities</p> <p>Program 20: State-owned Surplus Properties and City-owned Property</p> <p><i>Timeframe:</i> See each program for specific timelines.</p>



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
<p>Disproportionate housing needs in areas with lower incomes and higher proportions of renters (Priority: Medium)</p>	<p>Inadequate supply/production of affordable rental housing</p>	<p>Place-Based Strategies in Lower-Income Neighborhoods. In 2022, the City of Santa Fe Spring adopted a comprehensive General Plan that identifies numerous of place-based strategies to be implemented throughout the entire City to improve neighborhoods and the quality of life for all residents. Elements that were prepared or updated included Land Use, Circulation, Economic Development, Environmental Justice, and Conservation and Open Space, Noise, and Safety. The General Plan contains goals, policies, and implementation measures that emphasize place-based improvements for all residential areas, including disadvantaged communities and lower-income areas. The following are place-based programs that are identified in the General Plan.</p> <ul style="list-style-type: none"> • Pursue funding and target neighborhoods in lowest opportunity areas for rehabilitation, parks, transit, and active transportation. Ensure economic development plans reflect the needs of lower-opportunity neighborhoods. Establish a priority list of investment projects in high need areas (based on factors such as environmental justice communities designation, proportion of low/moderate income households, areas with an overconcentration of estimated future RHNA capacity such as the east side of the City (Census Tract 5042 BGs 1 and 2), and opportunity index scores) by early 2026. <i>Timeframe:</i> Complete one funding application annually and at least one priority investment project per year. • Implement prioritized bicycle and pedestrian projects identified in the Active Transportation Plan. Pursue bicycle routes improvement, including new Class III Bicycle Routes, Bicycle Boulevards, and Buffered Bicycle Lanes identified in the Plan. <i>Timeframe: Improvement projects to begin by 2026.</i> Pursue enhanced high-visibility crosswalks along Telegraph Road, Slauson Avenue, Florence Avenue, Alondra Boulevard, Pioneer Boulevard, and Los Nietos Road. <i>Timeframe:</i> Improvement projects to begin by 2025. • Prepare a First/Last Mile Study for the L Line extension station at Norwalk and Washington Boulevard, and a study for the areas around the Metrolink Station. The First/Last Mile Study should define strategies and policies to improve multimodal transportation and connectivity to transit services and stations with the goal of making transit more accessible to more people. <i>Timeframe: Complete plan by 2026.</i> • Prepare an Urban Forest and Urban Greening Master Plan that combines urban greening plan strategies with community forest management that integrates tree, landscaping, open space, and water quality protection-based policies, recommended tree selection and maintenance guidelines, and strategies for expanding urban greening opportunities and buffering sensitive uses from pollution sources. Special consideration should be given to areas with a high pollution burden and land use interface issues as well as the east area which is most impacted by the development of housing proposed in the RHNA site inventory. <i>Timeframe: Complete by 2027.</i> • Establish green buffers between residential neighborhoods and freeways, high-traffic roads, heavy industrial uses, railyards, and similar facilities and uses. Plant 24 or more street trees per year (within 1-5 years). Plant 36 or more street trees per year (within 5-8 years). • Identify and acquire available land (or acquire use of the land) for urban farms, community gardens, and/or additional park space (civic spaces, parking lots, vacant plots, rights-of-ways, school sites, etc.). Special consideration should be given to properties located in Disadvantaged Communities. <i>Timeframe: Begin by 2028.</i>



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
<p style="text-align: center;">Housing Mobility Strategies</p> <p>Implement the programs, outlined in this Housing Plan, to promote housing mobility by expanding housing choices and increasing housing opportunities throughout the City:</p> <ul style="list-style-type: none"> » Program 5: Affordable Housing Assistance: Quantified Objective: Assist 3 affordable housing projects, 2 projects will be in relatively higher resource areas. » Program 7: Accessory Dwelling Units (ADUs): Quantified Objective: 125 units, 20% will be in relatively higher resource areas. Include Section 8 Rental Assistance program participation information in ADU packet. » Program 9: Section 8 Rental Assistance Program - Maintaining at least the current level of assistance (219 voucher holders). Increase use of available HCV in relatively higher resource areas by 10%. » Program 15: Inclusionary Housing Ordinance: Target 10% of new affordable units in relatively higher resource areas 		



Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
<p>Disproportionate housing needs in areas with lower incomes and higher proportions of renters (Priority: Medium)</p>	<p>Inadequate supply/production of affordable rental housing</p>	<p>Residential Rental Inspection. Reimplement the Residential Rental Inspection Program and use as an avenue to monitor and address fair housing issues. Ensure staff is trained on identifying fair housing issues and can direct residents to fair housing resources.</p> <p><i>Timeframe:</i> Once the Residential Rental Inspection Program is reimplemented, annually evaluate trends in fair housing issues as part of the Annual Progress Report process and develop strategies to address issues in a timely manner (i.e., within the following year of the APR).</p> <p><i>Geographic Targeting:</i> Focus on low resources areas, sensitive communities, and any other areas that appear to have concentrations of code violations based on the evaluations of annual trends.</p> <p><i>2021-2029 Metrics:</i> Staff to be trained annually to recognize and respond to fair housing issues and questions; fair housing issues are to be documented. Assist at least 20 households per year between 2021 and 2029.</p> <p>Overcrowding. Track data that correlates with high rates of overcrowding and low rates of vacancy to understand the changing severity local housing challenges. Create tailored affordability incentives (see also Program 5) that account for identified local needs such as insufficient large family units or demand for multigenerational living.</p> <p><i>Timeframe:</i> By 2029</p> <p><i>Geographic Targeting:</i> Citywide and neighborhood within Census Tract 5023.02.</p> <p><i>2021-2029 Metrics:</i> Increase the number of large family or multigenerational living units by 10 percent.</p> <p>Housing Problems. Implement the programs, outlined in this Housing Plan, to proactively monitor and address housing problems and disproportionate housing needs for various protected classes:</p> <p>Program 1: At-Home Improvement Rebate Program Program 2: Property Maintenance Program Program 8: Healthy and Sustainable Living Environment Program 10: Preservation of Assisted Rental Housing Program 17: Social Service Programs for Special Needs Groups</p> <p><i>Timeframe:</i> See each program for specific Timelines.</p>



Program 17: Social Service Programs for

Identified Housing Issue and Priority (High, Medium, Low)	Contributing Factors	AFFH Meaningful Actions
Fair Housing Outreach and Education (Priority: Medium)	<p>Community Opposition</p> <p>Lack of language access</p> <p>Lack of knowledge of housing rights and resources</p> <p>Lack of accessible forums (e.g., webcast, effective communication, reasonable accommodation procedures)</p>	<p>Outreach. Conduct targeted and culturally sensitive outreach promoting program offerings.</p> <p><i>Timeframe:</i> Ongoing</p> <p><i>Geographic Targeting:</i> Citywide</p> <p><i>2021-2029 Metrics:</i> Conduct at least one fair housing workshop annually in Spanish</p> <p>Equal Access to Housing. 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, social media, via email, and at other public locations including City Hall and the library.</p> <p><i>Timeframe:</i> Four times per year as part of fair housing workshops by the Fair Housing Foundation and other housing-related events.</p> <p><i>Geographic Targeting:</i> Citywide</p> <p><i>2021-2029 Metrics:</i> Assist 50 persons annually with fair housing services</p> <p>Public Meetings. Conduct public meetings at suitable times, accessible to persons with disabilities, and meetings are accessible to underrepresented groups, including those who only speak Spanish. Resources will be provided ensure interpretation and translation services are available when requested at public meetings.</p> <p><i>Timeframe:</i> Ongoing</p> <p><i>Geographic Targeting:</i> Citywide</p> <p><i>2021-2029 Metrics:</i> Provide at least one person at public meetings that can provide Spanish translation service</p> <p>Combat Local Opposition Campaign. Develop a campaign to combat local opposition to new housing by increasing understanding of affordable rental housing and the positive impact it has on individuals, families, and the community at large.</p> <p><i>Timeframe:</i> Ongoing</p> <p><i>Geographic Targeting:</i> Citywide</p> <p><i>2021-2029 Metrics:</i> Decrease entitlement processing time frame by 10 percent for housing projects where community opposition may be a factor.</p>

- **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. Target assistance and information to areas with a high proportion of persons with disabilities such as the north and east side of the City (Census Tracts 5023.03 BG 5, 5027.00 BG 1 to 4, 5042.00 BG 1 and 2).

- » *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 (CHP) property. The CHP property (site U-8 in the site inventory) is anticipated to accommodate 31 units at densities appropriate for housing affordable to lower-income households. In the event the CHP site property is not available for future housing, additional lower income sites have been identified and added to the sites inventory.

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 find other sites for lower income RHNA.

As noted in the Resources section, Site V-1 (MC&C) is a City-owned property and is anticipated to accommodate 179 units at densities appropriate for housing affordable to lower-income households. As of 2023, the City has released an RFP for the site assessment, selected a consultant, initiated work, and declared the property surplus consistent with the Surplus Land Act. By the end of 2025 (mid-cycle), revisit this site to see if the timing of the well abandonment is on schedule. If the abandonment is not on schedule, the City will take additional actions to satisfy the lower-income RHNA requirements. Additional action will be completed within one year. The following identifies a schedule of action for State-owned sites and Site V-1 under Timeframe.



