

CITY OF COVINA

HOUSING ELEMENT UPDATE

(Adopted on December 7th, 2010)



LEAD AGENCY:

CITY OF COVINA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
125 EAST COLLEGE STREET
COVINA, CALIFORNIA 91723

December 7th, 2010

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SECTION 1.0 INTRODUCTION

1.1 OVERVIEW OF COVINA

This Housing Element is concerned with the identification and implementation of a long-range housing policy for the City of Covina. The City of Covina is a mature, suburban community located in the easterly portion of the San Gabriel Valley approximately twenty-three miles east of downtown Los Angeles. The City is bounded by a number of other incorporated cities that include West Covina on the south, Baldwin Park on the west, Azusa and Glendora on the north, and San Dimas on the east. In addition, numerous unincorporated Los Angeles County areas are found adjacent to the City and within Covina's designated sphere of influence. The City's regional location is shown in Exhibit 1. A vicinity map is provided in Exhibit 2.

The area that would eventually become the City of Covina was first settled in the late 1880s. Covina became an incorporated city in 1901 and is one of the oldest cities in Los Angeles County. The City has a diverse range of housing types that reflects its long history beginning as a farming community up to its largely suburban character at the present time. The City of Covina has a total land area of approximately seven square miles.

The location and extent of housing in the City is well established. Covina was incorporated more than 100 years ago and was largely a rural agricultural community prior to 1950's. In fact, Covina's early residents strived to maintain a small town atmosphere by placing homes, businesses, and places of employment within a single square mile area that in turn, was surrounded by citrus groves and agricultural uses. The postwar suburban expansion that occurred in the larger Southern California region contributed to the significant growth of the City that occurred in the 1950's. In recent decades, virtually all of the land in the City has undergone development. The majority of the City's population growth that has occurred since 1970 has been largely due to annexations and newer infill development where lower density residential development (largely single-family homes) was replaced by higher density residential town-homes, condominiums, and apartments. Land use maps of the City are provided in Exhibits 3 through 5.

Throughout this Housing Element, photographs of the City's residential neighborhoods are provided to better illustrate the community's character to those persons that may not be familiar with Covina.



1.2 STATUTORY AUTHORITY

This Housing Element, as part of the City's General Plan, establishes a comprehensive policy and programmatic framework that addresses existing and future housing related issues. The State of California requires that all local governments (both cities and counties) prepare and maintain housing elements to identify strategies that will be effective in conserving, rehabilitating, and providing housing to meet the existing and projected needs of the community.

Specific requirements concerning the scope and content of housing elements have been established by the State Legislature. The Legislature, in turn, has delegated the responsibility of implementing State law to the California Department of Housing and Community Development or HCD. HCD is responsible for ensuring that State housing law is being implemented at the local level. Other related responsibilities of HCD include the review and certification of all housing elements prepared by local governments.¹

California State Law also requires that local governments review and update their housing elements every five years. This Housing Element fulfills the requirements of the State of California Planning and Zoning Laws and the regulations of Sections 65580 through 65589.5 of the California Government Code.

The primary focus of this Housing Element is to protect the existing residential neighborhoods in Covina while, at the same time, ensuring that opportunities for new residential development are provided. The policies and implementing programs contained in this Element will serve as the City's blueprint in defining how the existing housing stock in Covina is to be maintained and conserved while facilitating new residential development in accordance with State law.

¹ To ensure the Element's compliance with the States requirements, all housing elements must also be reviewed by HCD prior to and following their adoption.

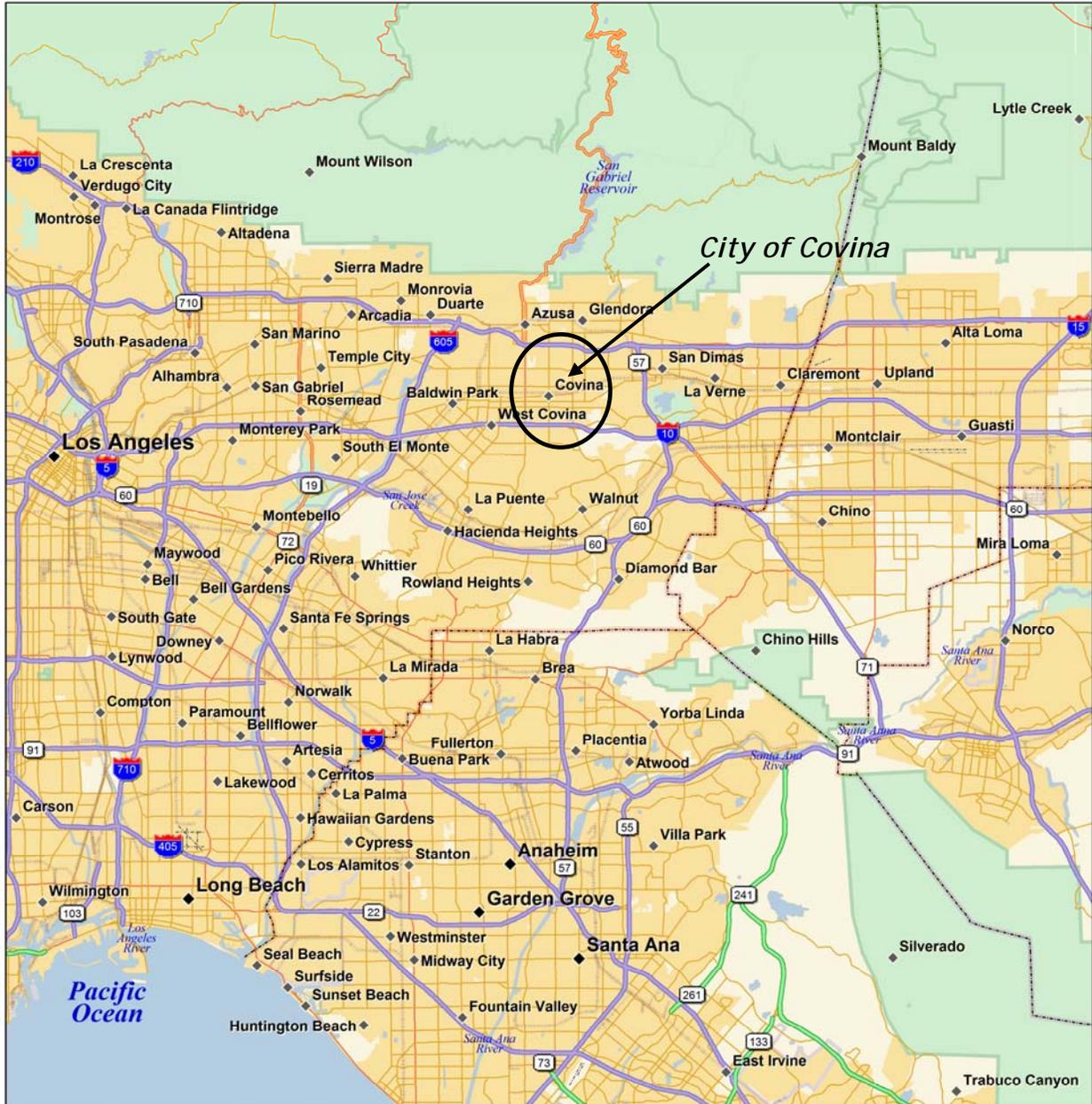


EXHIBIT 1
REGIONAL LOCATION OF THE CITY OF COVINA

Source: Delorme, USA

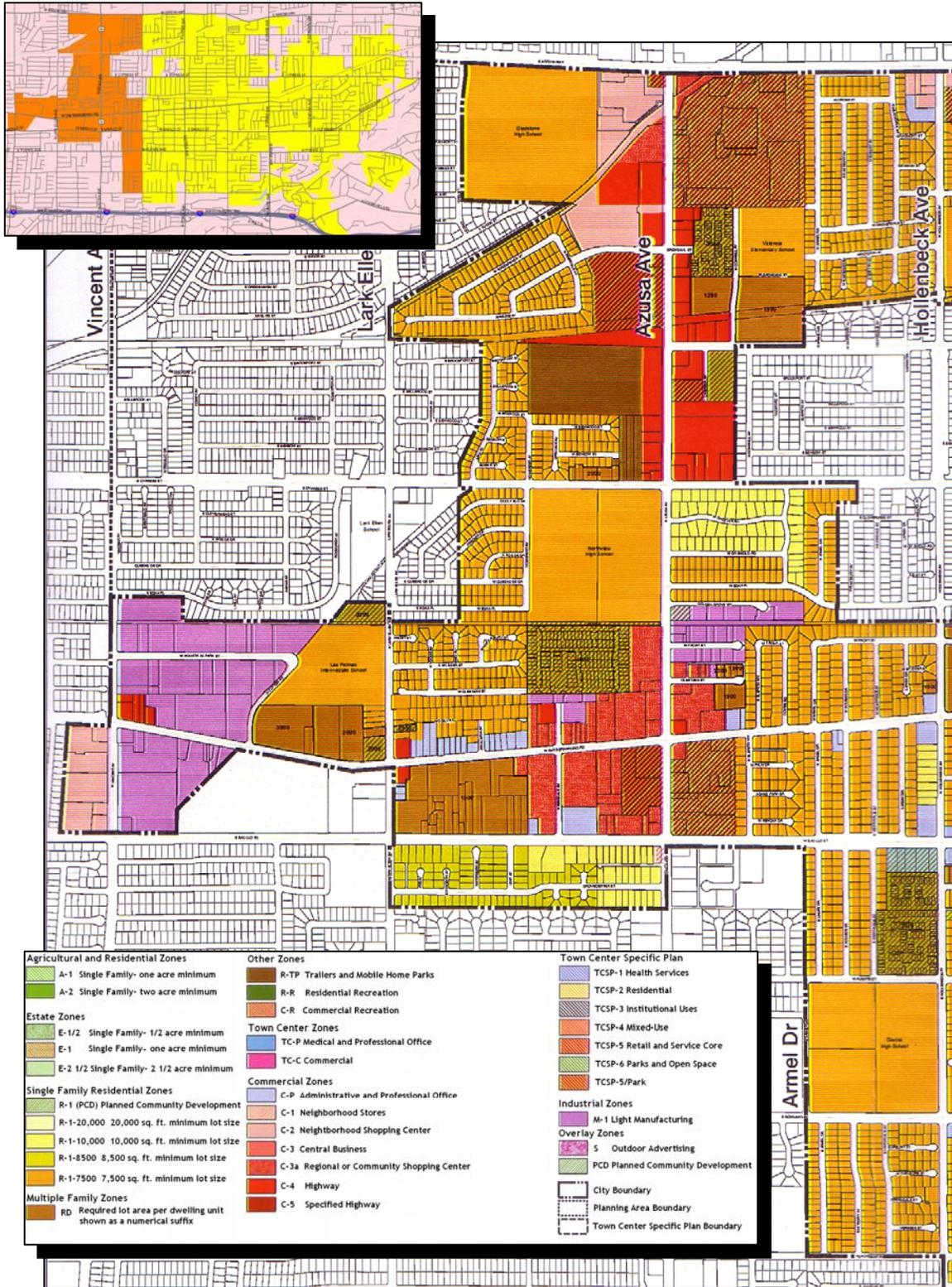


EXHIBIT 3
LAND USE (ZONING MAP) IN COVINA – WESTERN PORTION
 Source: City of Covina

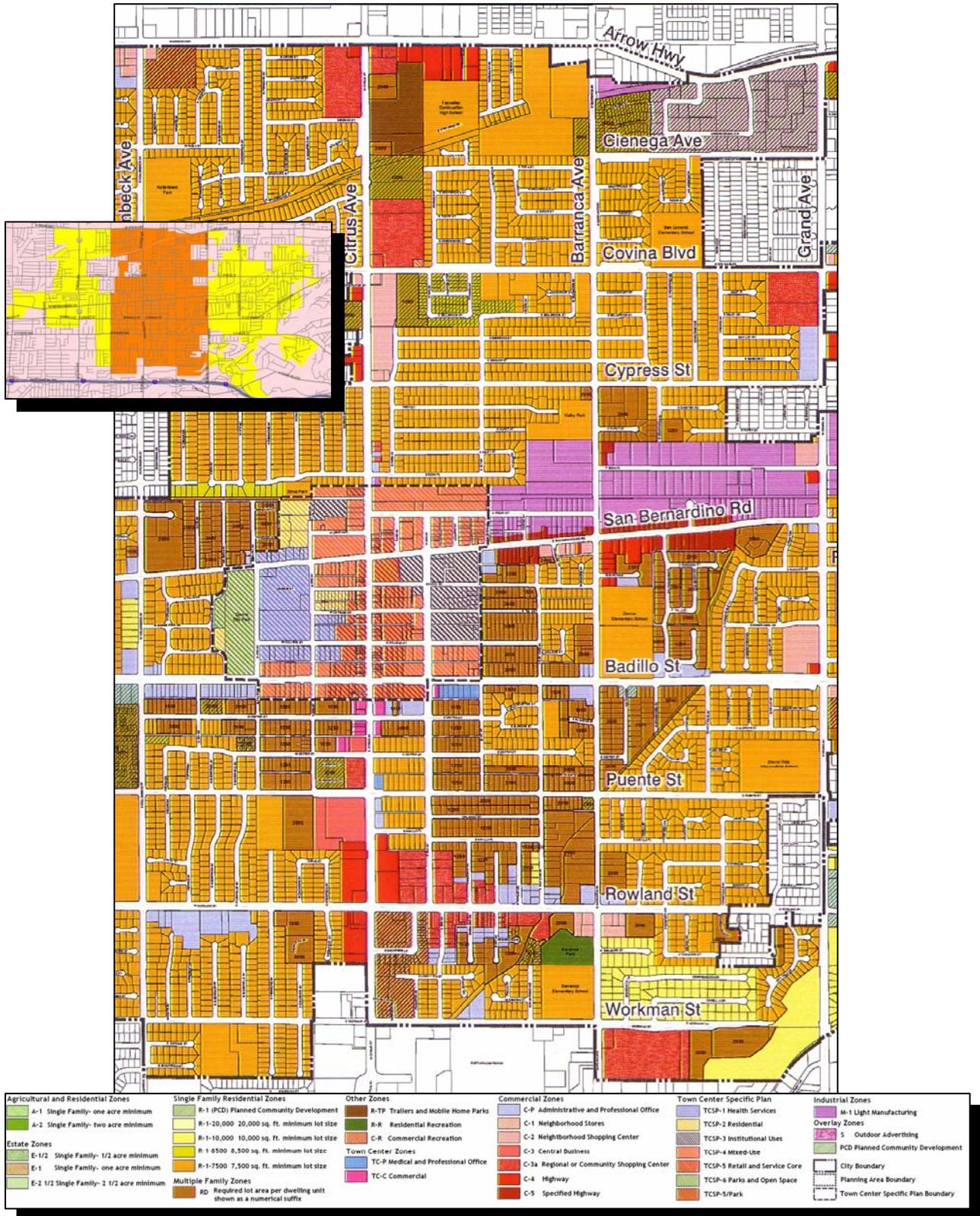


EXHIBIT 4 LAND USE (ZONING MAP) IN COVINA – CENTRAL PORTION

Source: City of Covina

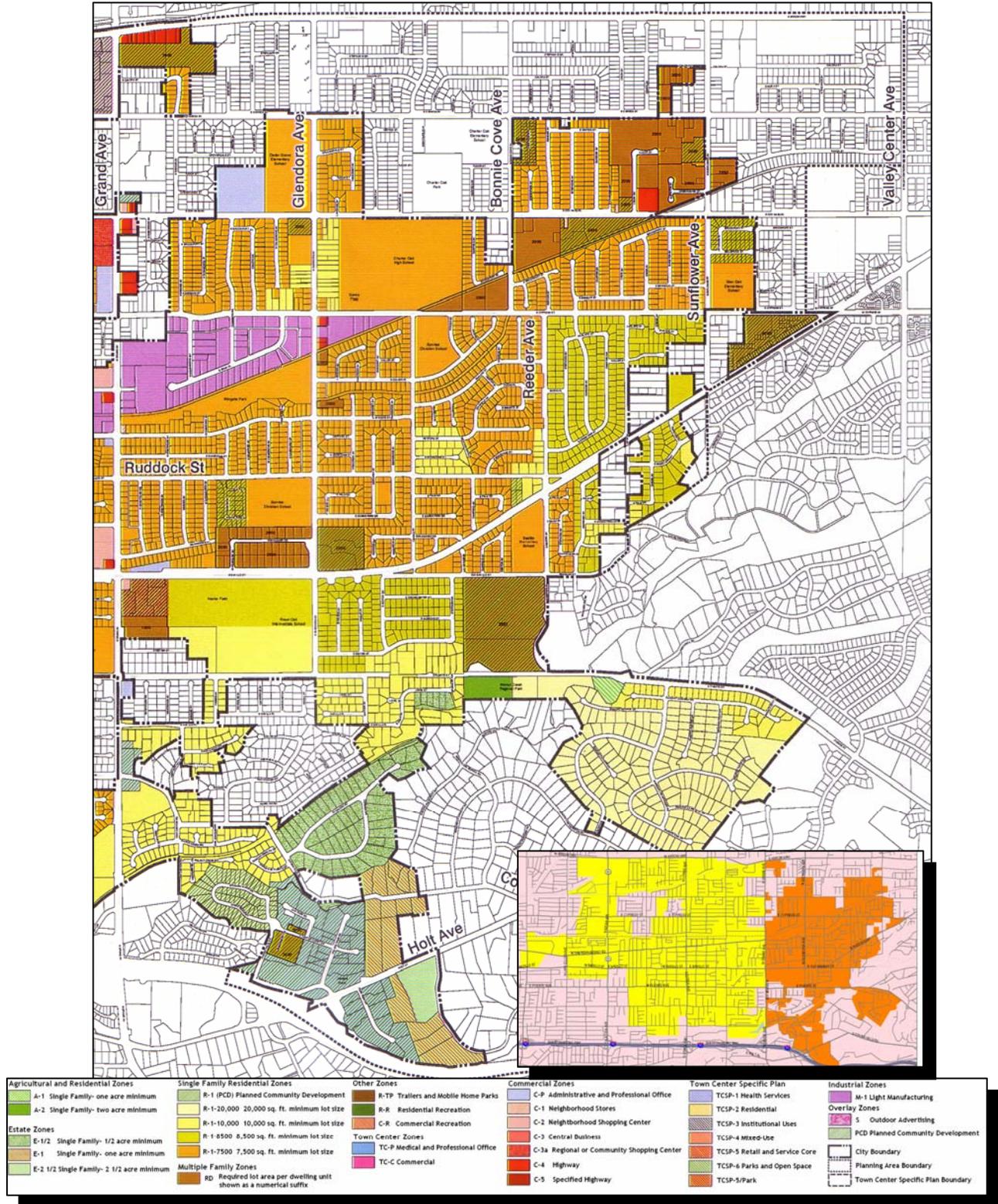


EXHIBIT 5
LAND USE (ZONING MAP) IN COVINA – EASTERN PORTION
 Source: City of Covina

1.3 HOUSING ELEMENT SCOPE AND CONTENT

The focus of this Housing Element is to continue the implementation of a comprehensive and long-range planning strategy that specifically addresses housing. This Element builds on past planning efforts associated with the City's last comprehensive General Plan update that was adopted in April 2000.

The City has initiated this Housing Element update prior to a more comprehensive update of the current general plan. As a result, the policy framework outlined in this Housing Element will be reflected in any future updating of the Covina General Plan.

This Housing Element evaluates the current Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG). This Element also indicates how the City intends to accommodate the future housing demand projected by the RHNA for Covina. According to the RHNA, the City's objective for new housing is 1,337 units for the planning period between 2006 and 2014. When considering the development that has occurred during the past two years that totaled 346 units, there is a remaining housing need of 991 units. Of this total number (991 units), there is a remaining unmet need for 220 above moderate income units, 226 moderate income units, 210 low income units, 167 very low income units, and 168 extremely low income units. This Housing Element also includes an update of the background information used in the evaluation and formulation of housing policy. The Covina Housing Element consists of the following three sections:

- The *Introduction* provides an overview of the Element and describes the statutory authority related to its implementation.
- The *Profile Report* describes the demographic, housing, and socio-economic characteristics of Covina. This section also describes those groups that have special housing needs. Finally, the background analysis describes the market, governmental, and environmental constraints that may affect housing production in the City in the coming years.
- The *Housing Plan* indicates those citywide policies and programs that will conserve and maintain existing housing in Covina in addition to promoting the development of new housing. This section also describes how the City intends to accommodate the projected demand for future housing that is allocated to the City as part of the aforementioned RHNA.

The format of the Element has been designed to facilitate its periodic review and updating in the future. Demographic, housing, and socioeconomic factors that may be subject to change are included in Section 2.0 (Profile Report). On the other hand, Section 3.0 (the Housing Plan), is anticipated to require less frequent revisions.



1.4 RELATIONSHIP OF THIS ELEMENT TO THE GENERAL PLAN

As indicated previously, this Housing Element is an integral component of the City of Covina General Plan. As such, this Housing Element is required to be both internally consistent as well as consistent with the other elements that comprise the General Plan. This Housing Element is most directly related to the Land Use Element since it is the latter element that designates the location and extent of residential development throughout the City. However, conformity with the remaining elements is also mandatory. As indicated previously, the City of Covina General Plan underwent a comprehensive update in April 2000. This Housing Element represents the first major update of the Housing Element since the General Plan was last revised.

The City, following this Housing Element's adoption, will undertake a review of the remaining General Plan elements to ensure they are consistent and in conformance with this Housing Element.

1.5 PUBLIC PARTICIPATION

In accordance with Article 10.6 of the Government Code, the preparation of a local housing element must include a citizen participation process and this process must be documented. The key elements of the public participation process completed as part of this Housing Element Update are summarized below.

- *Planning Commission Study Sessions.* The City conducted two workshops before the Planning Commission. The first meeting involved a discussion of the project team's findings and the manner in which the RHNA may be accommodated. The second study session included a presentation of the overall housing strategy that will be included in the draft Housing Element.
- *Public Review of the Preliminary Draft Housing Element.* The City placed a number of versions of the preliminary draft Housing Element on the City's website so the public would have an opportunity to review the various versions of the draft Housing Element.

- *Public Outreach.* The City sponsored a night meeting at City Hall to discuss the proposed housing strategy and to obtain input from local residents and service providers. The meeting was noticed in the local newspaper of general circulation, on the City’s website, and flyers posted at the Civic Center including the planning counter and the housing services office.
- *Coordination with Local Housing Service Providers.* The City contacted key social service providers and public agencies involved in providing housing services. A list was compiled of the key providers with contact names and numbers. Telephone contact was initiated with each one.
- *Planning Commission/City Council Public Hearings.* Once the Department of Housing and Community Development completed the review of the Housing Element, the City held public hearings as part of its adoption. These hearings, along with the environmental review, provided additional opportunities for public input.
- *Adoption of the Housing Element.* Once adopted, the certified Housing Element was placed on the City’s website.

The key groups that were contacted as part of the Housing Element public participation process included the following:

- Inland Valleys Justice Center
- Housing Rights Center, Los Angeles Office
- American Red Cross, San Gabriel Pomona Valley Chapter (local operator of Meals on Wheels)
- Covina Chamber of Commerce
- Covina Valley Unified School District
- Charter Oak Unified School District
- Azusa Unified School District
- Covina Downtown Association
- Independent Living Center, San Gabriel and Pomona Valleys
- Covina Area Emergency Aid
- Assembly of God Church, Emergency Food Bank
- East Valley Community Health Center
- West Covina Community Services Center
- East San Gabriel Valley Coalition for the Homeless
- Center for Integrated Family and Health Services (The Family Center)

- Southern California Association of Non-Profit Housing
- Los Angeles Coalition to End Homelessness and Hunger
- California Housing Partnership Corporation, Los Angeles Office
- Century Pacific Equity Corp.
- City Housing Real Estate Services
- Coalition for Economic Survival
- Community Partnership Development Corp.
- Community Rehabilitation Services Inc.
- Doty-Burton Associates
- East Los Angeles Community Corp.
- Housing Corporation of America
- Southern California Housing Development Corp.
- East Los Angeles Community Union (TELECU)

The Housing Rights Center submitted a letter critiquing the initial draft Housing Element and attended the first workshop. A number of residents also attended the workshops though their concerns focused on how the Draft Housing Element would affect the zoning designation for their individual properties.



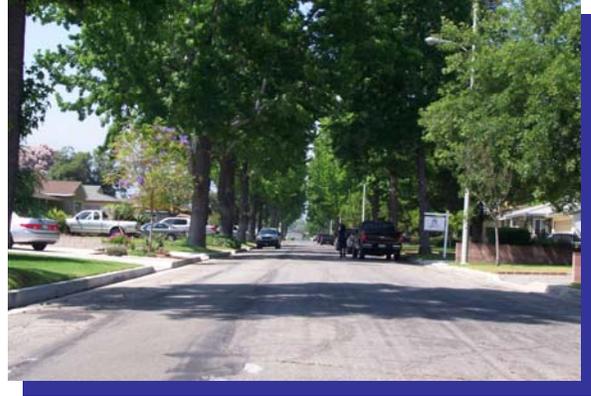
SECTION 2.0 PROFILE REPORT

2.1 INTRODUCTION TO THE PROFILE REPORT

This section of the Housing Element provides an overview of Covina’s demographic, housing, and socioeconomic characteristics of the City. This section considers the following:

- *Population Characteristics* describes the City’s population growth trends, the age characteristics of the City’s residents, and their ethnicity.
- *Housing Characteristics* focuses on trends in residential development, housing unit types, and housing tenure.
- *Household Income Characteristics* outlines various socio-economic characteristics of the City, including those households that have incomes under the defined poverty level.
- *Special Needs Groups* characterizes the housing that is required to accommodate households with special needs (i.e., handicapped, elderly, etc.). This section also indicates those units that are presently subsidized that may be converted to market rate units in the course of the current planning period.
- *Housing Cost* provides an overview of the cost of both owner-occupied and rental housing in the City.
- *Housing Constraints* analyzes those governmental and market constraints that could impede the development of new housing in the coming years.
- *Socioeconomic Characteristics* provides an overview of the key socioeconomic indicators that are relevant to the ongoing implementation of the City’s established housing policy.

The information used in this analysis was obtained from a variety of sources, including the United States Bureau of the Census, the State of California Department of Finance (DOF), and the State Employment Development Department (EDD). The U.S. Bureau of the Census undertakes a census every ten years. The most recent U. S. Census was completed in 2000. The DOF provides population and housing estimates for individual cities and counties throughout California on an annual basis. The DOF figures are different from those derived from the Census in that the former are estimates. The DOF data provides useful and generally accurate population and housing estimates for those intervening years between the census surveys. Finally, the EDD provided employment information used in this analysis.



2.2 POPULATION CHARACTERISTICS

This section of the Housing Element describes the City’s population growth trends, the age characteristics of the Covina residents, and their ethnicity.

2.2.1 POPULATION GROWTH TRENDS

According to the most recent DOF population estimates, the City’s population as of January 1, 2008 was 49,552 persons. According to the most recent 2000 Census, the City’s population was 46,837 persons. Table 1 indicates the City’s population growth that has occurred since 1910. Exhibit 4 also illustrates the population growth that has occurred in the City since 1910.

Year	Population	Change (#)	Change (%)
1910	1,652	--	--
1920	1,999	347	21.0
1930	2,774	775	38.8
1940	3,049	275	9.9
1950	3,956	907	29.7
1960	20,124	16,168	408.7
1970 ¹	30,395	10,271	51.0
1980 ¹	32,746	2,351	7.7
1990 ¹	43,207	10,461	31.9
2000 ¹	46,837	3,630	8.4
2008 ²	49,552	2,715	5.8

Source: ¹U.S. Bureau of the Census 1910-2000;
²Department of Finance 2008

Two key variables generally influence population growth: *immigration* and *natural increase*. Local population growth resulting from immigration is typically influenced by new housing construction where new residents move into the City to occupy recently constructed owner-occupied and rental units. Population growth due to natural increase is a function of a local population's birth, death, and fertility rates. This latter population growth factor affects the average household size. Either variable, or a combination of both, can contribute to a community's population growth.

As is evident from the examination of the data summarized in Table 1, the City remained small and largely rural up until the 1950s with the City's population growth totaling only 2,304 persons during the forty year period beginning in 1910 up until 1950. The decade of the 1950s saw the City's greatest period of population growth when Covina's population increased by 16,168 persons, a rate of growth of over 400%. The decade of the 1960s also saw substantial population growth of an additional 10,271 persons. The growth that occurred during the 1960s and 1970s was largely due to suburban development that displaced the area's citrus groves. Another source of population increase was related to the City's annexation of several unincorporated areas.

During the 1980's the City experienced another period of substantial population growth with the population increasing by 10,461 persons, or 31.9%. Again, this growth was due to new infill development, additional annexations, and natural population increase. In spite of the City's built-out character, growth still occurred during the 1990s and continuing on into the new century due to newer infill housing development and a resurgence of increased household size. Table 2 compares trends in the City's average household size with comparable data for Los Angeles County. As indicated in Table 2, the average household size for the City has increased since 1990 though it is less than comparable statistics for Los Angeles County. The City's trend in average household size is also illustrated in Exhibit 6.

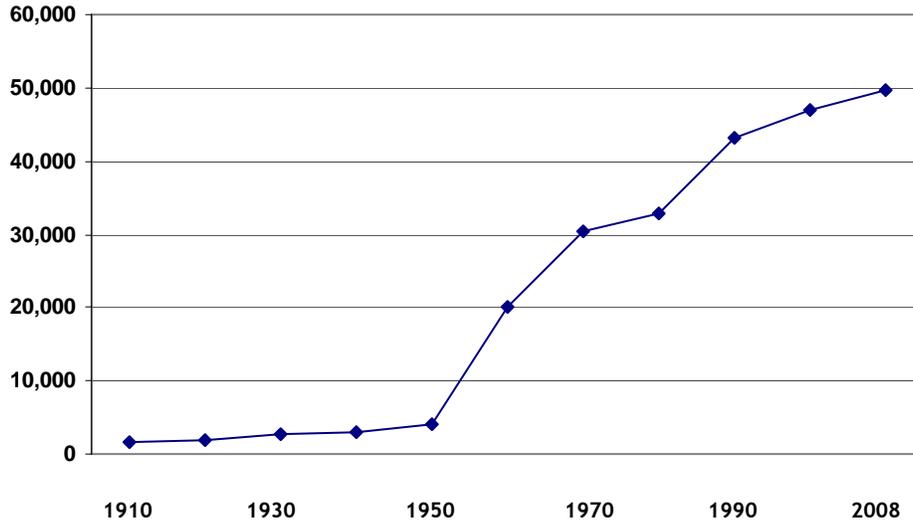
Table 2 Average Household Size (persons/unit)		
Year	County	Covina
1990 ¹	2.92	2.75
2000 ¹	2.98	2.90
2008 ²	3.13	3.04
Change	0.43	0.29
¹ U. S. Census Bureau ² and Department of Finance		

The City's population growth stabilized during the 1990s up to the present time compared to the dramatic increases that occurred during the 1950s, 1960s, and 1980s. Since 1990, the City's population has increased by 14.4% or 6,220 persons.

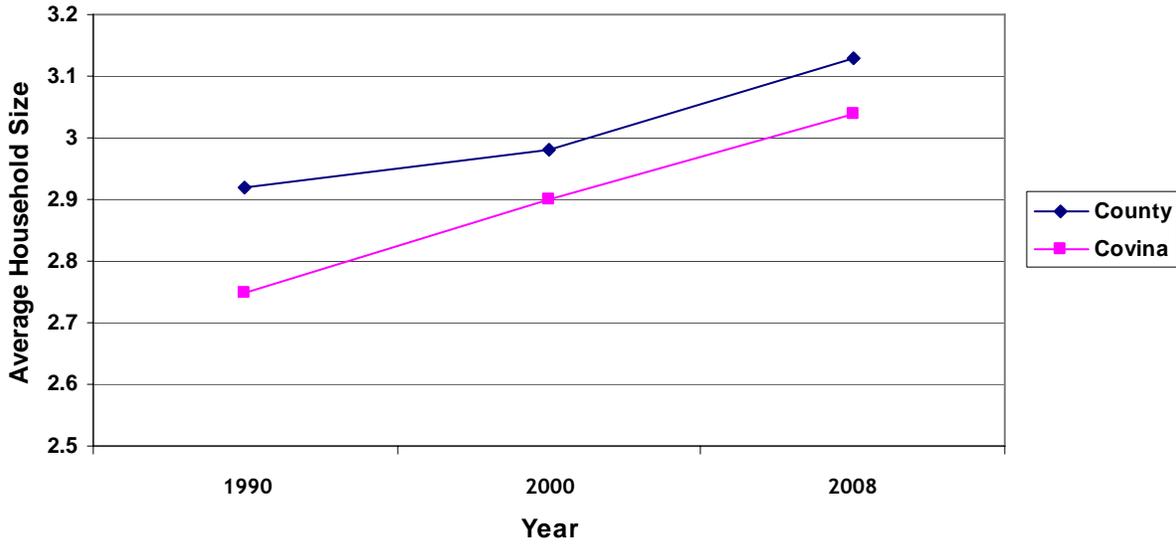
**Table 3
Trends in Population, Housing, and Average Household Size in Covina, 1990-2008**

Year	Population	Housing Units	Household Size
1990	43,392	16,141	2.74
1991	43,013	16,132	2.72
1992	43,172	16,163	2.72
1993	43,652	16,235	2.74
1994	44,034	16,273	2.75
1995	44,816	16,284	2.80
1996	45,005	16,349	2.79
1997	45,220	16,364	2.80
1998	45,567	16,364	2.82
1999	46,015	16,361	2.84
2000	46,837	16,364	2.89
2001	47,417	16,373	2.93
2002	48,079	16,398	2.96
2003	48,641	16,427	2.99
2004	49,002	16,431	3.01
2005	49,260	16,465	3.02
2006	49,272	16,483	3.02
2007	49,441	16,537	3.02
2008	49,552	16,533	3.03
Change#	6,220	392	0.29
Change %	14.4%	2.4	10.5%
Source: ¹ U.S. Bureau of the Census 1990 and 2000; ² Department of Finance 2008			

Table 3 illustrates the component that was largely responsible for the population growth that has occurred in the City since 1990. Since 1990 to the present, the City's overall population has increased by approximately 14.4% while the growth in the number of additional housing units increased by a modest 2.4%. In other words the City's population grew by 6,220 residents while, at the same time, a total of 392 housing units were added to Covina's inventory of housing.



Population Growth Trends 1910-2008



Recent Trends in Average Household Size (Los Angeles County and the City)

EXHIBIT 6 GROWTH TRENDS IN THE CITY OF COVINA

Source: U. S. Census and Dept. of Finance

Clearly, the City’s population growth since 1990 cannot be attributed to new housing alone. As indicated in Table 3, Covina’s average household size increased from 2.74 persons per housing unit in 1990 to 3.03 persons per housing unit in 2008. This translates into an increase of 0.29 persons per unit over the past 18 years. While this number sounds small, if you take the 16,141 housing units that were in the City in 1990 and assign the increased average household size (0.29 persons per unit), the resulting population increase is 4,681 persons. As a result, approximately 75% of the population growth that occurred since 1990 may be attributed to increased average household size rather than new housing construction.

2.2.2 POPULATION AGE CHARACTERISTICS

One of the more significant indicators of population growth trends is a population’s age characteristics. Table 4 charts the age characteristics of the City’s population between 1990 and 2000. The greatest increase in population growth involved school aged children (those age groups between 5 and 19 years of age) and middle aged adults (those age groups between 35 years of age and 59 years of age).

The age categories that experienced rather significant declines included the young adults (between 20 and 34 years of age) and senior citizens (60 to 64 years of age). The population age characteristics for the 1990 and 2000 Censuses are illustrated in Exhibit 7.

Table 4 Age Characteristics of Covina’s Population, 1990-2000				
Age	1990	2000	Change-#	Change-%
Under 5	3,304	3,470	166	5.0%
5-9	3,044	3,900	856	28.1%
10-14	2,889	3,700	811	28.1%
15-19	2,887	3,360	473	16.4%
20-24	3,649	3,179	-470	-12.9%
25-34	8,153	6,880	-1,273	-15.6%
35-44	6,503	7,700	1,197	18.4%
45-54	4,334	5,886	1,552	35.8%
55-59	1,899	2,097	208	10.9%
60-64	1,869	1,560	-309	-16.5%
65+	4,676	5,105	429	9.2%

Source: U.S. Bureau of the Census. 1990 and 2000

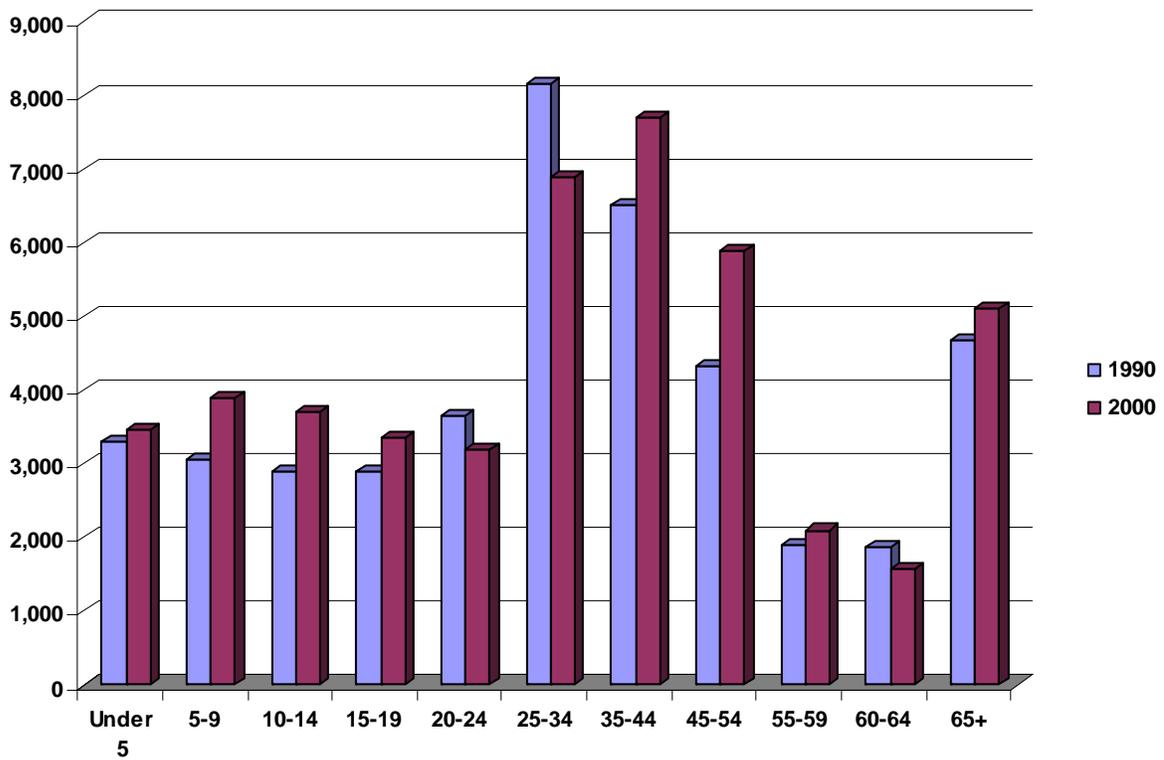
Census data has been reformatted in Table 5 to depict the age statistics provided in Table 4 according to specific age categories (pre-school aged, school aged, young adults, etc.). As indicated in the table, the largest age category is the middle-age group that consists of persons ranging in age of between 35 years of age to 54 years of age. School aged persons (5-19 years of age) and young adults (20 to 34 years of age) make up the second and third largest age groups.

The data outlined in Tables 4 and 5 indicate that the growth in the school-aged population cohorts may translate into a growing number of young adults in coming years.