- » *Funding Source:* General Fund
- » *Responsible Party:* City Manager's office; Planning and Development Department
- » *Timeframes (for State- and City-owned properties):*

State-owned Property (Lower Income Site U-8):

- » *2024: Initiate conversations to determine project replacement status*
- » *2025: Identify alternative course of action if the replacement project is delayed; alternative course of action will be completed within one year if necessary (end of 2026).*
- » *2025: Initiate process to add site to Surplus Land Act*
- » *2025: Consult with the State on issuing a request for proposal for State site within three months of it being declared a surplus property.*
- » *2027: Anticipated planning entitlements*

City-owned property (Lower Income Site V-1):

- » *2023: ECRG Grant consultant selection and work initiation;*
- » *2023: add site to Surplus Land Act;*
- » *2024: ECRG Phase 2 Grant application;*
- » *2025: Phase 2 ECRG grant award, consultant selection, and work initiation;*
- » *End of 2025: site feasibility reassessment and site replacement by 2027.*
- » *2026 – implementation of well abandonment;*
- » *2026-2027: issue request for proposal to solicit housing developer;*
- » *2027: Anticipated planning entitlements*

- » *Objective: 210 lower income units (Site V-1: 179 lower income units; Site U-8: 31 lower income units)*

Program 21: Water and Sewer Service Providers

Submit the adopted Housing Element to the 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.

- » *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 22: Fair Housing Services

Continue to assist households through the Housing Rights Center, providing fair housing services and educational programs concerning fair housing issues. Refer fair housing complaints to the Housing Rights Center and continue to provide funding support. Continue to promote fair housing practices, including advertisement on the City's website, and provide educational information on fair housing to the public. Continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.



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

Program 23: Mid-Cycle Review

The City will conduct a mid-cycle review and at that time, apply new housing laws effective at that time, including AB 2339, which includes revising zoning standards to accommodate emergency shelters.

- » *Funding Source: Planning and Development Department budget*
- » *Responsible Party: Planning and Development Department*
- » *Timeframe: 2025 to 2026*



Quantified Objectives

Table H-44 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-44: 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.

Through program implementation during the 2014-2021 planning period, the City of Santa Fe Springs has made progress in addressing the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, and persons experiencing homelessness).

In 2014, the City adopted Ordinance No. 1049, establishing a procedure for disabled persons to request a reasonable accommodation from the City's zoning laws, building codes, and land use regulations, policies, and procedures to provide persons with disabilities with an opportunity to use and enjoy housing equal to that of non-disabled persons. A request for reasonable accommodation may include a modification to or exception from the rules, standards, or practices for the

siting, development, or use of housing or housing related facilities.

In March 2017, the City adopted several Zoning Code amendments to address zoning regulations for a variety of housing types, as specified in the 2014-2021 Housing Element. The City has continually worked with Habitat for Humanity and The Whole Child to develop a continuum of affordable housing (approximately 130 units) on City-owned sites, including transitional housing and supportive housing components. The Whole Child's interim Housing and Supportive Services Center for Families and Children for low-income and homeless families with children, including veteran families is part of an overall housing project that includes interim transitional, low-cost rental and for-sale housing.

On August 8, 2019, the City passed Ordinance No. 1103 that allows existing one- or two-bedroom single-family dwelling units with one-car garages to be converted to create one additional bedroom unit, while allowing for uncovered parking spaces to be provided on the existing driveway. The conversion of a garage to a bedroom can alleviate overcrowding conditions in small single-family units, and therefore provides much needed living spaces for larger families.

Cumulatively, the City's efforts have recognized and responded to special needs populations. The accomplishments stated above have been a result of the following 2014-2021 Housing Element policies:

Policy 2.6: Encourage the development of residential units accessible to persons with disabilities or are adaptable for conversion for



persons with disabilities.

Policy 2.7: Coordinate with local social service providers and the Gateway Cities COG to address the needs of the homeless and persons at-risk of homelessness. Provide zoning to facilitate the provision of emergency, transitional and supportive housing.

Overall, the programs and initiatives accomplished above have collectively enhanced housing opportunities and support for special needs populations in Santa Fe Springs, making the City more inclusive and accessible for all.

Table H-45 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-46 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-45: Summary of 2014-2021 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-46: 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>
<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>



2014-2021 Housing Element Program	Progress and Continued Appropriateness
<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>
<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-income 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, 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

10155 Colima Road
Whittier, CA 90603
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

7817 Herschel Avenue, Suite 102
La Jolla, CA 92037
Rich Westberg
WestbergR@richmancapital.com

Primestor Development, Inc.

10000 Washington Blvd, Suite 300
Culver City, CA 90232
David Abasta
dabasta@primestor.com

Astani Enterprises, Inc.

9595 Wilshire Boulevard
Beverly Hills, CA 90212
Shane Astani
shane@astanienterprises.com

Melia Homes

8951 Research Drive, Suite 100
Irvine, CA 92618
Chad Brown
chad@melia-homes.com

Storm Properties

23223 Normandie Avenue
Torrance, CA 90501
Jay Ahluwalia
jahluwalia@stormind.com

Jamboree Housing

17701 Cowan Ave, Suite 200
Irvine, CA 92614
(949) 263-8676
Laura Archuleta
larchuleta@jamboreehousing.com



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
Santa Fe Springs, CA 90670
(562) 944-4999