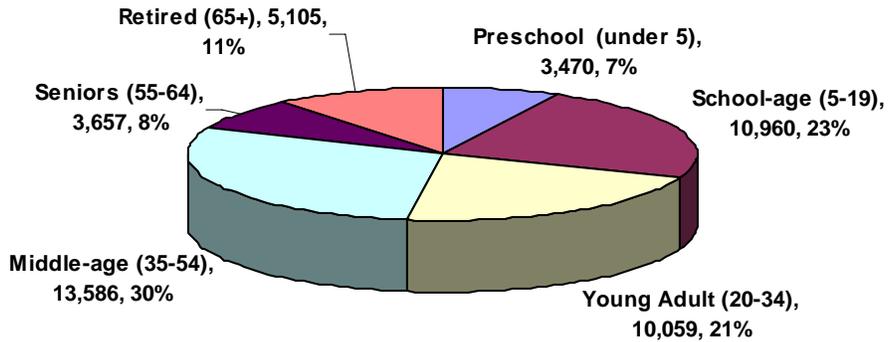
Table 5 Population Age Characteristics of Covina, 2000		
Age Category	No. of Persons	
	Number	Percent
Preschool (under 5)	3,470	7.4%
School-age (5-19)	10,960	23.4%
Young Adult (20-34)	10,059	21.5%
Middle-age (35-54)	13,586	29.0%
Seniors (55-64)	3,657	7.8%
Retired (65+)	5,105	10.9%
Total	46,837	100.0%

Source: U.S. Bureau of the Census. 2000





Population Age Characteristics for Covina Residents - 1990 and 2000



Population Age Characteristics for Covina Residents - 2000

EXHIBIT 7 POPULATION AGE CHARACTERISTICS FOR THE CITY OF COVINA

Source: U. S. Census

2.2.3 RACE AND ETHNICITY CHARACTERISTICS

Table 6 indicates the ethnic and racial characteristics of the City’s population identified as part of the 2000 Census. As indicated in the table, whites accounted for just over 61% of the City’s population in 2000. According to the 2000 Census data, Hispanic persons accounted for just over 40% of the City’s total population

Race/Ethnicity	# Persons	% Persons
White	29,084	62.1%
Asian	4,598	9.8%
African-American	2,354	5.0%
American Indian	420	0.9%
Pacific Islander	97	0.2%
Other Race/Multiple Races	10,284	21.9%
Hispanic	18,871	40.3%
Non-Hispanic	10,213	35.1%

Source: U.S. Bureau of the Census, 2000



2.3 HOUSING CHARACTERISTICS

2.3.1 HOUSING TYPES

According to estimates prepared by the State Department of Finance (DOF), there were 16,533 housing units in the City in 2008. Of this total, 9,450 units (57.2% of the total units in the City) were classified as single-family detached units while 1,321 units (7.9%) were classified as single-family attached units. Duplex units and smaller multi-family attached developments (up to 4 units per structure) totaled 987 units (5.9% of the City’s total housing stock). Multiple-family developments containing 5 or more units in a single structure totaled 4,197 units (25.4% of the City’s total housing stock). Mobile homes totaled 588 units (3.6% of the total housing units).

Table 7 itemizes the 2008 DOF housing estimates for Covina. Exhibit 8 illustrates the breakdown of housing unit types in Covina.

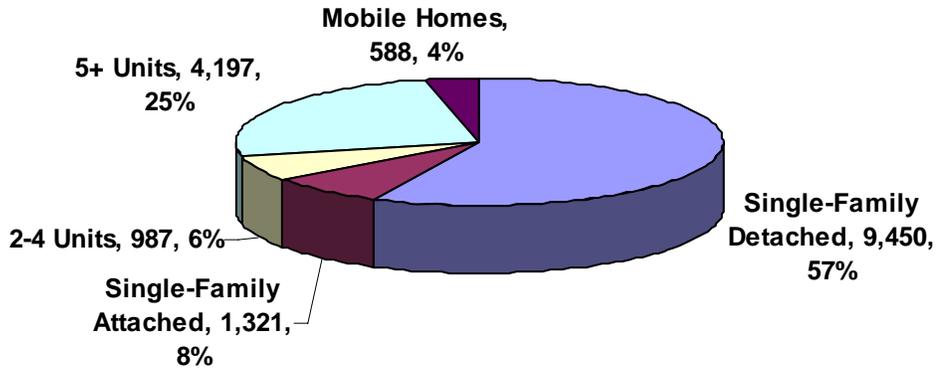
Unit Type	No. of Units	% of Total
Single-Family Detached	9,450	57.2%
Single-Family Attached	1,321	7.9%
2-4 Units	987	5.9%
5+ Units	4,197	25.4%
Mobile Homes	588	3.6%
Total	16,533	100.0%

Source: State of California Dept. of Finance. 2008

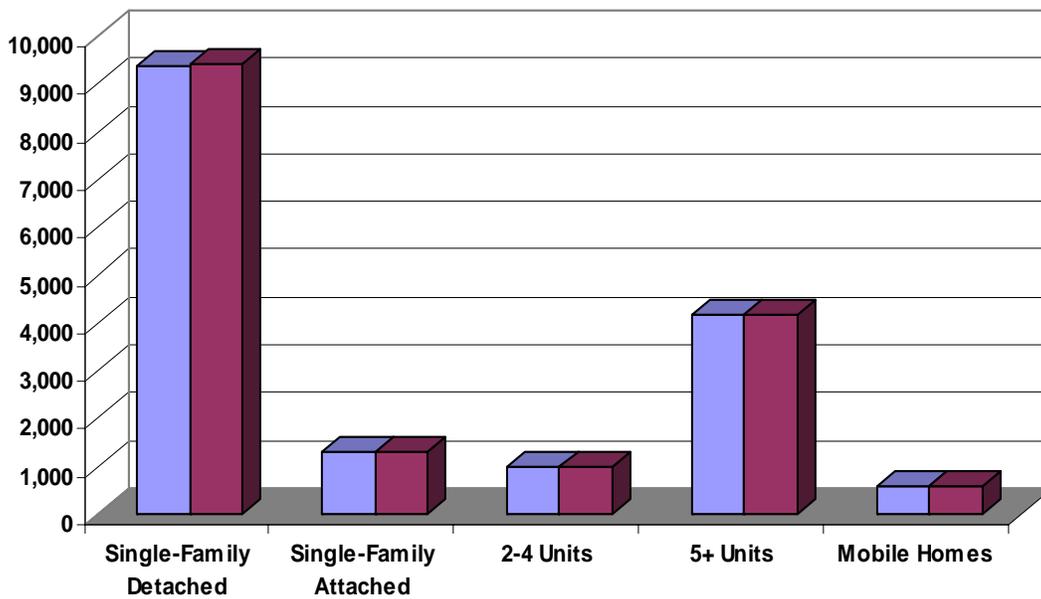
Table 8 indicates the trends in residential development within the City that have occurred over the past decade. The U. S. Census statistics are shown for 2000 while the DOF estimates were used for 2008. These statistics reveal that the City’s overall composition of housing types have remained relatively unchanged during the past decade. The housing characteristics for Covina are further illustrated in Exhibit 8.

Unit Type	2000	2008	Change	
			No.	%
Single-Family Detached	9,371	9,450	79	0.8%
Single-Family Attached	1,302	1,321	19	1.5%
2-4 Units	981	987	6	0.6%
5+ Units	4,186	4,197	11	0.2%
Mobile Homes	581	588	7	0.1%
Total	16,430	16,533	122	0.7%

Sources: ¹ U. S. Bureau of the Census, 2000
² State of California Dept. of Finance. 2008



Housing Unit Types in the City 2008 - Dept. of Finance



Housing Unit Types in the City - 1990 and 2000

EXHIBIT 8 HOUSING UNITS TYPES

Source: U. S. Census and Department of Finance

2.3.2 HOUSING TENURE CHARACTERISTICS

The 2000 Census indicated there were 9,333 occupied units that were classified as *owner-occupied* units and 6,638 occupied units that were classified as *renter occupied* units. This translates into 58.4% of the total number of housing units in the City being owner-occupied and 41.6% of the units in the City being renter occupied.

According to the most recent Census, there were a total of 393 units in the City that were vacant. This figure accounted for approximately 2.4% of the total number of housing units in the City. Of the total number of vacant housing units in the City, 167 units were vacant rental units and 71 units were classified as non-rental units that were for sale. In addition, 20 units were identified as seasonal housing and 23 units were units recently sold or rented that were unoccupied. The most recent DOF estimates indicated there were 397 vacant units in the City as of January 2008 with a vacancy rate of 2.4%. The vacancy rate for Los Angeles County as a whole is currently 4.2%. There is a substantial difference in the average household size between the owner-occupied units in the City and the rental units. According to the 2000 Census, the average household size for owner-occupied units was 3.02 persons per household compared to 2.72 persons per household in the renter occupied units. The average household size for the City overall was 2.89 persons per household.



2.3.3 HOUSING CONDITION, AGE OF UNIT, AND OVERCROWDING

A citywide visual field survey was conducted to ascertain the condition of housing in Covina. Housing conditions were evaluated according to the following criteria:

- *Good Condition.* Units that did not appear to require rehabilitation were included in this category. Units included in this category were generally well-maintained. Typically, improvements can be and are usually done by the property owner.
- *Moderate Repairs.* This category included

housing units that required some improvement including paint and other repairs such as replacement of the roof. Typically, such repairs would be performed by a contractor.

- *Major Repairs.* Units included in this category of housing condition required extensive repairs and/or renovation. This housing condition category also applied to those structures where the cost of repair was estimated to exceed the value of the structure.

The survey results identified very few units requiring major repair. In fact, only two units were identified as requiring demolition. A total of 39 other units were found to require some repair. The relatively sound quality of this City's housing stock may be attributed to the significant increase in housing values in recent years. It was apparent during the surveys that many property owners had reinvested substantial sums of money into their property. As a result, the increase in home values did have a beneficial impact in housing quality in many instances. The challenge in coming years will be to maintain the quality of housing due to declining home values and a possible loss of equity for some homeowners.

In addition to the field investigations, the U. S. Census data is another source that may be referred to in interpolating housing conditions in the City. The most widely referred to variable is the *age of housing unit*. This variable is based on the premise that the older the unit, the more likely it is to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to estimate the overall condition of the City's housing. Table 9 summarizes the 2000 Census statistics indicating the age of the City's housing units. This table shows that slightly more than 47% of the housing units in the City were constructed prior to 1960.

Table 9
Age of Housing Stock, 2000

Year	No. of Units	% of total
1990-2000	808	4.9%
1980-1989	1,886	11.5%
1970-1979	2,328	14.2%
1960-1969	3,723	22.7%
1940-1959	7,039	42.8%
1939 or earlier	646	3.9%
Total	16,430	100.0%
Source: U.S. Bureau of the Census. 2000		

Other Census indicators of housing condition include homes that lack plumbing, kitchen facilities, and indoor heating. According to the 2000 Census, a total of 77 units lacked plumbing, 107 units lacked kitchen facilities, and 57 units did not have indoor heating.

Overcrowding may also be a contributor to the deterioration of some housing units. A household is considered to be overcrowded if the number of persons residing in the unit exceeded 1.01 persons per room. A household is severely overcrowded if the number of persons residing in the unit exceed 1.51 persons per room.

Of the 16,023 occupied housing units identified in the 2000 Census, 1,049 units were identified as being overcrowded (6.5% of the City's total number of occupied units) and 986 units (6.2% of the total occupied units in the City) were identified as being severely overcrowded. Table 10 includes a breakdown in the number of overcrowded units arranged according to housing tenure that was identified in the most recent Census.

Table 10 Overcrowded Units in 2000 in Covina (by Tenure)		
Category	Owner-Occupied	Rental
Overcrowded Units (1.01-1.50 persons/room)-	375	674
Severely Overcrowded Units (1.51 > persons/room)-	214	772
Total Overcrowded Units	589	1,446
Source: U.S. Bureau of the Census, 2000.		



2.4 HOUSEHOLD INCOME CHARACTERISTICS

According to the 2000 Census, the overall *median household income* for the City of Covina was \$48,474 while the *median family income* was \$55,111. According to the 2000 U. S. Census, the median income for owner-occupied households was \$48,537 while the median income for renter households was \$28,640. On average, renters in all income categories spend a greater proportion of their incomes for housing than do homeowners, and thus face greater financial obstacles in securing decent, affordable housing. Table 11 summarizes the annual household income statistics for the City based on the 2000 Census statistics.

Table 11 Household Income in 1999		
Income Category	No. of Households	% of Total In the City
Less than \$10,000	1,227	7.7
\$10,000 to \$14,999	826	5.2
\$15,000 to \$24,999	1,687	10.6
\$25,000 to \$34,999	1,935	12.1
\$35,000 to \$49,999	2,539	15.9
\$50,000 to \$74,999	3,530	22.1
\$75,000 to \$99,999	2,040	12.8
\$100,000 to \$149,999	1,642	10.3
\$150,000 to \$199,999	322	2.0
\$200,000 or more	205	1.3
Source: U. S. Census 2000		

The HCD now requires local governments to identify those households that have incomes that are classified as *extremely low income*. Extremely low income households are those households that have annual incomes that 30% of the County median (the Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$8.00 per hour (as of January 1, 2008)). The annual wage figure cited previously assumes full-time employment.

Table 12 indicates the income limits for extremely low income households, very low income households, and low income households for the year 2000 and 2008. Table 12 indicates the income limits established by HUD to define the lower income household groups. The income thresholds shown in Table 12 indicate the income limits for various household sizes (between one person households up to households containing eight persons).

**Table 12
Household Lower Income Limits (in dollars)**

HH Size	2000 Census Data			2008 (HUD MFI)		
	30% of Median	Very Low	Low	30% of Median	Very Low	Low
1	10,950	18,250	29,200	15,950	26,550	42,450
2	12,500	20,850	33,350	18,200	20,300	48,500
3	14,050	23,450	37,500	20,500	34,100	54,600
4	15,650	26,050	41,700	22,750	37,500	60,650
5	16,900	28,150	45,000	24,550	40,950	65,500
6	18,150	30,200	48,350	26,400	43,950	70,350
7	19,400	32,300	51,700	28,200	47,000	75,200
8	20,650	34,400	55,000	30,050	50,050	80,050

Source: U. S. Dept. of Housing and Urban Development

According to the U. S. Census for 2000, there were a total of 1,484 households in the City that were identified as having extremely low incomes (30% or lower than the County annual median income). Of this total, 1,069 households were renter households and 415 households were owner-occupied households. A total of 421 extremely low income households were occupied by seniors and 137 households were classified as large family households (5 or more persons per household). The RHNA has projected a need for 168 units for extremely low income households for the current planning period (2006-2014).²



² The projected RHNA need for *extremely low income* housing units was derived by dividing the projected need for *very low income* housing units by 50%.

2.5 SPECIAL NEEDS GROUPS

Special housing needs groups include those households that contain the elderly, handicapped, large families, overcrowded households, female heads of households, and persons in need of emergency shelter. According to State requirements, this Housing Element must include an analysis of housing needs of disabled households, the elderly, large families, farm workers, and families with female heads of households. In addition, an analysis of overcrowded households is also required though this analysis was included in a previous section (Section 2.3.3).

2.5.1 SPECIAL NEEDS - ELDERLY

Elderly households include those *family* householders containing persons 65 years of age or older as well as *non-family* householders (persons living alone) where the individual is 65 years of age or older. The 2000 U. S. Census indicated that 3,622 households in the City (approximately 22.7% of the total number of households in the City) had a household member 65 years of age or older. The same Census figures also identified 1,234 (7.7%) non-family households with a resident 65 years of age or older.

Of the total number of households in the City containing an individual 65 years of age or older (3,622 households), the great majority lived in owner occupied units. The Census indicated that 2,282 senior households lived in owner-occupied units compared to 712 seniors living in rental units. Senior households living in rental units accounted for 10.7% of the total occupied rental units in the City. Owner occupied housing units occupied by seniors accounted for 24.5% of the total owner occupied units in the City.

Typically, retired elderly persons have fixed incomes and, as a result, experience greater difficulty in maintaining adequate living arrangements due to increasing housing costs. Even senior citizen homeowners, who are at an advantage because their housing payments are fixed, are still subject to increasing utility rates and other living expenses. Moreover, many elderly residents may elect to remain in their own homes that are not designed to accommodate their special needs.

A number of privately-operated facilities in the City offer special services for the elderly and handicapped. At the present time, there are three projects in the City that provide housing for seniors. The Village Green and Smith Family Trust housing complexes were established with the help of Redevelopment Agency funds and have affordable housing covenants. As a result, units are available with reduced rents. The senior developments are summarized below in Table 13.

Table 13 Senior Housing in Covina			
Name	Address	# Units	Type of Development
Cienega Gardens	1211 Lyman	180	Senior and Family Housing, HUD Subsidized
Village Green Apts	152 E Covina Blvd	140	Senior Housing, Not Subsidized
Smith Family Trust	223 N Citrus Ave	12	Senior Housing, Not Subsidized

Source: City of Covina 2008



2.5.2 SPECIAL NEEDS - DISABLED

Disabled persons have special needs when it comes to housing. Often, households in this category are also occupied by elderly persons discussed in the previous section. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be well beyond the reach of those households with lower incomes. The lack of such housing is even more pronounced when it comes to market-rate rental units. Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit. Senior housing (both owner and rental) often has many of the features outlined above. The real constraints are associated with the housing for families and working-aged adults. Table 14 indicates the number of disabled persons in the City arranged according to key age groupings. While the disability figures shown in Table 14 may seem excessive, the disability categories include sensory disabilities (such as hearing impaired persons), mental disabilities, and physical disabilities. Of the 5,446 working aged adults identified as having disabilities, approximately 59% were employed.

Table 14 Disability Status of Local Residents, 2000		
Age Group	Disabled Persons	
	Number	Percent
5 to 20 years of age	808	7.0%
21 to 64 years of age	5,446	20.2%
65 years of age and over	1,972	41.4%

Source: U.S. Bureau of the Census. 2000

2.5.3 LARGE HOUSEHOLDS

The Census defines a *large household* as one containing five or more persons per household. According to the most recent 2000 Census figures, there were 2,577 households that contained five or more persons per household. This figure translated into 16% of the total households in the City in 2000. Of the total number of large households in the City in 2000, 1,649 households lived in owner-occupied units while 928 households were living in rental units.

2.5.4 FEMALE HEADS OF HOUSEHOLD

According to the 2000 Census, there were 15,971 households in the City that were identified in the U.S. Census. Of this total, 11,762 (73.6%) households were classified as family households. The 2000 Census indicated that 2,596 family households (16.3%) were headed by a female with no husband present in the home. For those households that are headed by females, 1,467 female-headed households contain dependent children less than 18 years of age. A total of 631 female-headed households (21.6%) have incomes below the designated level of poverty. In terms of tenure, 1,195 female headed households lived in rental units and 1,192 female headed households lived in owner occupied units. The number of female headed households bears importance in relation to social service needs, such as child care, recreation programs, and health care, which are of special concern to these households.

2.5.5 PERSONS IN NEED OF EMERGENCY SHELTER

A citywide housing survey was undertaken as part of this Housing Element’s preparation in May 2008 to assess housing condition and to identify underutilized or vacant sites. These surveys were conducted during the day-time periods and during weekdays. Additional surveys were conducted during the early morning weekend periods. Between six and ten individuals were observed during these local land use surveys. The great majority of the homeless persons that were observed during the survey were in the downtown area and near the Civic Center.

In addition, two local school districts (Charter Oak and Covina Valley USD) reported a total of 61 “homeless” in their Consolidated Application for 2008. The definition of “homeless” used by the school districts does not correspond with that used for the purpose of identifying emergency shelter capacity. Furthermore, the school district boundaries also include areas outside the City of Covina corporate boundaries. The most recent and comprehensive homeless survey was undertaken on January 28, 2009 as part of the 2009 Greater Los Angeles Homeless Count. This effort was coordinated by the Los Angeles Homeless Services Authority (LAHSA). Local Covina participants surveyed 11 census tracts.³ Groups of volunteers (with a minimum of three persons per group) conducted a windshield survey of every street in the census tracts and walked parks and commercial lots. The survey identified a total of five homeless individuals on the street. A comprehensive system of supportive services is provided through the Volunteers of America at their local Access and Outreach Center. This organization provides referrals with intake for services such as housing, detoxification, rehabilitation, domestic violence, and mental illness.

The City of Covina operates a supportive housing program that provides transitional housing services. The home was purchased for use as transitional housing by the Covina Redevelopment Agency. The facility is referred to as the Covina Transitional Housing and Homeless facility. Housing is provided rent-free at the three bedroom, three bathroom, residence. Two homeless families reside together in the home, sharing kitchen and living area facilities. The maximum number served is two adults and 4 to 6 children at any one time. The length of stay of each family is expected to be limited to 12 months, however, under certain circumstances, the length of stay may be extended. Under no circumstances will any family’s length of stay exceed HUD’s maximum length of stay of 24-months for transitional housing. Supportive services are provided at the Transitional House through the Catholic Charities of Los Angeles, Inc., through an agreement with Covina. Additional supportive services are provided by other members of the San Gabriel Valley Homeless Consortium, with which the City of Covina is affiliated.

2.5.6 FARM WORKER HOUSING

The City of Covina is an urbanized community with no active agricultural activities. According to the most recent 2000 Census, there were no farm worker households found in the City.

³ Larger Census Tracts were divided into smaller units and covered by more than one group of volunteers. LAHSA assigned responsibility for census tracts based on the geographic size. So if a census tract was 60% in the City of Covina, 40% County in area, the entire census tract would end up being counted as a Covina tract. Remaining census tracts were considered County as they had an area that was mostly unincorporated County.

2.6 UNITS AT RISK

Section 65583 of the California Government Code was amended in 1991, requiring an analysis of subsidized units and a description of programs to preserve assisted housing developments. The preservation of assisted units is an issue because the subsidy periods of federally subsidized projects constructed 20-30 years ago are beginning to come up for renewal or termination. As indicated in a preceding section, there is one housing project in the City that is subsidized by HUD. One of the foremost housing problems in the State involves the loss of affordability restrictions on a substantial portion of the government-assisted rental housing stock. Much of this housing is “at-risk” of conversion from affordable housing stock reserved predominantly for lower-income households, to market-rate housing. Several government programs, with different regulatory standards, were used to finance these properties, and thus, the nature of the risk of conversion differs. A number of factors will affect the conversion risk of individual properties including the following:

- The options afforded by the program(s) under which a property is financed and regulated (e.g., some properties are no longer eligible for assistance);
- The condition of the local rental housing market, including the relationship of the contract rents to local market rents;
- The physical condition of the property and its ability to command higher rents;
- The nature of its ownership and owner motives (for-profit vs. non-profit);
- The financial stability of the property and the ownership entity; and,
- Whether there is dedicated government assistance available to extend or preserve the property’s low-income use restrictions or assist the tenants.

HUD maintains a list of notices (6 and 12 month) received by the Department pursuant to California’s notice requirements (Government Code 65863.10 and 65863.11). Private owners of assisted multifamily rental housing units who are considering no longer providing rental restrictions and converting restricted units to market-rate units must notice to HUD.

No Notice of Intent to Prepay has been filed according to information supplied by HCD. According to information compiled by the California Housing Partnership Corporation (CHPC), there is one at-risk housing development that is actually located in Covina. The CHPC identified six at risk developments though three are actually located in the County of Los Angeles and two are located in the

City of West Covina. The only CHPC identified “at risk” development in Covina is the 180 unit Cienega Gardens Apartment complex. Replacement of the Cienega Gardens Apartment complex will not occur during the current planning period. This complex is a HUD subsidized Section 8 complex. The affordability of the units are guaranteed through a 55-year convenient agreement. A total of 180 units are provided with 147 units being HUD Section 8 units. A total of 178 units are affordable units with 147 units subsidized through Section 8 vouchers. As such time potential replacement will occur (at the end of the 55-year covenant period), there are a number of housing providers that have been identified by the State HCD as candidate entities that could assume responsibility for the replacement at-risk housing should they convert to market rate units:

- The Community Development and Preservation, LLC;
- The Community Rehabilitation Services, Inc.;
- The East Los Angeles Community Union (TELACU);
- FAME Housing Corporation;
- Los Angeles Center for Affordable Tenant Housing;
- Los Angeles Housing Partnership, Inc.;
- Los Angeles Low Income Housing Corp. (LALIH); and,
- MBK Management Corporation.

The replacement cost for the subsidized at risk developments would be prohibitive. In general, the cost for new land in the City ranges from \$22 per square foot up to \$55 per square foot. The actual construction cost for residential development ranges from \$100 per square foot up to \$130 per square foot.

2.7 HOUSING COSTS AND OVERPAYMENT

2.7.1 COST FOR OWNER-OCCUPIED HOUSING

The U. S. Census includes information concerning the monthly mortgage costs for selected households as well as the value of owner-occupied units. This data was collected in 1999 and, as a result is quite dated. Furthermore, home values have declined significantly during the last quarter of 2007 and the first two quarters of 2008. Table 15 indicates the median sale price for those homes sold during January and May 2007 with those units sold during the same months of 2008. As indicated in the table, the median sales price dropped significantly during the periods between January 2007 and May 2008, falling almost 18%.

**Table 15
Housing Sales Data for Covina**

Period	No. of Homes Sold	Median Value
January 2007	--	\$483,750
May 2007	--	\$470,000
January 2008	25	\$425,000
May 2008	43	\$400,000
Change	--	-\$83,750 (-17.3%)

Source: Data Quick Services 2007 and 2008

2.7.2 RENTAL COST IN COVINA

Table 16 indicates the average monthly rents for those units identified in the survey. Similar to that discussed in the previous section, the 2000 U. S. Census indicates the asking rent for rental housing in the City. However, this data was also collected in 1999 and is now obsolete. To obtain a more relevant listing of typical asking rents, a survey of rental advertisements was undertaken in July of 2008. A total of 46 rental advertisements were posted with the mean rent being \$1,251. Table 16 classifies the data according to unit types as defined by the number of bedrooms.

**Table 16
Asking Monthly Rents – July 2008**

No of Bedrooms	Monthly Rental Range	No. of Listings
One Bedroom	\$900 or less	3 listing
	\$901-\$1,000	5 listings
	\$1,001 -\$1,200	7 listings
	\$1,201 and above	2 listings
Two Bedrooms	\$1,00-\$1,200	3 listings
	\$1,201-\$1,400	11 listings
	\$1,401 and above	4 listings
Three Bedrooms	\$1,100-\$1,500	3 listings
	\$1,501-\$1,800	3 listings
	\$1,899 and above	2 listings
Four Bedrooms	Under \$2,000	1 listing
	Above \$2,000	1 listing

Source: Blodgett/Baylosis Associates, Inc.

Table 17 indicates the Fair Market Rent (FMR) data for Los Angeles County between 1980 and 2008. The data shown in Table 17 indicates that rents for two, three and four bedroom units steadily increased through the mid-1990s where a one year decline was registered. Rents in the latter 1990s and the early 2000s continued to increase. The HUD-formulated FMR schedule serves as a guide for the maximum rents allowable for those units receiving Section 8 assistance. HUD uses the Consumer Price Index (CPI) and the Census Bureau housing survey data to calculate the FMRs for each area.

Table 17 HUD Fair Market Rents Los Angeles-Long Beach SMSA				
Year	1 Bedroom (in dollars)	2 Bedroom (in dollars)	3 Bedroom (in dollars)	4 Bedroom (in dollars)
1980	\$291	\$343	\$380	\$420
1983	\$463	\$538	\$710	\$816
1988	\$588	\$684	\$876	\$990
1990	\$615	\$715	\$916	\$1,035
1995	\$695	\$855	\$1,154	\$1,416
1996	\$675	\$854	\$1,153	\$1,375
1997	\$583	\$737	\$995	\$1,187
1998	\$592	\$749	\$1,011	\$1,206
1999	\$605	\$766	\$1,033	\$1,233
2000	\$605	\$766	\$1,033	\$1,233
2001	\$618	\$782	\$1,055	\$1,260
2002	\$650	\$823	\$1,110	\$1,325
2003	\$764	\$967	\$1,305	\$1,558
2004	\$807	\$1,021	\$1,378	\$1,646
2005	\$900	\$1,124	\$1,510	\$1,816
2006	\$852	\$1,189	\$1,597	\$1,921
2007	\$1,016	\$1,269	\$1,704	\$2,051
2008	\$1,041	\$1,300	\$1,746	\$2,101

Source: U.S. Department of Housing and Urban Development, 1980-2008

2.7.3 OVERPAYMENT FOR HOUSING

Table 18 provides a breakdown of the housing cost thresholds for various income categories including the following:

- *Very-Low* incomes refer to those household incomes that are 50% of the County median adjusted for household size;
- *Low* incomes refer to those household incomes that are between 51% and 80% of the County median adjusted for household size; and,
- *Moderate* incomes refer to those households that are between 81% and 120% of the County median household income adjusted for household size.

The figures shown in Table 18 indicate the rents and mortgage payment thresholds for various housing unit sizes (in terms of the number of bedrooms) for the aforementioned income categories. For example, the maximum rent a very-low income household should pay for the rental of a two-bedroom unit is \$672 per month before adjusting for utility costs.

Table 18 City of Covina Housing Affordability Standards (in dollars/month), 2008			
Unit Type	very low	low	moderate
Owner-Occupied Units			
1 Bedroom	\$597.50	\$717.00	\$1,314.50
2 Bedroom	\$672.50	\$807.00	\$1,479.50
3 Bedroom	\$747.50	\$897.00	\$1,644.50
4 Bedroom	\$807.50	\$969.00	\$1,776.50
5 Bedroom	\$867.50	\$1,041.00	\$1,908.50
Renter-Occupied Units			
1 Bedroom	\$597.50	\$836.50	\$1,533.58
2 Bedroom	\$672.50	\$941.50	\$1,726.08
3 Bedroom	\$747.50	\$1,046.50	\$1,918.58
4 Bedroom	\$807.50	\$1,130.50	\$2,072.58
5 Bedroom	\$867.50	\$1,214.50	\$2,226.58

Source: State of California HCD



According to the Department of Housing and Community Development, households that pay in excess of 30% of their monthly income for housing (either a mortgage or a rent/lease) may be overpaying. In other words, if more than 30% of a household’s monthly earnings go towards housing, there may not be sufficient money for other household expenses (food, utilities, transportation, etc). This is especially true for those households that are lower income. Households that pay in excess of 30% of their monthly incomes towards housing are generally considered to be “overpaying” for housing. According to the 2000 census, there were 16,468 households in the City. In 2000, 2,136 renter occupied households paid more than 30% of their income for rent. In 2000, 2,814 owner occupied households paid more than 30% of their income for housing. Table 19 provides a break down of the percentage of household income that is devoted to housing costs by income range.

**Table 19
Overpayment for Housing in Covina - 2000**

Income Range	Percentage of Income Devoted to Housing				
	<20%	20% 24%	25%- 29%	30%- 34%	35% or>
< \$10,000	40	22	20	12	347
\$10,000- \$19,999	324	114	61	89	492
\$20,000- \$34,999	607	40	55	47	900
\$35,000- \$49,999	638	80	234	273	860
\$50,000- \$74,999	1,007	490	441	389	310
\$75,000- \$99,999	822	370	197	49	25
\$100,000- \$149,999	789	49	4	25	14
\$150,000 and over	243	0	0	0	0

Source: U. S. Bureau of the Census, 2000

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans. Data showing housing problems and the availability of affordable housing are available through the CHAS website for all counties, places, and CDBG/HOME jurisdictions. Note, the 2000 special tabulation data and median family incomes are based on metropolitan area definitions developed at the time of the 2000 Census.

The CHAS data concerning overpayment for housing in the City of Covina is summarized below in Table 20. The table indicates the overpayment for extremely low income households (<30% of the County median), very low income households (30% to 50% of the County median), low income households (50% to 80% of the County median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter households). Finally, the table indicates senior households and large-family households that are overpaying for housing.



**Table 20
Overpayment For Housing in Covina**

Household by Type, Income, & Overpayment	Renters				Owners				Total House Holds
	Senior	Large Family	All other	Total Renters	Senior	Large Family	All Other	Total Owners	
HH Income <=30%	242	99	305	1,069	179	38	99	415	1,484
% Cost Burden >30%	69%	100%	72%	76%	80%	90%	81%	80%	77%
% Cost Burden >50%	55%	100%	59%	67%	67%	90%	81%	74%	69%
HH Income >30% -<=50%	158	128	240	906	268	70	54	514	1,420
% Cost Burden>30%	59%	92%	79%	85%	59%	100%	93%	72%	80%
% Cost Burden >50%	44%	14%	60%	50%	34%	86%	46%	48%	49%
HH Income >50 - <= 80%	137	229	270	1,246	332	123	114	919	2,165
Cost Burden >30%	57%	32%	72%	60%	25%	85%	88%	60%	60%
Cost Burden >50%	6%	2%	0%	3%	13%	57%	48%	36%	17%
HH Income >80%I	183	450	925	3,368	1,279	1,430	650	7,564	10,932
% Cost Burden >30%	16%	10%	9%	8%	16%	22%	28%	20%	16%
% Cost Burden >50%	0%	0%	0%	0%	1%	2%	4%	2%	2%
Total Households	720	906	1,740	6,589	2,058	1,661	917	9,412	16,001
% Cost Burden >30%	51%	37%	39%	39%	28%	31%	45%	29%	33%
% Cost Burden >50%	29%	13%	19%	18%	13%	12%	20%	11%	14%

Source: CHAS Data Book 2000 (for Covina, California)



2.8 SOCIOECONOMIC CHARACTERISTICS

The Bureau of the Census collects employment statistics for specific economic sectors within Covina. These census statistics indicate employment engaged in key employment sectors. The major economic sectors in the City include manufacturing services, food services, eating and drinking establishments, wholesale uses, and health service providers (refer to Table 21). The unemployment rate for the City currently stands at 8.0% as of May 2009. In comparison, the unemployment rate for Los Angeles County for the same period stood at 11.4%.

**Table 21
Employment in Covina 2000**

Business Sector	Employment	
	#	%
Manufacturing	2,870	13.4%
Construction	1,384	6.4%
Wholesale Trade	999	4.7%
Retail Trade	2,617	12.2%
Professional Services	2,003	9.3%
Education, Health, Social Services	4,564	21.3%
Arts and Entertainment	1,399	6.5%
Administration and Support	1,030	4.8%
Transportation	1,291	6.0%
Information	734	3.4%
Finance	1,654	7.7%
Other Sectors	882	4.1%

Source: U.S. Census, 2000

2.9 HOUSING CONSTRAINTS

This section of the housing element is concerned with the identification of constraints that may affect the development of housing, especially affordable housing. This analysis of housing constraints considers the following:

- *Governmental Constraints* refers to those regulations, ordinances, and/or controls that may impede the development of new housing or otherwise increase the cost of residential development;
- *Market Constraints* refers to those economic and market factors that may affect the cost of new housing development; and,
- *Environmental Constraints* refers to those aspects of the environment (vacant land, utilities, natural hazards, etc.) that may affect the cost and/or feasibility of development.

2.9.1 GOVERNMENTAL CONSTRAINTS

Local governments may unintentionally affect the cost of housing through land use controls, building codes and their enforcement, fee processing requirements, required on-and off-site improvements, and taxes and insurance. For this reason, it is important for the City to review and provide measures to alleviate these constraints in terms of their potential to interfere with the supply, distribution, and cost of housing. The State of California planning law requires local governments to indicate the location and extent of permitted development in their general plans. In addition, standards of development intensity and population intensity must be indicated. The location and types of housing in the City are limited to some extent by density limitations contained in the general plan.

2.9.1.1 GENERAL PLAN DESIGNATIONS

The residential land use designations contained in the general plan, and the associated density standards, are summarized in Table 22. As indicated in Table 22 a total of 17,915 units are theoretically possible under full implementation of the general plan. This General Plan build-out figure does not include the development possible in the area governed by the Town Center Specific Plan. The General Plan build-out figure exceeds the existing number of housing units by 1,372 units. Assuming that the Town Center would be a focal point of increased residential densities (as described below); the downtown share of citywide housing demand could be as much as 15% to 25% (over 900 housing units). There are a number of factors that contribute to this demand, such as the growing senior population and desire of young professionals and older, pre-retirement "empty nesters" to live in urban environments.

Projects with residential densities in the range of 20 to 35 units per acre are realistic for the Specific Plan Area. Based on current land values in the Specific Plan Area, the existing maximum allowable residential density of 22 units per acre is probably high enough to allow for financially feasible development of at least some types of residential projects. However, slightly higher densities (i.e., in the high 20s to mid 30s) would make the area attractive for a wider range of residential projects (especially in the future as land values increase in response to the downtown's enhanced image).

Even under the most optimistic residential development assumptions, the increase in direct demand for retail and commercial service space in the downtown area from additional downtown residents will be modest, perhaps no more than 14,000 to 15,000 square feet. Successful revitalization of downtown Covina will require that merchants attract a greater share of discretionary income from residents outside downtown. There are opportunities to create housing for the local workforce, particularly those who desire to work and live in or near downtown Covina, not only for low- and moderate-income workers, but also for middle-income and upper-income workers. The success of the City's downtown revitalization strategy will require a range of housing types to meet the needs of as broad a segment of the population as feasible at all income levels.

Those areas of the Town Center Specific Plan where mixed use development is permitted are referred to as the Residential Focused Activity Area (TCSP-2, TCSP 4, and TCSP 5). The TCSP 2 is intended to provide the opportunity maintain and develop housing at medium to high densities (generally 15 to 25 dwelling units per acre) and associated land uses, with an opportunity for 30 dwelling units per acre on a conditional basis. Nonresidential land uses intended to support downtown residential development would also be permitted as a part of a mixed-use development project. Land uses that create noise in excess of City standards, vibration detectable from adjacent properties, odors, glare, excessive traffic, emit substantial amounts of air pollutants, or otherwise are incompatible with residences are not permitted in this Focused Activity Area.



**Table 22
Summary of Residential Land Uses Permitted in the General Plan**

Land Use Category	Density Standard (du/acre)	Area (in acres)	% of City Designated	Theoretical Buildout (Units)
Low (Density) Residential	0-6	1,806	40.3%	9,899 units
Medium (Density) Residential	6.1-14	196	4.4%	2,744 units
High (Density) Residential	14.1-22	240	5.3%	5,272 units
General Commercial	Not Applicable	461	10.3%	Residential not permitted
Town Center (Commercial)	Not Applicable	87	1.9%	Residential permitted in Mixed Use Zones
Industrial	Not Applicable	211	4.7%	Residential not permitted
School	Not Applicable	360	8.0%	Residential not permitted
Park	Not Applicable	63	1.4%	Residential not permitted
Open space	Not Applicable	39	0.9%	Residential not permitted
Streets	Not Applicable	1,017	22.8%	Residential not permitted
Total	Not Applicable	4,480	100.0%	--

Source: Community Development Department, City of Covina,

2.9.1.2 ZONING REGULATIONS AND RESIDENTIAL DEVELOPMENT

An important tool used by the City in the implementation of its General Plan, is the Zoning Ordinance. Like the General Plan, the Zoning Ordinance (and zoning map) indicates the location and extent of permitted uses. The Zoning Ordinance, however, establishes additional development standards that further define the type, size, and orientation of development. The standards contained in the Zoning Ordinance ensure that all residential units are safe for their occupants and well maintained. As indicated in Table 23, the City of Covina Zoning Ordinance contains a large number of residential zone districts. The town center zone also governed by a specific plan also permits mixed use. The table also indicates the key development standards for each of the zone districts. The General Plan residential land use designations include the following:

- The low density residential land use designation permits up to 6 dwelling units per acre. One single-family detached house on an individual lot, one second unit on a property, and two or more single-family detached houses on a single lot (providing density compliance) are permitted in this zone.
- The medium density land use designation permits between 6.1 and 14 units per acre. The uses permitted in this land use designation townhouses, mobile homes, and or more single-family detached houses, or single-family detached residence and apartments. Also

permitted are single-family detached homes on individual lots, second units, and State-licensed group homes.

- The high density land use designation permits between 14.1 and 22 units per acre. The uses permitted in this zone includes apartments (two-unit structures and up), condominiums, townhouses, mobile homes, and two or more single-family detached houses, or a single-family detached residence and apartments.

There are a number of projects in the City that have exceeded the 22-unit maximum that was identified previously. The Olson Heritage Walk Project is located in the vicinity of the Town Center and consists of 1.81-acres (the development is bounded by Citrus Avenue, School Street, and Italia Street. This development will contain 48 residential units ranging in size 1,350 square feet to 1,550 square feet. A total of 36 units will consist of typical row home units while 12 units will be located above retail commercial. Eight of these units will be reserved for moderate income householders. The overall density of this project is 26.1 units per acre.

The 90-unit town home Vintage Walk development is located a few blocks to the northwest, near to the Metrolink Station. These units include two- and three-story town-homes with floor areas of up to 1,563 square feet.

Development standards for the various Zone districts are summarized in Table 23.

**Table 23
Residential Zone Districts**

Zone District	Min. Lot Area	Unit Density	Yard Setback Front/Side/Rear	Lot Width	Lot Depth	Max. Bldg. Height
A-1	2 acres	1du/acre	25' 20' 25'	300'	300'	35'
A-2	2 acres	1du/acre	25' 20' 25'	300'	300'	35'
E- ½	½ acre	2du/ acre	40' 15' 25'	100'	150'	35'
E-1	1 acre	2du/ acre	60' 30' 30'	100'	150'	35'
E-2 ½	2 ½ acres	1du/2.5 acres	60' 30' 30'	100'	150'	35'
E-5	5 acres	1du/5 acres	60' 30' 30'	100'	150'	35'
R-1- 20,000	20,000 sq. ft.	1du/20,000 sq. ft.	25' 10' 25'	100'	150'	35'
R-1 -10,000	10,000 sq. ft.	1du/10,000 sq. ft.	25' 10' 25'	80'	110'	35'
R-1- 8,500	8,500 sq. ft.	1du/8,500 sq. ft.	25' 5' 25'	70'	105'	35'
R-1- 7,500	7,500 sq. ft.	1du/7,500 sq. ft.	25' 5' 25'	60'	100'	35'
RD	7,200 sq. ft.	RD-number suffix	25' 5' 25'	60'	120'	35'
RR	½ acre	none	--	--	--	35'
R-TR	All of the existing mobile home parks have been granted CUPs.					

2.9.1.3 ON-AND OFF-SITE IMPROVEMENT REQUIREMENTS

The City of Covina maintains a high engineering standard for curbs, gutters, sidewalks, and streets, and these standards regulate construction and such items as width and grade. In the past, the City has approved residential subdivisions with private streets where the standards have been modified to reduce housing costs. The City will continue to review the general development standards such as street width, parking lanes, and sidewalks, not only to result in lower costs, but also in a more pleasing appearance for the subdivision.

2.9.1.4 DEVELOPMENT AND PROCESSING FEES

The City has recently adjusted fees to capture the cost related to the processing and servicing of new developments. This fee structure is in line with those being levied in the County of Orange the City of Los Angeles and a number of other jurisdictions in the Southern California region. These fees are designed to recover the actual service costs and impacts and not to augment the City's general fund. At no time will the City charge a higher development impact fee than what is necessary to offset the anticipated costs to the City for constructing necessary public improvements. The City's current (2008) fee schedule is included in Appendix B.

In 1978 Californians enacted Proposition 13, which limited the ability of local public agencies to increase property taxes based on a property's assessed value. In 1982, the Mello-Roos Community Facilities Act of 1982 was created to provide an alternate method of financing needed improvements and services. New residential growth within the City imposes an increase in service demands upon public infrastructure, including police, fire protection and suppression, paramedic services and park maintenance.

Residential developments where there is a net increase of residential units are subject to the City of Covina's Community Facility District (CFG) fees. The CFD is not applicable to those projects that involve the replacement, reconstruction, improvement or expansion of pre-existing residential units where no new dwelling units are created (i.e.: room additions, replacement or reconstruction after fire, earthquake or disaster, home improvements or refurbishments, etc.). In addition, the CFD fees are waived for those developments that are identified as being low or moderate income units.

The CFD collection is done through an annexation process that places a special tax on the property owner’s tax bill. The fees are as follows:

- Single-family Units - \$527 per unit;
- Multiple-family Units - \$395 per unit;
- Mixed Use Development - \$395 per unit.

This amount may be adjusted annually by the Annual Escalation Factor, which is the greater of two percent (2%) or the percentage change in the Consumer Price Index for the calendar year ending in December of the prior fiscal year.

In addition to the CFG fees, the Building Department charges additional fees as part of the processing of new residential construction. These fees include the following:

- Building Permit Fee - \$1.10/square foot.
- Plan Check Fee - \$0.96/ square foot.
- Electrical Permit Fee - \$4.00/outlet plus \$45.00 issuance fee.
- Plumbing Permit Fee - \$20.00/fixture plus \$45.00 issuance fee.
- Mechanical Permit Fee - \$45.00 issuance fee.
- Sewer Permit Fee - \$60.00/ connection plus \$45.00 issuance fee.
- School District Fee - \$2.50/square foot (refer to expanded discussion under Section 2.9.1.7).

The processing fees are well under one percent of the total development cost. Assuming a 1,000 square foot unit, the total development fees (including school district fees) would be approximately \$5,470 per unit. This assumes 20 electrical fixtures, 5 plumbing fixtures, one sewer connections, and one thousand square feet of floor area. The permit fees account for less than 3% of a residential units costing \$225,000.

2.9.1.5 PROCESSING PROCEDURES

If an application for Zoning and Site Plan Review is complete and in conformance with City requirements, the processing time is relatively brief. The policy of the City of Covina is to discourage the backlog of such cases. Depending upon the complexity of a project, building plan check for new construction averages approximately two weeks as long as the application is complete.

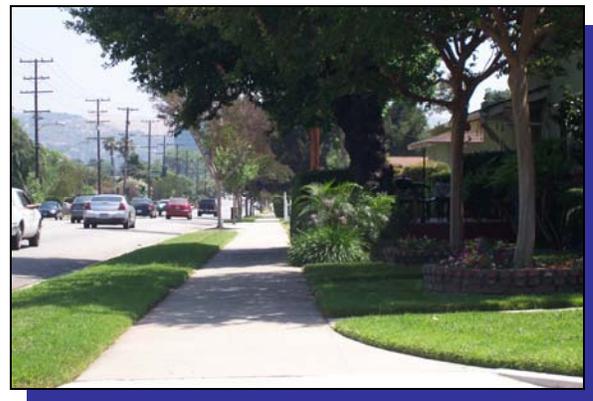
The City of Covina Zoning Ordinance stipulates the residential types permitted, conditionally permitted, or prohibited in each of the residential zone

districts. *Permitted Uses* refer to those uses allowed without discretionary review except for design review, in designated areas, as long as the project complies with all development standards. Conditional Use Permits (CUP) are approved by the Planning Commission unless appealed to the City Council.

Projects appealed to the City Council get priority scheduling and fees for the appeals range from \$1,130 to \$1,465. Typical findings of a CUP include that the project is consistent with the General Plan; the use is compatible with surrounding uses, addresses basic public health and safety, and general welfare concerns. Table 24 describes the housing types by permitted uses.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 25 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports [EIR], General Plan Amendments, Rezones, or Variances).

Review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review. Since the majority of EIR are prepared in response to a General Plan Amendment request they are often processed simultaneously. The City also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector and would decrease the costs for the developer.



**Table 24
Housing Types Permitted Under the Existing Adopted Zone District**

Use	Zone District												
	A-1	A-2	E-1/2	E-1	E-21/2	E-5	R-1 20,000	R-1 10,000	R-1 8,500	R-1 7,500	RD	RR	R-TP
Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P
2-4 DU	X	X	X	X	X	X	X	X	X	X	P	P	P
5+ DU	X	X	X	X	X	X	X	X	X	X	P	P	P
Residential Care <6	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Care >6	X	X	X	X	X	X	X	X	X	X	C	X	X
Emergency Shelter	Emergency shelters are not currently identified as a permitted use in any Zone District.												
Single-Room Occup.	SROs are a permitted use within the Town Center Specific Plan with a CUP. A SRO development is also operating within former motel (South Pointe Apartments) located on Citrus Avenue, just south of Arrow Highway. A total of 130 units are currently provided.												
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	X	X	P
Mobile-Homes	X	X	X	X	X	X	X	X	X	X	X	X	P
Transitional Housing	Transitional housing uses are not currently identified as a permitted use in any Zone District.												
2nd Unit	P	P	P	P	P	P	P	P	P	P	P	X	X
P = Permitted C = Conditionally Permitted X = Prohibited													

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Community Development Department, public works, and the fire department is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the Planning Department and other agencies such as public works for consistency with City ordinances and General Plan guidelines. Concurrently, the elevations are sent to the design review staff for approval.

Depending on the complexity of the project, a single-family project is approved in 4 to 6 weeks from date of plan submission; if no variances, exceptions, or zone changes are needed. After the

project is approved, the Building Division performs plan checks and issues building permits. In some instances the Chief Planning Official may approve *Minor Variances* where the deviation is less than 10% of the applicable standard. Throughout construction, the City will perform building checks to monitor the progress of the project.

A single-family development involving site plan review will take 4 to 8 weeks to complete if there are no further discretionary actions. Multiple-family developments where there are substantial discretionary review (zone changes, variances, general plan amendments, etc) may take up to 20 or more weeks to complete the review process. This process does not seem to put an undue time constraint on most developments because of the close working relationship between Covina staff, developers, and the decision-making body.

**Table 25
Permit Review Timelines in the City of Covina**

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review	4-8 weeks	City Staff ^{1.} (may be appealed to Planning Commission)
Minor Variance	4 weeks	Chief Planning Official or Designee
Conditional Use Permit	12+ weeks	Planning Commission
Variance	12+ weeks	Planning Commission
Zone Change	20+ weeks	City Council
General Plan Amendment	20+ weeks	City Council
Final Subdivision Map	52+ weeks	City Council
Tentative Subdivision Maps	52+ weeks	Planning Commission
Parcel Maps	25+ weeks	City Council
Negative Declaration	20+ weeks	City Council and Planning Commission
Environmental Impact Report	52+ weeks	City Council and Planning Commission
<small>1. In instances where multiple family development abuts single-family</small>		

Source: City of Covina, 2008

2.9.1.6 BUILDING CODE REQUIREMENTS

The City has adopted the 2007 California Building Codes which establishes minimum construction standards as applied to all residential buildings. The City is located within a seismically active region that required additional development standards and requirements to mitigate the damaging effects of ground-shaking. As these standards are State minimums, the City cannot reduce construction costs by revising the building code sectors that are applicable to health and safety.

Building codes are applied to new construction, and are monitored and inspected under the building permit process. There are no extraordinary regulations applied by the City that would hinder future housing development. The City has adopted the State of California Uniform Building Code for its use. At the time the Code Enforcement Officers issue violation notices, handouts are provided to the property owner(s) that describe the City’s various housing rehabilitation programs, eligibility requirements, and the appropriate contact information.

2.9.1.7 PERSONS WITH DISABILITIES

As indicated previously in Section 2.5.2, disabled persons often have unique and special needs when it comes to housing. Often, households in this category include elderly persons that may have one or more disabilities. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach.

The cost for retrofitting an existing structure may cost thousands of dollars and be beyond the reach of those households with lower incomes. The lack of such housing is even more pronounced when it comes to market-rate rental units. The real constraints are associated with the housing for families and working-aged adults. Of the 8,500 working aged adults identified by the 2000 U. S. Census as having disabilities, approximately 60% were employed. The City of Covina requires that all

new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility. It is also important to note that the State of California maintains oversight (and licensing) of small group houses including those for persons with special needs. Elements of the City's overall strategy to promote housing for disabled persons include the following.

- ***Procedures for Ensuring Reasonable Accommodations.*** To provide exception in zoning and land-use for housing for persons with disabilities, the City of Covina currently utilizes either a variance or encroachment permit processes to accommodate requests such as special structures or appurtenances (i.e., access ramps or lifts) needed by persons with physical disabilities. While both variance and encroachment permit applications may be handled through an administrative procedure, the standard used to evaluate such deviations conflicts with laws applicable to housing for persons with disabilities. As a result, the element includes a program (see Section 3.4.8) to establish a written and administrative reasonable accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use.
- ***Efforts to Remove Regulatory Constraints for Persons with Disabilities.*** The State has removed any City discretion for review of small State-licensed group homes for persons with disabilities (six or fewer residents). For this type of use, the City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law.
- ***Retrofitting Requirements.*** The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Chapter 11, 1998 version of the California Code. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.
- ***Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.*** The Building Department provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.
- ***Zoning and Other Land Use Regulations.*** As part of the most recent update of the housing element, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City

has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- The City allows some variation from the application of its parking standards.
- The Zoning Ordinance provides the Planning Division with the authority to establish and approve parking stalls and maneuvering areas other than those set in the ordinance. However, this flexibility is not explicit for housing for persons with disabilities and special needs.
- The City does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its zoning ordinance. As part of the current update of its Zoning Ordinance, the City will review any reference to "family" and will revise accordingly.

2.9.1.8 SCHOOL FEES

The State of California has adopted legislation authorizing local school districts to levy fees on new residential construction and on additions to existing residential development which increase the habitable space of a structure by 500 square feet. The City is located within the attendance boundaries of three school districts that include Covina Valley Unified School District, Charter Oak Unified School District, and Azusa Unified School District. The fees charged for residential development include the following:

- Covina Valley Unified School District - \$2.24 per square foot for new residential development;
- Charter Oak Unified School District - \$2.50 per square foot for new residential development; and,
- Azusa Unified School District - \$2.05 per square foot for new residential development.

While such fees are collected to finance the construction, and reconstruction of school facilities, they do add to the cost of housing in the community. The two other school districts that serve smaller portions of the City also levy development fees that are comparable to those identified above.

2.9.2 MARKET CONSTRAINTS

Market Constraints refer to those economic and market factors that may affect the cost of new housing development. As a general rule, the City's ability to affect market constraints is limited in that these constraints are typically related to market forces that are common throughout the larger region. These market forces may include, but not be limited to, the cost of land, construction (materials and labor), and financing.

Even with the current decline in housing values nationwide, recent statistics indicate that Southern California remains as one of the most expensive housing markets in the country. In October of 2009, the median price paid for a home in the region was \$280,000, an increase of 1.8% from \$275,000 in September 2009 though substantially less (-6.7%) from the October 2008 median home price of \$300,000. August 2007 is considered to be the beginning of the current credit crisis that marked the beginning of a 26-month continuous trend in falling median home prices. Between 2007 and 2006, the median home price for a single-family home in the City of Covina declined by approximately 3.8% while the median sales price for condominiums declined by 1.1%.

2.9.2.1 CONSTRUCTION COSTS

A significant cost factor associated with residential building involves the cost for building materials. These costs can account for more than half of the total construction cost. Typical construction costs in the area range include the following:

- One-level single-family home, stucco on stud frame: \$111 to \$122 per square foot;
- Two-level single-family home, stucco on stud frame: \$103 to \$117 per square foot; and,
- Two to three level apartment, stucco on stud frame: \$150 per squared foot.

Depending on location and desirability of the site, the cost for land in the area ranges from a low of \$10 per square foot to a high of approximately \$55 per square foot.

2.9.2.2 AVAILABILITY OF FINANCING

Local banks and other lending institutions in the community provide a ready source of available financing for constructing new housing and rehabilitating and conserving existing housing stock. Based on a review of the sale of existing homes, the number of for-sale units in Covina were generally comparable with those of the surrounding cities. The housing units constructed in newer residential developments in the City have sold very quickly, indicating that the lending institutions were not

withholding loans to those individuals seeking to purchase housing in Covina.

2.9.2.3 VACANCY RATES

According to the most recent Census, there were a total of 393 units in the City that were vacant. This figure accounted for approximately 2.4% of the total number of units in the City. Of this total figure, 167 units were vacant rental units and 71 units were vacant for sale units. The remainder (43 units) were rented and sold units not yet occupied and seasonal units.

2.9.3 ENVIRONMENTAL CONSTRAINTS

This section indicates those constraints that are related to natural or man-made factors that may inhibit new residential development.

2.9.3.1 HAZARDOUS MATERIALS

All of the sites identified for future residential development will take place on properties that were previously developed. As part of the lending process, financial institutions typically require environmental assessments be completed to ensure that properties subject to redevelopment are free of contamination or that any potential contamination can be remediated.

The majority of the candidate development sites were developed prior to the 1970s and may include trace amounts of lead and/or asbestos in the soil and structures. Lead based paint was commonly used prior to 1970 and is the predominant source of lead contamination in the soils. Asbestos was commonly used as insulation and floor tiles during this same period. As a result, any rehabilitation or demolition associated with future redevelopment will likely need some form of investigation and remediation.

The candidate sites shown in the appendices are located within the Town Center Specific Plan and potential contamination will likely be limited to asbestos containing building materials and paint containing lead. No Cortese sites or Superfund sites are located within the area governed by the Town Center Specific Plan.

2.9.3.2 SEISMIC RISK

Major faults in the region include the Whittier/Elsinore, Norwalk, Newport/Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas faults. According to the State of California Geological Survey (CGS), no known or suspected active fault traces pass through or are located near the City. There are no designated Alquist-Priolo Special Studies Zones found within the City. In recent years, researchers have identified a previously unknown blind thrust fault that extends from the Puente Hills westerly towards downtown Los Angeles. The City is, and will continue to be,

subject to ground-shaking hazards associated with earthquakes in the region. The level of risk within the City is no greater than that anticipated for the region. Recent studies that have been completed by the CGS Seismic Hazard Zones Mapping Program indicate that the urbanized areas where development is anticipated, including the area governed by the Town Center Specific Plan, are not located in areas with a high liquefaction potential.

2.9.3.3 WILDFIRE RISK

As indicated previously, the residential areas within the City are located within urbanized areas. All of the potential development sites are located outside of any Zone 4 designation, according to maps prepared by the Los Angeles County Fire Department. The Zone 4 designation applies to those areas of the County where the natural vegetation represents a significant wildfire risk.

2.9.3.4 FLOODING

The area governed by the Town Center Specific Plan, where the majority of the new residential development is contemplated, is not located within a designated flood hazard area as identified by the Federal Emergency Management Agency. The City of Covina is served by the Los Angeles County Flood Control District which operates and maintains regional and municipal storm drainage facilities. The City works with the Flood Control District in making local drainage plans and improvements. The projected storm water runoff is not anticipated to significantly increase with future residential development given the nature and extend of impervious surfaces within each candidate development site.

2.9.3.5 INFRASTRUCTURE

Water supply in the City is derived from local groundwater wells operated and maintained by the water purveyors that serve the City, as well as imported water from the Metropolitan Water District (MWD). The Water Division of the City of Covina Public Works Department is responsible for providing water in most of the City and in the Town Center area. The majority of the remaining RHNA need will be provided as part of the implementation of the Town Center Specific Plan. This plan promotes higher density development in the downtown area. Other potential development sites are scattered throughout the City and the majority of the sites are will served by existing infrastructure.

Many water lines service the Town Center area are more than 50-years old and are undersized (less than 8-inches in diameter). As a result, a number of existing lines will likely need to be upgraded to serve the higher water demands associated with multiple-level residential development. The average water consumption in the City is approximately 8 million gallons per day. The combined water

consumption for all of the development contemplated as part of the Housing Element’s implementation is projected to be 344,250 gallons per day. The Public Works Department has developed a long-range strategy that would upgrade the deficient water lines in the Town Center area to at least 8-inches. The cost for these upgrades will exceed \$800,000.

According to a study conducted as part of the City’s Sewer Master Plan, approximately 9.3 miles of sewer lines, out of a total of 120 miles, were considered to be deficient. The most severe deficiencies included the northernmost and central portions of the planning area. The master plan calls for individual sewer lines to be upgraded in conjunction with street work and/or new development. The total projected cost for these sewer upgrades will exceed \$1,200,000.

The additional 1,337 units are projected to generate 247,860 gallons of effluent on a daily basis. Given the projected demand and the existing remaining treatment capacity, future developments’ treatment demand can be met by the existing facilities.



SECTION 3.0 HOUSING PLAN

3.1 INTRODUCTION TO HOUSING PLAN

This section of the City of Covina Housing Element addresses the State’s housing element requirements for a “statement of the community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.” This Housing Plan consists of the following components:

- *Regional Housing Needs Assessment* provides a discussion of the Regional Housing Needs Assessment and how the City intends to accommodate its identified housing need.
- *Housing Element Policies* indicates those policies that will be applicable over the course of the planning period governed by this Element;
- *Housing Element Programs* indicates those specific programs that will be effective in assisting in the conservation of affordable housing, the development of new affordable housing, the identification and provision of new sites for residential development, and the removal of governmental constraints.

3.2 PROJECTED REGIONAL HOUSING NEEDS ASSESSMENT

The authority to determine housing needs for the various income groups for cities within the Southern California region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The housing needs are categorized according to the following income groups:

- The *Extremely Low Income* households are those whose income is 30% or less than that of the median household income for the greater Los Angeles area;
- The *Very Low Income* households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area;
- The *Low Income* households earn from 51% to 80% of the median;
- The *Moderate Income* groups earn from 81% to 120% of the median; and,
- The *Above Moderate* households earn over 120% of the median income.

The various housing categories and the income thresholds for each are discussed above. SCAG’s Regional Housing Needs Assessment (RHNA) estimated the seven-year future housing construction need for Covina at 1,337 units (refer to Table 26). The RHNA is also graphically illustrated in Exhibit 9.

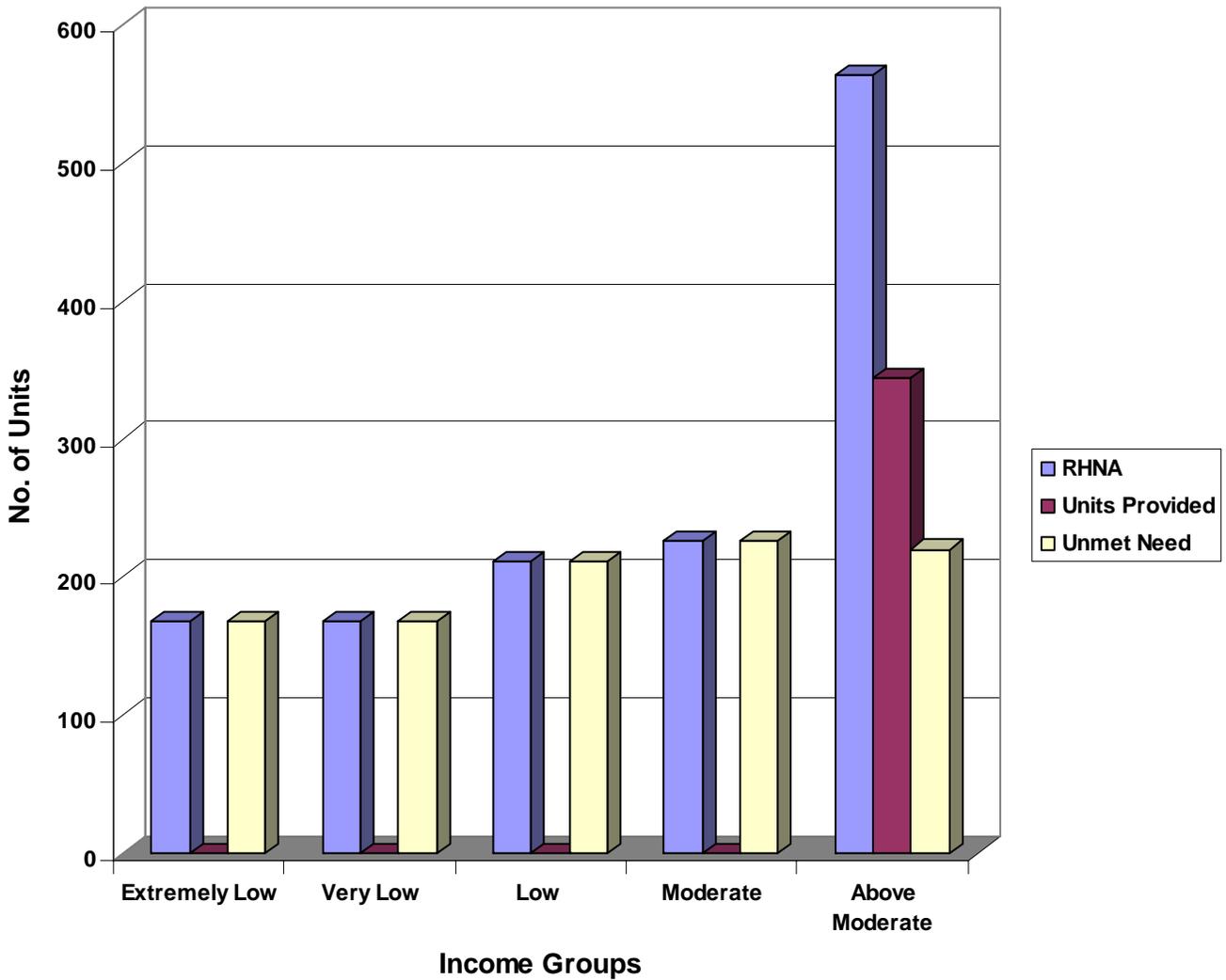
**Table 26
RHNA for the City of Covina
January 2006-June 2014**

Number of Units	No.	Percent
Extremely Low Income Household	168	12.5%
Very Low Income Households	168	12.5%
Low Income Households	211	15.8%
Moderate Income Households	226	16.9%
Above Moderate Income Households	564	42.2%
Total Need - Future Housing	1,337	100.0%
Source: Southern California Association of Governments		

As indicated previously, those households that have incomes of 30 % of the County median would fall into the extremely low income category. Based on the 2009 income limits, an extremely low income household would have the following household incomes: a one person household with an annual income of \$16,650 or less; a two person household with an annual income of \$19,050 or less; a three person household with an annual income of \$21,400 or less; and a four person household with an annual income of \$23,800 or less. The HCD indicates that the projected need for extremely low income households may be calculated by assuming that such households represent 50% of the very low income households. In other words, the future house need for extremely low income households in Covina is projected to be 168 households.

The planning period governed by the RHNA extends from 2006 to 2014. As a result, the City may receive credit towards the RHNA for the new housing that has been entitled, under construction, or built during the past two years. When considering the development that has occurred during the past two years that totaled 346 units, there is a remaining housing need of 991 units.

As indicated in Table 27, the City’s remaining unmet need for the planning period is 991 units. There is a remaining unmet need for above moderate income units (220 units are still needed), moderate income units (226 units are still needed), low income units (210 units are still needed), very low income units (167 units are still needed), and extremely low income units (168 units are still needed).



Note: The RHNA for the City of Covina is indicated in Section 3.2 and itemized in Table 26. The RHNA is shown in the blue colored bar. The *units provided* refers to the number of units that were constructed or entitled during the planning period beginning on January 1, 2006. These units may be counted against the RHNA and are shown in the purple bar. Finally, the remaining *unmet need* (RHNA - units approved or constructed) are indicated in the yellow bar.

EXHIBIT 9
COVINA’S REGIONAL HOUSING NEEDS ASSESSMENT
(FOR THE PLANNING PERIOD OF JANUARY 1, 2006 THROUGH JUNE 30, 2014)
 Source: Southern California Association of Governments

**Table 27
Housing Accomplishments**

Income category	# Units	Total Provided	Unmet Need
Extremely Low	168	0	168
Very Low	168	1	167
Low	211	1	210
Moderate	226	0	226
Above Moderate	564	344	220
Total	1,337	346	991



3.3 HOUSING ELEMENT POLICIES

This Housing Element accurately reflects Covina's current housing-related situation, resources, and needs and establishes a clear, unambiguous, and locally acceptable policy orientation and program framework so that community decisions and actions will affectively, viably, and efficiently address Covina housing issues, needs, and problems. The seven Housing Element objectives are:

- *Objective No. 1* - The City of Covina will promote the development of various types of dwelling units, at reasonable quantities, that are suitable for all economic segments.
- *Objective No. 2* - The City of Covina, through comprehensive land use planning, will carefully evaluate and consider the site planning, distribution, urban design, and overall compatibility of new development, both internally and with the surrounding area.

- *Objective No. 3* - The City of Covina will continue in its efforts towards maintaining a high quality of life for the community's residents. In addition, the City will strive to maintain and preserve the affordable housing stock in the City and to make sure that all residential structures are legal, safe, and maintained.
- *Objective No. 4* - The City will promote a climate where persons and households of all types and backgrounds are accommodated.
- *Objective No. 5* - The City will support a climate where all housing needs, particularly those needs of lower income are acknowledged and where such needs are addressed to the greatest extent possible through viable and cost-effective programs and strategies.
- *Objective No. 6* - The City shall continue to promote the development of affordable housing for community residents.
- *Objective No. 7* - The City shall accommodate in single-family neighborhoods, with reasonable standards, small childcare centers, small group houses, and other uses that are mandated by the State and that are necessary to changing social needs.

3.3.1 OBJECTIVE NO. 1 – VARIETY OF HOUSING TYPES

The City of Covina will promote the development of various types of dwelling units, at reasonable quantities, that are suitable for all economic segments. Towards this end, the following policies address this objective.

- *Policy 1.1*. The City of Covina shall maintain and/or accommodate development of a variety of housing types, including single-family detached houses, condominiums/town homes, apartments, and mobile homes, second units/granny flats, and mixed uses, to suit all economic segments and as a means of addressing the City's regional housing obligations to the greatest extent possible.
- *Policy 1.2*. The City of Covina shall maintain and consider to reasonably facilitate development of dwelling units particularly suitable for lower and moderate income residents, such as medium and high density apartments, condominiums/townhouses, second units, and mixed uses, to ensure lower and moderate income household accommodation.
- *Policy 1.3*. The City of Covina shall maintain to the greatest extent practical areas zoned/designated for medium and high density residential facilities and for mobile homes.

- *Policy 1.4.* The City of Covina shall ensure that the rate and amount of new residential growth can be accommodated in light of Covina’s physical and economic constraints and that growth can be provided in light of adequate public services, facilities, and infrastructure.
- *Policy 1.5.* The City of Covina shall permit and facilitate maximum feasible residential infill development or development of vacant and underutilized parcels through existing Zoning provisions and new appropriate procedures as a means of providing a mix of housing for all economic segments and of meeting regional housing needs targets.
- *Policy 1.6.* The City of Covina shall consider new programs and procedures, including new dwelling unit types that will facilitate the construction of affordable housing.
- *Policy 1.7.* The City of Covina shall continue to incorporate the new Metrolink Commuter Train Station and the downtown revitalization project into housing decisions.
- *Policy 1.8.* The City of Covina shall follow all General Plan and Zoning density and development standards, except where community goals, objectives, and policies are best furthered.



3.3.2 OBJECTIVE NO. 2 – COMPREHENSIVE LAND USE PLANNING

The City of Covina, through comprehensive land use planning, will carefully evaluate and consider the site planning, distribution, urban design, and overall compatibility of new development, both internally and with the surrounding area.

- *Policy 2.1.* The City of Covina shall maintain the current general land use distribution or pattern regarding all housing unit categories.
- *Policy 2.2.* The City of Covina shall accommodate new housing of various types and densities that reflect the use, scale, and character of existing and/or planned residential uses.

- *Policy 2.3.* The City of Covina shall protect single-family detached neighborhoods from medium or high density or nonresidential use encroachments.
- *Policy 2.4.* The City of Covina shall, notwithstanding objectives and policies to minimize land use conflicts, consider mixed use housing as appropriate in and around the downtown to bolster existing downtown revitalization efforts and best take advantage of Metrolink Commuter Train Station impacts.
- *Policy 2.5.* The City of Covina shall ensure the adequacy of future low income housing sites, particularly for seniors, in terms of accessibility to services, shopping, transportation, and needed facilities.
- *Policy 2.6.* The City of Covina shall monitor and best capitalize on possible land use intensification and other pressures associated with the new Metrolink Commuter Train Station.
- *Policy 2.7.* The City of Covina shall acknowledge and monitor sites identified as potentially suitable for affordable housing in accordance with the regional housing needs accommodation process.
- *Policy 2.8.* The City of Covina shall encourage consolidation of substandard-width lots for apartments, condominiums/town homes, and mixed use projects.
- *Policy 2.9.* The City of Covina shall monitor, review, and, where appropriate, streamline the housing application review process as a means of lessening development constraints.

3.3.3 OBJECTIVE NO. 3 – QUALITY HOUSING

The City of Covina will continue in its efforts towards maintaining a high quality of life for the community’s residents. In addition, the City will strive to maintain and preserve the affordable housing stock in the City and to make sure that all residential structures are legal, safe, and maintained. The following policies address this objective.

- *Policy 3.1.* The City of Covina shall preserve the predominantly low-rise, low to medium density character of Covina's neighborhoods.
- *Policy 3.2.* The City of Covina shall maintain and, where possible, enhance Covina's attractive appearance, positive image, and small-town character.
- *Policy 3.3.* The City of Covina shall preserve the very low density, rural character and sensitive environmental resources of Covina Hills by minimizing grading, limiting development around Walnut Creek, and maintaining the large-lot and other Zoning requirements for the area.

- *Policy 3.4.* The City of Covina shall maintain development and site design standards, architectural and landscaping guidelines, and amenity requirements for all housing types to ensure attractive, functional, and high quality building construction and additions.
- *Policy 3.5.* The City of Covina shall preserve and maintain the structural integrity of Covina's aging housing stock, particularly deteriorating medium and high density complexes, and abate any dilapidated buildings.
- *Policy 3.6.* The City of Covina shall deal with the proliferation of over crowding regarding all dwelling unit types through such measures as Code Enforcement.
- *Policy 3.7.* The City of Covina shall deal with and abate serious private property maintenance problems and the increasing incidence of illegally constructed dwelling units through administering appropriate local ordinances or Covina's Code Enforcement program.
- *Policy 3.8.* The City of Covina shall educate the public, including local residential property owners and tenants, on the importance of maintaining building structures and keeping up property grounds.
- *Policy 3.9.* The City of Covina shall accommodate in single-family neighborhoods, with reasonable standards, small child care centers, small group houses, and other uses that are mandated by the State and are necessary to address changing social and societal needs.
- *Policy 3.10.* The City of Covina shall address its park/open space deficiency and mitigate the problem to the greatest extent possible.
- *Policy 3.11.* The City of Covina shall ensure that State noise insulation standards for applicable apartments and condominiums/town homes are met.
- *Policy 3.12.* The City of Covina shall regard the preservation and rehabilitation of the housing stock as a cost-effective approach in addressing housing needs.
- *Policy 3.13.* The City of Covina shall, when dealing with code enforcement matters, attempt to abate first the most serious violations or those nuisances that constitute the greatest threat to public health, safety, and welfare.
- *Policy 3.14.* The City of Covina shall preserve residential districts and buildings in the community that are deemed architecturally and/or historically significant.
- *Policy 3.15.* The City of Covina shall monitor and, where possible, review City constraints on the maintenance and improvement of housing.

- *Policy 3.16.* The City of Covina shall consider to utilize additional incentives and/or begin new programs with sufficient funding support to handle or abate old, deteriorating apartments, such as outright purchases, and to build low-cost housing units, such as through density bonuses and/or development standard reductions. \
- *Policy 3.17.* The City of Covina shall develop a downtown area "urban village" concept, within the parameters of the Town Center Specific Plan which will include mixed uses in an attractive, spirited, and functional arrangement, to best complement existing revitalization activities in the district, to capture positive spillover Metrolink Commuter Train Station benefits, and to provide more medium and/or high density housing.



3.3.4 OBJECTIVE No. 4 – HOUSING ACCOMMODATION

The City of Covina will promote a climate where persons and households of all types and backgrounds are accommodated. The following policies will address this objective.

- *Policy 4.1.* The City of Covina shall deal with the increasing incidence of lower income households, particularly renters, paying disproportionately high percentages of their incomes on housing, as well as overall poverty, to the greatest extent possible through viable programs.
- *Policy 4.2.* The City of Covina shall address the housing needs of its senior citizen population to the greatest extent possible through rental subsidies, property rehabilitation assistance, special standards pertaining to new housing projects, and other appropriate actions and programs.
- *Policy 4.3.* The City of Covina shall deal with increasing household sizes and overcrowding that are brought on primarily by demographic/cultural factors and/or the combination of declining wages and increasing housing cost through code enforcement and any other feasible, legal means.
- *Policy 4.4.* The City of Covina shall monitor the City's homeless population, accommodate

homeless facilities, in accordance with State law, and assist homeless persons in locating nearby shelters.

- *Policy 4.5.* The City of Covina shall monitor the City's disabled population to note any major changes or increases and, in accordance with the State Building Code and other applicable laws, continue addressing the needs of handicapped persons.
- *Policy 4.6.* The City of Covina shall address the increasing difficulty of first-time home buying families to purchase a residence in Covina through attempting to initiate an appropriate programmatic response.
- *Policy 4.7.* The City of Covina shall incorporate into the City's housing activities and processes various regional planning measures to reduce traffic congestion, air pollution, waste generation, and other problems.
- *Policy 4.8.* The City of Covina shall accommodate in single-family neighborhoods, with reasonable standards, small child care centers, small group houses, and other uses that are mandated by the State and that are necessary to address changing social and societal needs.
- *Policy 4.9.* The City of Covina shall, if necessary, attempt to preserve affordability restrictions of the lower income housing units through appropriate procedures.
- *Policy 4.10.* The City of Covina shall balance the City's obligation to provide more housing with the need to recognize the importance of local economic development and employment enhancement through maintaining as high a jobs-to-housing ratio as feasible and through keeping and attracting high sales tax producing businesses.

3.3.5 OBJECTIVES NO. 5 – HOUSING NEEDS

The City will support a climate where all housing needs, particularly those needs of lower income are acknowledged and where such needs are addressed to the greatest extent possible through viable and cost-effective programs and strategies. The following policies address this objective.

- *Policy 5.1.* The City of Covina shall monitor the City's homeless population, accommodate homeless facilities, in accordance with State law, and assist homeless persons in locating nearby shelters.
- *Policy 5.2.* The City of Covina shall monitor the City's disabled population to note any major changes or increases and, in accordance with the State Building Code and other applicable laws, continue addressing the needs of handicapped persons, particularly those that are seniors.

- *Policy 5.3.* The City of Covina shall address the increasing difficulty of first-time home buying families to purchase a residence in Covina through attempting to initiate an appropriate programmatic response.
- *Policy 5.4.* The City of Covina shall incorporate into the City's housing activities and processes various regional planning measures to reduce traffic congestion, air pollution, waste generation, and other problems.
- *Policy 5.5.* The City of Covina shall monitor the continuation of affordability controls in and, if necessary, attempt to maintain below market rate restrictions in lower income housing complexes.



3.3.6 OBJECTIVE NO. 6 – AFFORDABLE HOUSING

The City shall continue to promote the development of affordable housing for community residents. The following policies address this objective.

- *Policy 6.1.* The City of Covina shall utilize and attempt to expand on existing, and, where warranted and possible, develop appropriate, viable new City housing programs as described in the Programs/Implementation Measures section to address the following needs:
 - lower, particularly very low, income senior households overpaying for housing or rent.
 - lower, particularly very low, income non-senior households overpaying for housing or rent. Small households are a greater need than large households.
 - lower, especially very low, income handicapped persons, particular seniors, overpaying for housing.
 - lower and moderate income potential first-time home buyers.
 - lower, particularly very low, income homeowner households of all ages seeking property rehabilitation assistance.

- *Policy 6.2.* The City of Covina shall balance the City's obligation to provide more housing with the need to recognize the importance of local economic development and employment enhancement through maintaining as high a jobs-to-housing ratio as feasible and through keeping and attracting high sales tax producing businesses.
- *Policy 6.3.* The City of Covina shall accommodate in single-family neighborhoods, with reasonable standards, small child care centers, small group houses, and other uses that are mandated by the State and that are necessary to changing social needs.

3.3.7 OBJECTIVE NO. 7 – EMERGENCY AND TRANSITIONAL HOUSING

The City shall continue to support those efforts to aid those community members that are less fortunate and in need of emergency and/or transitional housing. The following policies are designed to address this objective.

- *Policy 7.1.* The City of Covina shall pay particular attention to mitigating and/or abating appearance, structural, and/or property maintenance problems associated with aging houses and apartments through effective code enforcement and any other viable programmatic efforts.
- *Policy 7.2.* The City of Covina shall continue with and, where possible, expand existing housing programs, such as rent subsidy, property rehabilitation, and developer assistance measures, to address lower income housing needs to the greatest extent possible.
- *Policy 7.3.* The City of Covina shall regard the preservation and rehabilitation of the housing stock as a cost-effective approach in addressing housing needs.
- *Policy 7.4.* The City of Covina shall achieve effective Covina City inter-departmental coordination in implementing and monitoring the effectiveness of housing programs, particularly regarding Code Enforcement activities.
- *Policy 7.5.* The City of Covina shall prioritize housing needs in a manner that best suits local conditions and, from time to time, monitor the needs or review the prioritization and, if necessary, make adjustments as appropriate to reflect changing population structures.

3.4 HOUSING ELEMENT PROGRAMS

All potential sources of funding will be actively pursued by the Agency in its efforts to implement the City's Housing Element. Key to this effort continues to be the establishment of relationships between public entities (especially the City) and

the private sector. In recent years, Covina's real estate market has improved due to the strong economy and the increased demand for relatively affordable housing that is available in Covina compared to other portions of Los Angeles County. Covina's housing program recognizes that the "market" will drive certain aspects of producing affordable housing.

Market factors have, and will continue to impact the amount of housing the Agency can effectuate given current revenues. Therefore, efforts to cooperate with other public entities and especially with the private sector, continues to be a priority. The goal is to produce, improve and protect the City's housing stock utilizing the Agency funds and other housing funds as leverage.

Under California Redevelopment Law, 20% of the tax increment generated by the Agency's project areas is to be placed into a set-aside fund and is to be utilized for qualifying housing related activities. The Housing Division oversees housing-related activities that benefit low to moderate income persons to help maintain, protect, and preserve the affordable housing stock in the City of Covina.

3.4.1 AGENCY HOUSING PROGRAMS

3.4.1.1. AGENCY HOUSING ASSISTANCE PROGRAM
(Agency Housing Program)

The Covina Redevelopment Agency provides a rent subsidy program for senior citizens at the Village Green Senior Apartments, (152 E. Covina Boulevard., Covina, CA 91722), the Smith Senior Housing project, (223 N. Citrus Avenue, Covina, CA 91723), and at various locations throughout the City. New applications are not being taken for this program, in compliance with agreements related to the Health and Safety Code Section 33334.28, which exempts the City of Covina from requirements under Section 33334.49b) until January 1, 2012.

In addition, the Agency provides a grant for transitional housing for women and children who are victims of domestic violence through the YWCA WINGS program. The Covina Redevelopment Agency sets aside 20% of the tax increment revenue generated from the Agency's project area. This set-aside is placed in a separate Low- and Moderate-Income Housing Fund and is used for activities that increase, improve, or preserve the supply of affordable housing.

According to the most recent Annual Finance Report, which provides fund information for the Covina Redevelopment Agency as of June 30, 2008, available Low and Moderate Income Housing Funds are \$3,111,295. An action by the Agency Board to provide funds to secure affordable covenants encumbered an additional \$2,742,000 in June 2009. Final actual financial information for FY 08-09 will not be available until the 08-09 fiscal year audit has been completed.

On June 16, 2009, the Agency Board considered making a residual receipts loan in the amount of \$4,742,000 to the owner of the 90-unit apartment complex at 200 W. Rowland Street. The apartments were constructed in 1974, and were previously restricted as affordable units for seniors under a Department of Housing and Urban Development Section 23 project. The apartments are currently unrestricted, and house mostly low-income senior citizens, many on Section 8. The Agency will provide assistance to the Owner to rehabilitate the site and to maintain the supply and availability of moderate and very low-income housing, pursuant to affordability covenants to be recorded for a term of not less than fifty-five years.

- *Responsible Agency.* City of Covina Redevelopment Agency and City of Covina Housing Division
- *Funding Sources.* Set-Aside
- *Timing for Implementation.* Ongoing
- *Objectives.* 28 units during the planning period.

3.4.1.2. LOT ASSEMBLY PROGRAM
(Agency Housing Program)

This program is an ongoing program that recognizes the importance of public-private partnerships in assembling and redeveloping infill parcels. The Covina Community Redevelopment Agency has been very proactive in finding and assembling properties for the development of new affordable housing projects. In the past, the Agency has assisted developers in the assembly of land to facilitate new residential development, including affordable housing development. The most recent example is the new Olsen Heritage Walk that involved agency assistance in assembling the parcels that were included in the project. The properties assembled for the Heritage walk are similar to those identified for Area 3 in the inventory of available sites (refer to the Housing Element Appendices, Page 8). The key elements of this program include the following:

- The City will continue to provide appropriate land use designations consistent with regional housing needs for mixed use and infill development.
- The City will maintain an inventory of potential sites to provide developers with information regarding development incentives for affordable units.
- The City will provide technical assistance and information to private and non-profit housing providers regarding available City and Agency-owned parcels that will be suitable for lower-income development.
- The City will facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical assistance to developers and property owners. Technical

assistance includes land development counseling by City planners and a marketing brochure that provides information on available development incentives.

- The Redevelopment Agency will also continue to assist qualifying developments in the assembly of property for new residential development. In the past the City has also assisted in the acquisition of property for new residential development using the Agency’s Low and Moderate Housing Fund. However, future land acquisition and financial assistance will be more difficult due to the depletion of affordable housing funds. The funds were needed by the Agency to meet the State’s SERAF payment which is being used to balance the State’s budget. Any future assistance, as in the past, will be evaluated on a case-by-case basis.

The key elements of this program’s implementation are described below.

- *Responsibility:* Community Development Department and the Redevelopment Agency.
- *2006-2014 Program Objective:* Continue to work with prospective applicants in assembling properties.
- *Timing:* Implement policy by December 2011.
- *Funding:* General Fund

3.4.1.3. MAINTAIN RESIDENTIAL CAPACITY

To ensure that adequate sites are available throughout the planning period to accommodate the City’s RHNA, on a project basis, pursuant to Government Code Section 65863, the City will monitor available residential capacity and evaluate development applications in the Town Center Specific Plan. Should an approval of a development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall. The key elements of this program’s implementation are described below.

- *Responsibility:* Community Development Department.
- *2006-2014 Program Objective:* Monitor available sites with new development.
- *Timing:* Development of evaluation procedure to implement Government Code section 65863 by July 1, 2011.
- *Funding:* General Fund

3.4.2 HOME OWNERSHIP PROGRAMS

The City of Covina participates in several special loan programs that offer down payment and/or closing cost assistance to the home buyer. Several of

the programs place a "silent second" on the property. These programs include the Home Ownership Program, the American Dream Donor-Payment Program, The Mortgage Credit Certificate Program, the Southern California Home Financing Authority and the Independent Cities Lease Finance Authority Program.

3.4.2.1 HOME OWNERSHIP "HOP" PROGRAM
(Home Ownership Program)

The Home Ownership Program (HOP), operated by the County of Los Angeles, offers 0% interest loans to borrowers who have not owned a home in the last three years. In 2008, the maximum loan amount is \$80,000, or 20% of the purchase price, whichever is less. This program will be advertised on the City's website and a brochure/handout will be produced for distribution at the planning counter, redevelopment office and in the information kiosks in the Civic Center.

- *Responsible Agency.* Community Development Commission of the County of Los Angeles
- *Funding Sources.* Home Funds
- *Timing for Implementation.* Ongoing
- *Objectives.* Dependent on availability of Home funds.

3.4.2.2 AMERICAN DREAM DOWN-PAYMENT PROGRAM (ADDP). (Home Ownership Program)

The American Dream Down Payment Initiative (ADDP) was signed into law on December 16, 2003. The American Dream Down Payment Assistance Act authorizes up to \$200 million annually for fiscal years 2004 - 2007. The ADDI will provide funds to all fifty states and to local participating jurisdictions that have a population of at least 150,000 or will receive an allocation of at least \$50,000 under the ADDI formula. The ADDI will be administered as a part of the HOME Investment Partnerships Program, a formula grant program. ADDI will provide down payment, closing costs, and rehabilitation assistance to eligible individuals. The amount of ADDI assistance provided may not exceed \$10,000 or six percent of the purchase price of the home, whichever is greater. The rehabilitation must be completed within one year of the home purchase. Rehabilitation may include, but is not limited to, the reduction of lead paint hazards and the remediation of other home health hazards.

This program will be advertised on the City's website and a brochure/handout will be produced for distribution at the planning counter, redevelopment office and in the information kiosks in the Civic Center.

- *Responsible Agency.* Community Development Commission of the County of Los Angeles
- *Funding Sources.* Home Funds

- *Timing for Implementation.* Ongoing
- *Objectives.* Dependent on availability of Home funds.

3.4.2.3 MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM (Home Ownership Program)

Most borrowers who qualify for the HOP program also qualify for the Mortgage Credit Certificate (MCC) program, which offers the first time homebuyer a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate would pay. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. If both the homebuyer and the new home are eligible, the participating lender fills out the MCC application forms for the homebuyer, and sends them to the County for review. If both the home and homeowner qualify, the County can then issue an MCC. There is a non-refundable application fee for an MCC.

This program will be advertised on the City's website and a brochure/handout will be produced for distribution at the planning counter, redevelopment office and in the information kiosks in the Civic Center.

- *Responsible Agency.* Community Development Commission of the County of Los Angeles
- *Funding Sources.* Home Funds
- *Timing for Implementation.* Ongoing
- *Objectives.* Dependent on Home funds.

3.4.2.4 SOUTHERN CALIFORNIA HOME FINANCING AUTHORITY (SCHFA) (Home Ownership Program)

The Southern California Home Financing Authority (SCHFA) is a joint powers authority formed in June 1988 to issue tax-exempt mortgage revenue bonds for low and moderate-income first-time homebuyers.

The SCHFA has helped thousands of individuals and families fulfill their dreams of owning their own home. Funds may be reserved for pre-qualified buyers who have a properly executed purchase contract (subject to available funds). In 2008, income limits for a household of one or two persons is up to \$88,800 and for a household of 3 or more persons the income limit is up to \$103,132. Purchase price limit for an existing home is \$571,278. This program will be advertised on the City's website and a brochure/handout will be produced for distribution at the planning counter, redevelopment office and in the information kiosks in the Civic Center.

- *Responsible Agency.* City of Covina Housing Division
- *Funding Sources.* State and local HFA programs

- *Timing for Implementation.* Ongoing
- *Objectives.* Dependent on the number of local applicants.

3.4.2.5 INDEPENDENT CITIES LEASE FINANCE AUTHORITY (ICLFA) PROGRAM (Home Ownership Program)

Covina participates with the Independent Cities Lease Finance Authority (ICLFA) in its Down Payment and Closing Cost Assistance programs. These programs are offered in partnership with the National Homebuyers Fund (NHF).

The ACCESS First and Second Loan Program funds may be used for financing and closing costs and, in some cases, for down payment. The first may be financed for a 40 year period, depending on whether it is a conventional or FHA Loan. The second mortgage has a 20 year term, at a specific fixed rate, paid monthly, and may assist up to 8% of the sales price.

ACCESS funds are available to those qualified homebuyers with incomes of up to 140% of the area median income. The income limit for the conventional programs is up to 140% area median income. In 2008, in Los Angeles County, the limit is \$91,140. Both income limits are regardless of family size.

This program will be advertised on the City’s website and a brochure/handout will be produced for distribution at the planning counter, redevelopment office and in the information kiosks in the Civic Center.

- *Responsible Agency.* Independent Cities Lease Finance Authority
- *Funding Sources.* Private Lender Funds
- *Timing for Implementation.* Ongoing
- *Objectives.* Contingent on the number of applications.

3.4.3 HOUSING REHABILITATION PROGRAMS

3.4.3.1 HOUSING REHABILITATION AND PRESERVATION PROGRAM (Housing Rehabilitation Program)

The Housing Rehabilitation and Preservation Program funds residential repair and improvements for the low to moderate income homeowners, so as to help maintain, protect and preserve the City’s existing affordable housing stock. This program is intended for owner-occupied single-family detached homes and mobile homes. Funds for this program are limited and requests for funds are evaluated based upon a combination of need, and first come, first served basis. All properties that receive loans shall be subject to a lien placed upon that property. The Handyworker Program provides small grants to qualifying low-and moderate-income persons for minor housing repairs.

This program is funded through a Community Development Block Grant. This program will be advertised on the City’s website and a brochure/handout will be produced for distribution at the planning counter, redevelopment office and in the information kiosks in the Civic Center.

- *Responsible Agency.* City of Covina Housing Division
- *Funding Sources.* Set-Aside and CDBG
- *Timing for Implementation.* Ongoing
- *Objectives.* 6 units during the planning period

3.4.4 EXTREMELY LOW INCOME HOUSING PROGRAMS

This group of housing programs is specifically targeted for those households that fall into the extremely low income group. These programs reflect a number existing initiatives that support the provision of housing for households with extremely low and very low incomes. A primary objective of these programs is to promote the development of housing units for households earning 30 percent or less of the *Median Family Income* for Los Angeles County.

The extremely low income programs will also be used in conjunction with those programs that promote the development of non-traditional housing types, such as single-room occupancy units, that are more affordable to extremely low income households.

3.4.4.1 RENTAL ASSISTANCE-FEDERAL SECTION 8 PROGRAM ADMINISTRATION (Low income Housing Program)

Federal Section 8 rental assistance for the Covina area is managed by the Los Angeles County Housing Authority. This program will be advertised on the City’s website and a brochure/handout will be produced for distribution at the planning counter, redevelopment office and in the information kiosks in the Civic Center.

- *Responsible Agency.* Housing Authority of County of Los Angeles
- *Funding Sources.* U.S Department of Housing and Urban Development.
- *Timing for Implementation.* Ongoing
- *Objectives.* Address 100% referrals during the planning period.

3.4.4.2 SECOND UNIT PROGRAM (Extremely Low income Housing Program)

The Second Unit Ordinance will continue to be an important element of the City’s strategy to promote the development of affordable housing (refer to

Section 3.5). The City has a second unit ordinance that conforms to current State law. Under the City's Second Unit Ordinance, second units must be located to the rear of the primary building. Second units may be rented separately (though not sold) from the primary residence. In recent years, limited attention has been devoted to the use of second units as a means to provide affordable rental housing in the City.

The second units would most likely be constructed within those parcels designated for Low Density and Medium Density residential development in the City of Covina General Plan. The Low Density Residential land use designation permits up to 6 dwelling units per acre. One single-family detached house on an individual lot, one State-defined second unit on a property, and two or more single-family detached houses on a single lot (providing density compliance) are permitted in this zone. A total of 1,806 acres in the City are designated a Low Density residential. The theoretical General Plan build-out within areas so designated 9,899 units.

The Medium Density land use designation permits between 6.1 and 14 units per acre. The uses permitted in this land use designation townhouses, mobile homes, and one or more single-family detached houses, or single-family detached residence and apartments. In addition, single-family detached homes on individual lots and second units and group homes are permitted.

A total of 196 acres in the City are designated Medium Density residential. The theoretical General Plan build-out within areas so designated 2,744 units. To encourage the development of second units in the coming years, the following strategies will be considered

- The City will publicize its second unit ordinance in handouts that will be provided in City Hall.
- The second unit ordinance provisions will be publicized on the City's website.
- The City will establish a review process that will be tailored to the review of second units. This process will clearly indicate the minimum development requirements and standards associated with the construction of second units.

This program will supplement existing City efforts in the enforcement of the state's construction codes requiring energy efficiency in new construction.

- *Responsible Agency.* Planning Division
- *Funding.* General Fund
- *Implementation Schedule.* Ongoing
- *Quantified Objectives.* The Housing Strategy (refer to Section 3.5 calls for the development of at least 42 second units within the planning period (an average of 6 second units per year).

3.4.4.3 GRANT ACQUISITION PROGRAM (Extremely Low income Housing Program)

This program is an existing program that will be expanded during the current planning period. Under this program, City staff will continue to pursue grant and loan programs that are available from a variety of governmental and non-profit sources. Because of the difficulties associated with providing market-rate housing for extremely low income households, the identification of those programs that target extremely low income households for assistance will be prioritized.

The successful acquisition of new grants and loans will assist in the development of new housing opportunities for extremely low income households, other lower-income households, and first-time home buyers. New grants will be publicized on the City's website that describes housing services.

- *Responsible Agency.* Housing Division
- *Funding.* General Fund
- *Implementation Schedule.* Ongoing
- *Quantified Objectives.* 5 grant applications on an annual basis.

3.4.5 EMERGENCY, TRANSITIONAL, AND SUPPORTIVE HOUSING PROGRAMS

The City programs identified in this section support the provision of emergency, transitional, or supportive housing for those households in need of such assistance. This Housing Element includes a number of programs to ensure it receives credit for compliance with State's SB-2 requirements as part of the on-going McGill Street House program.

3.4.5.1 EMERGENCY HOUSING PROGRAM (Emergency, Transitional, & Supportive Housing Program)

The City will amend the Zoning Ordinance to permit emergency shelters in an area located in the northwestern portion of the City just south of Arrow Highway and west of Citrus. The City's Zoning Ordinance will be amended to permit such uses by right without discretionary approval within this zone. The City will commit to applying development and management standards for emergency shelter development and uses to the same as those that are applicable to the multiple-family zones (the overlay is located within a commercial zone district).

This zone was specifically selected because of its proximity to transportation, public services, and the underlying uses that could more easily accommodate the use. The area is located within a portion of the City that is well served by regional public transit. Citrus Avenue is a major north-south arterial roadway while Arrow Highway is a major east-west regional corridor. In addition, a Metrolink Station is located $\frac{3}{4}$ miles to the south in the "downtown" area.

The overlay zone includes two structures that have been converted to SROs. One of the two structures was formerly motel that was rehabilitated to accommodate long term residential living. Within the immediate area (south of the overlay site and on the west side of Citrus Avenue) are a number of commercial centers that provide employment opportunities. In addition, the City’s major industrial district is located just over ¾ miles to the south. The overlay zone is located in close proximity to schools and other public facilities (Post Office, City Hall, and schools). In addition, any future facility would connect to major water and sewer lines located within Citrus Avenue. The City, in its selection of this site, *did not* designate an isolated, industrial that would not be conducive to residential living. The program’s implementation will consist of the following elements:

- *Responsible Agency.* City of Covina Planning Division
- *Funding Sources.* General Fund (for rezoning)
- *Timing for Implementation.* The Zoning Ordinance revision is currently underway and the revision will be completed by the end of 2011.
- *Objectives.* Not Applicable

3.4.5.2 TRANSITIONAL HOUSING HOUSING PROGRAM
(Emergency, Transitional, & Supportive Housing Program)

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional housing unit for up to two-years while receiving supportive services that enable independent living. To comply with State law, the City of Covina will amend the Zoning Ordinance so that transitional housing will be a permitted use in all of the City’s residential Zone districts. Following this amendment, transitional housing will be permitted in all residential zones and subject to those restrictions that are applicable to the other residential uses in the same zone. Candidate units and/or sites within the residential zones will have the following characteristics that are relevant to transitional housing:

- Transitional housing will be subject to the same permitting procedures as that required for other permitted uses for the zone without undue special regulatory requirements.
- The residential zones were selected because of their proximity to transportation service providers, schools, parks, and other public services and facilities.
- Parking requirements, fire regulations, and design standards for transitional housing will be the same as that required for the corresponding residential zone districts. As a result, the

applicable development standards will not impede the efficient use of the site as transitional housing.

The program’s implementation will consist of the following elements:

- *Responsible Agency.* City of Covina Planning Division
- *Funding Sources.* General Fund (for rezoning)
- *Timing for Implementation.* The Zoning Ordinance revision is currently underway and the revision will be completed by the end of 2011.
- *Objectives.* Not Applicable

3.4.5.3 SUPPORTIVE HOUSING PROGRAM (Emergency, Transitional, & Supportive Housing Program)

Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness or drug dependence that could ultimately lead to prolonged homelessness. The types of support services that may be provided include medical and mental health care, vocational and employment training, substance abuse counseling, childcare, and independent living skills training. Most supportive housing is constructed and managed by non-profit housing developers in partnership with non-profit service providers. However, the State requires that local governments take a proactive role in facilitating the review and approval process. The State also requires this Housing Element to identify zones that allow supportive housing development and demonstrate that zoning, local regulations (standards and the permit process) encourage and facilitate supportive housing. Supportive housing may include a single family detached unit or an apartment building. The City of Covina will be amending the Zoning Ordinance to permit supportive housing within all of the residential Zone districts. Supportive housing will be a permitted residential use that is subject to those restrictions that are applicable to the other residential uses of the same type in the same zone. The requirements governing the location and placement of supportive housing must adhere to all pertinent local and State statutes.

- *Responsible Agency.* City of Covina Planning Division
- *Funding Sources.* General Fund (for rezoning)
- *Timing for Implementation.* The Zoning Ordinance revision is currently underway and the revision will be completed by the end of 2011.

- *Objectives.* Not Applicable

3.4.5.4 SRO HOUSING PROGRAM (Emergency, Transitional, & Supportive Housing Program)

The City's currently permits a single room occupancy (SRO) complex referred to as the South Pointe Apartments. This complex actually consists of a converted motel and an apartment building on two parcels that have a total land area of 3.64 acres. This complex provides 130 SRO units with rents ranging from \$790 to \$890 per month. The monthly rental costs include utilities. The Zoning Ordinance was amended to permit such uses by right at this location. This zone was specifically selected because of its proximity to transportation, and public services.

The City will continue to support the existing SRO use for the site. In addition, the Town Center Specific Plan permits SRO's with the approval of a conditional use permit.

- *Responsible Agency.* City of Covina Planning Division
- *Funding Sources.* General Fund
- *Timing for Implementation.* Ongoing
- *Objectives.* Preserve existing SRO units and comply with applicable State requirements.

3.4.5.5 PARTICIPATION IN EXISTING REFERRAL PROGRAMS (Emergency, Transitional, & Supportive Housing Program)

A comprehensive system of supportive services is provided through the West Covina Community Services Center, the local homeless access center. Additional supportive services are provided by other members of the East San Gabriel Valley Homeless Consortium, with which the City of Covina is affiliated. Under this program, the City of Covina will continue to cooperate with these service providers and referral procedures.

- *Responsible Agency.* City of Covina Housing Division
- *Funding.* General Fund
- *Implementation Schedule.* Ongoing
- *Quantified Objectives.* Referrals will be made on an as needed basis

3.4.6 EQUAL HOUSING PROGRAM

The following City program will promote equal housing opportunities in Covina. This program is an existing program and is being continued into the current planning period. The City recognizes the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling and financing housing. As a means to promote equal

housing, the City maintains the following information on the City's website:

- *Landlord/Tenant Rights and Responsibilities.* The City's Housing website provides information regarding landlord/tenant rights and responsibilities. The City's website also provides information as to how a person may obtain a copy of the California Department of Consumer Affairs Guide and provides the website address.
- *Landlord/Tenant Disputes.* For assistance in mediating disputes between landlords and tenants, the City's website refers individuals to the Inland Valleys Justice Center, located at 300 S. Park Avenue, Suite 745, in the City of Pomona. The City's website indicates the contact phone number, website, and the address of this service provider.
- *Discrimination.* To report discrimination, contact the Southern California Housing Rights Center (formerly the Fair Housing Council of San Gabriel Valley) in Pasadena. The website indicates the agency's phone number, website, and the date and time for walk-in clinics.

The City will continue to advertise this program on its Website in addition to providing brochures at the City Hall and at the City's community centers.

- *Responsible Agency.* City of Covina Housing Division
- *Funding.* CDBG
- *Implementation Schedule.* Ongoing
- *Quantified Objectives.* On an as needed basis

3.4.7 AT-RISK HOUSING CONSERVATION PROGRAM

Under this program, the City will monitor the remaining Federally-assisted rental housing development that may be permitted to convert to market rate units during the next five-year time frame. As indicated previously, the only potential complex that is identified as being "at-risk" has a 55-year affordability covenant. These units will not be "at-risk" during the current planning period due to this affordability covenant. In order to meet the housing needs of persons of all economic groups, the City must guard against the loss of housing units available to lower-income households. The objective of this program is to either retain or replace as low-income housing all at risk units in the City. This program consists of the following elements that will be the responsibility of the Housing Division to implement as a means to conserve its affordable housing stock.

- *Monitor Units At-Risk* - The City will continue to monitor the single at-risk apartment project. During this time, City staff (Housing Division)

will work with HCD to establish a contingency plan should the property owner seek to opt out of the subsidy program.

- **Work with Potential Purchasers** Under this program, the City will participate in the HUD process, including making contacts with public agencies, non-profit organizations, and tenant groups that may be in a position to purchase and/or manage at-risk projects. The City will initiate 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. Where feasible, the City will provide technical assistance and support to these organizations with respect to financing. The City should actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers. The City will update this list annually.
- **Tenant Education** The California Legislature extended the required notification period, requiring property owners give a 12-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants residing in 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 Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.
- **Assist Tenants of Existing Rent Restricted Units to Obtain Priority Status on Section 8 Waiting List.** HUD has set aside special Section 8 vouchers for existing tenants in Section 8 projects that are opting out of low-income use. Upon conversion, the units will stay affordable to the existing tenants as long as they stay. Once a unit is vacated and new tenants move in, the unit will convert to market-rate housing. The City will also work with HUD to assist in the identification of impacted households so that future Section 8 Program assistance may be prioritized.

The program's implementation is summarized below:

- **Responsible Agency.** Housing Division
- **Funding.** CDBG
- **Implementation Schedule.** Ongoing
- **Quantified Objectives.** To preserve all of the identified at-risk housing units for this period within the parameters of available funding.

3.4.8 REMOVAL OF GOVERNMENTAL CONSTRAINTS

The analysis of governmental constraints (refer to Sections 2.9.1 through 2.9.6 indicated the City's planning regulations, permit requirements, and land use contracts are not extraordinary from those of the surrounding cities. However, State law requires that local governments adopt and implement specific actions that will be effective in further reducing those governmental controls that will be effective in facilitating new housing development.

3.4.8.1 REASONABLE HOUSING ACCOMMODATION PROGRAM (Removal of Governmental Constraints Program)

This program is a new program that will be implemented during the current planning period. As indicated in Section 2, there are a large number of households in the City that include at least one member that has a disability. Not all of the disability categories require physical alterations to the housing unit to better accommodate the disabled resident. However, many residents would benefit from specific improvements that would better accommodate a disabled individual. Under this program, the City will adopt a *reasonable accommodation ordinance* to provide exception in zoning and land-use regulations for housing for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

- **Responsibility:** Community and Economic Development Department
- **Timing:** Adopt: Zoning Ordinance Amendments by December 2011
- **Funding:** General Fund
- **Objective:** Facilitate the development, maintenance and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50 percent.

3.4.8.2 ORDINANCE REVIEW (Removal of Governmental Constraints Program)

This program is a new program that was initiated during the current planning period and involves an updating of the City's Zoning Ordinance. This update is designed to eliminate duplication and redundancy and to make the Zoning Ordinance more user-friendly. In addition, the Zoning Ordinance will eliminate the definition of "family" as part of the current revision. A specific element of the zoning ordinance review will be to consider the prohibition of new single-family detached units in the multiple family (RD) zones.

- *Responsibility.* Planning Divisions
- *Funding.* General Fund
- *Implementation Schedule.* Late 2011
- *Quantified Objectives.* Not applicable

3.4.9 RESOURCE CONSERVATION PROGRAMS

The State of California requires that housing elements consider energy conservation opportunities. The City of Covina will continue to practice a range of programs and techniques that will be effective in promoting the conservation of important non-renewable resources and in reducing greenhouse gasses that contribute to global warming.

3.4.9.1 GREEN CITY PROGRAM (Resource Conservation Program)

The City of Covina adopted the 2008 Green Building Code in conformance to State requirements during June 2009. The City of Covina's webpage will be expanded to include a "Green City" section that will refer users to a wide range of initiatives designed to improve the local environment. Key elements will include energy conservation measures, recycling, water conservation, and the use of alternative transit. The programs will include rebates for energy conserving refrigerators, water heaters, and other household appliances. The key elements of this program include the following:

- The City of Covina will encourage and support cost-effective energy technologies (passive solar space heating and cooling and water conservation) in the review of new residential development. The City shall permit the installation of photovoltaic/solar and solar water heating systems on new residential construction. The City will prepare handouts and update the City's website to publicize the availability of rebate programs, tax incentives, and other measures that will reduce the cost of installing energy-saving devices.
- The City of Covina will update the zoning code and subdivision requirements and other applicable codes to promote energy conservation in housing rehabilitation and in the

construction of new housing. The City is currently updating the Zoning Ordinance and its completion is expected before the end of 2011.

- The City of Covina shall support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy conserving refrigerators, water heaters, and other household appliances.

The implementation of this program will include the following.

- *Responsible Agency.* Planning Division and Housing Division
- *Funding.* General Fund (for the Ordinance revisions and the modification of the City's website).
- *Implementation Schedule.* The entire program will be implemented by the end of 2011. The Green Ordinance was adopted in June 2009 and the Zoning Ordinance is currently being updated.

- *Quantified Objectives.* Not applicable

3.4.9.2 WATER CONSERVATION PROGRAM (Resource Conservation Program)

The City of Covina shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development. The City adopted a water conservation ordinance in conformance with State law. The City will prepare handouts post information on the City's website concerning the plant materials and techniques for xeriscape landscaping.

- The City of Covina Water Division maintains a website that indicates ways residents may reduce water consumption. This website will be maintained throughout the planning period.
- The Covina Water Division publishes a variety of brochures and information guides to help residents conserve water. The guide and brochures will continue to be distributed at City Hall.
- Title 24 of the California Building Code requires phasing out older less energy efficient toilets by replacing them with toilets that use only 1.6 gallons per flush. The City will continue to ensure that this requirement is being implemented.
- The City now permits the use of artificial turf instead of natural landscaping as a means to reduce water consumption.

This program is an existing program and is being continued on into the current planning period. This program will supplement existing City efforts in the enforcement of the State's construction codes requiring water conservation in new construction.

3.5 Program Implementation

3.5.1 REDEVELOPMENT SET-ASIDE FUNDS

The Covina Redevelopment Agency (CRA) was established in November of 1969 as a means to eliminate blighted conditions in the City. The first project area (Project Area No. 1) was adopted on July 1974 and the second project area (Project Area No. 2) was adopted on September 1983. The Town Center area is located within the boundaries of Project Area No. 2. The CRA sets aside 20% of the

tax increment revenue generated from the Agency's two project areas. This set-aside is placed in a separate Low- and Moderate-Income (L&M) Housing Fund and is used for activities that increase, improve, or preserve the supply of affordable housing. As indicated in Table 28, the expected accrual of L&M Housing Funds over the planning period ending in the year 2014 is anticipated to be \$20,853,776. The lower half of Table 28 indicates those programs and/or categories that will be funded by the ZL&M funds.

**Table 28
Expected Accrual of L&M Funds Over the Planning Period**

	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	Total
Estimated Beginning Cash Balance/yr	\$11,116,907					\$11,116,907
Revenue (TI and interest)	\$1,982,548	\$1,902,097	\$1,926,655	\$1,970,220	\$1,955,349	\$9,736,869
Subtotal available funds	\$13,099,455	\$1,902,097	\$1,926,655	\$1,970,220	\$1,955,349	\$20,853,776
Total available funds over five year planning period						\$20,853,776
Planned Expenditures		Amount	% of Total			
SERAF loan		\$3,000,000	14.39%			
Debt Service		\$1,960,951	9.40%			
Administration, overhead, maintenance		\$2,647,894	12.70%			
Professional Services		\$244,545	1.17%			
Transitional Housing		\$227,000	1.09%			
Tenant Rental Subsidy Program		867,600	4.16%			
Housing Rehabilitation		250,000	1.20%			
Neighborhood Preservation		1,526,275	7.32%			
Home-ownership Program		1,344,000	6.44%			
Affordable Housing Development (1)		3,500,000	16.78%			
Purchase covenants/rehab rental property		4,742,000	22.74%			
Total		20,310,265	97.39%			

Source: City of Covina Redevelopment Agency 2010

3.5.2 HOUSING PROGRAM IMPLEMENTATION

The previous section identified specific housing programs that the City intends to implement over the course of the Housing Element’s planning period.

This section (and Table 29) indicates the implementation schedule for the Housing Programs described herein Section 3.4.

Table 29 Housing Program Implementation Schedule			
Program Type	Program Name	Timing for Implementation	Responsibility for Implementation
Agency Housing	Agency Housing Program	Ongoing over the planning period	City of Covina Redevelopment Agency
Home Ownership	Home Ownership (HOP) Program	Ongoing over the planning period	Community Development Commission of Los Angeles County
Home Ownership	American Dream Down-payment Program	Ongoing over the planning period	Community Development Commission of Los Angeles County
Home Ownership	Mortgage Credit Certificate (MCC) Program	Ongoing over the planning period	Community Development Commission of Los Angeles County
Home Ownership	Southern California Home Financing (SCHFA) Program	Ongoing over the planning period	Community Development Commission of Los Angeles
Home Ownership	Independent Cities Lease Finance Authority Program	Ongoing over the planning period	Independent Cities Lease Finance Authority
Housing Rehabilitation	Housing Rehabilitation and Preservation Program	Ongoing over the planning period	City of Covina Housing Division
Rental Assistance	Rental Assistance (Section 8) Program	Ongoing over the planning period	County of Los Angeles Housing Authority
Emergency, Transitional, and Supportive Housing	McGill House Program	Ongoing over the planning period	City of Covina Redevelopment Agency
Emergency, Transitional, and Supportive Housing	Transitional Housing	Rezoning completed within 12 months of Housing Element’s certification	City of Covina Planning Division
Emergency, Transitional, and Supportive Housing	Supportive Housing Program	Rezoning completed within 12 months of Housing Element’s certification	City of Covina Planning Division
Emergency, Transitional, and Supportive Housing	SRO Housing Program	Ongoing over the planning period	City of Covina Planning Division
Emergency, Transitional, and Supportive Housing	Referral Housing Program	Ongoing over the planning period	City of Covina Housing Division
Equal Housing	Equal Housing Program	Ongoing over the planning period	City of Covina Housing Division
At-Risk Housing Conservation	At-Risk Housing Program	Ongoing over the planning period	City of Covina Housing Division

Table 29
Housing Program Implementation Schedule (continued)

Program Type	Program Name	Timing for Implementation	Responsibility for Implementation
Removal of Governmental Constraints	Reasonable Accommodation Program	December 2011	City of Covina Planning Division
Removal of Governmental Constraints	Ordinance Review	Late 2011	City of Covina Planning Division
Removal of Governmental Constraints	Second Unit Program	Ongoing over the planning period	City of Covina Planning Division
Resource Conservation	Green City Program	Ongoing over the planning period	City of Covina Planning Division and Housing Division
Resource Conservation	Water Conservation Program	Ongoing over the planning period	City of Covina Planning Division

3.6 HOUSING STRATEGY

The City will retain the current general plan and zoning land use designations that are applicable to the residential neighborhoods as a means to accommodate the unmet RHNA of for 991 units. As indicated in Section 2.9.1, a total of 17,915 units are theoretically possible under full implementation of the general plan. This figure does not include the development possible in the area governed by the Town Center Specific Plan. When considering the existing 16,533 units identified by the California Department of Finance (DOF), the potential build-out (17,915 units) exceeds the existing DOF housing estimates by 1,382 units. As indicated previously, the RHNA calls for the City of Covina to facilitate the development of 1,337 housing units during the 2006-2014 planning period. In addition, a total of 346 units have been constructed during the planning period leaving a remaining unmet need for 991 units. The City will employ the following land use measures as a means to accommodate its assigned housing need.

- *Strategy #1* - Continue to implement General Plan land use policy for the areas designated for residential land uses.
- *Strategy #2* - Continue to implement the Town Center Specific Plan.
- *Strategy #3* - Continue to implement the provisions of the City's second unit ordinance.
- *Strategy #4* - Promote the use of density bonuses for affordable housing.

Strategy #1. Implement General Plan Land Use Policy

This strategy will promote the development of scattered infill of the parcels designated for higher density residential development and will facilitate new residential development on other vacant and underutilized parcels. A total of 240 acres are designated for *high density* residential development (not including the Town Center Specific Plan Area). A total of 1,806 acres are designated for *low density* residential and 196 acres are designated for medium density residential units. The total development potential for these three residential land use designations is 17,915 units. When discounting the existing residential development and the 800 unit entitlement of the Town Center Specific Plan, there is a theoretical net remaining development capacity of 1,382 units for infill new development.

Strategy #2 Implement Town Center Specific Plan (TCSP)

The TCSP permits up to 800 units (both mixed use and multiple-family residential). A survey of four areas within the TCSP determined that 950 units would be possible at densities of up to 30 units per acre. The total land area governed by the TCSP is 156 acres. The total land area of those sites considered as candidates for residential development is 33.6-acres.

The four areas are identified in Appendix A. In Area No.1, a total of 85 units are possible. In Area No. 2, a total of 168 units are possible. In Area No. 3, a total of 411 units are possible. In Area No.4, a total of 313 units are possible. The total potential development possible within these four areas is 977 units. The identification of the candidate sites

within the four areas located within the TCSP followed a multi-step process.

- The TCSP was reviewed in depth to identify those areas where high density residential development is currently permitted by right. These areas are the aforementioned four areas described in the preceding paragraph.
- A field survey was completed to document existing land uses and development within those parcels located within the TCSP designated for higher density residential development.
- Once the field survey was completed, those parcels that would most likely accommodate new residential development were identified. For example, those variables that were considered in the identification of potential candidate sites include the following:
 - Parcels where the buildings were older and underutilized;
 - Other parcels were identified where there was an observed high vacancy rate.
 - Properties that were unlikely to recycle to residential development were eliminated. For example, one of the parcels eliminated from consideration was occupied by an older historic church.

The State requires that the zoning be provided to accommodate those residential uses required to accommodate the RHNA and that this entitlement be in place within one year following the certification of the Housing Element. As indicated previously, these entitlements currently exist.

The current zoning within the TCSP allows densities in excess of the 30 unit per acre minimum required under the State's housing requirements. The TCSP indicates that the following maximum development density for various geographic sub-areas within the TCSP:

- The maximum residential development density within the TCSP-1 zone is 35 units per acre.
- The maximum residential development density within the TCSP-2 zone is 25 units per acre.
- The maximum residential development density within the TCSP-3 zone is 35 units per acre.
- The maximum density for residential and mixed use development within the TCSP-4 zone is 35 units per acre.
- Within the downtown core (TCSP-5), the maximum residential development densities are 40 units per acre.

In addition to the above densities and the State-mandated density bonus for affordable housing, the City also will permit increased building height for mixed use development in the area governed by the Town Center Specific Plan.

As part of the TCSP's consideration before the decision-makers, a number of design concepts were considered. The purpose of this study was to illustrate the types of residential development that could occur as part of the Specific Plan's implementation. Some developer interest was expressed in mixed use development in the TCSP though the housing market collapse in 2008 put the mixed use development proposals on hold.

Strategy #3 Implement Second Unit Ordinance

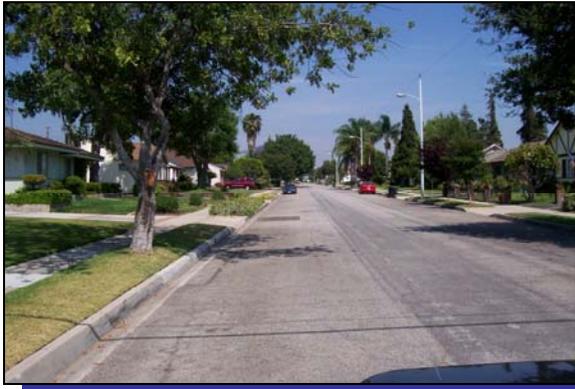
The Second Unit Ordinance will be an important element of the City's overall strategy to promote the development of housing for those households with extremely low incomes, very low incomes, and low incomes. Second units must also be located to the rear of the primary building. Finally, second units may be rented separately (though not sold) from the primary residence. The City will publicize its second unit ordinance in handouts and the City's website.

Strategy #4 Implement Density Bonus Ordinance

The Density Bonus Ordinance will also serve as an important element of the City's strategy for the development of housing for extremely low income, very low income, and low income households. Density bonuses may be granted for new residential development if certain affordability criteria are met. Up to 30 units would be possible with a density bonus in areas with a base density requirement of 22 units per acre. Bonus density requirements are governed by State law. The City will publicize its density bonus ordinance in handouts and the City's website.

There are a number of projects in the City that have exceeded the 22-unit maximum that was identified previously. The Olson Heritage Walk Project is located in the vicinity of the Town Center and consists of 1.81-acres (the development is bounded by Citrus Avenue, School Street, and Italia Street. This development will contain 48 residential units ranging in size 1,350 square feet to 1,550 square feet. A total of 36 units will consist of typical row home units while 12 units will be located above retail commercial. Eight of these units will be reserved for moderate income householders. The overall density of this project is 26.1 units per acre.

The 90-unit town home Vintage Walk development is located a few blocks to the northwest, near to the Metrolink Station. These units include two- and three-story townhome features with floor areas of up to 1,563 square feet.



3.6.1 QUANTIFIED OBJECTIVES

The total potential development possible from the aforementioned strategies will more than accommodate the identified RHNA need. Table 30 indicates the quantified objective the City intends to accomplish as part of its Housing Element program and strategy implementation. The upper portion indicates the housing that will be provided as part of the four housing strategies and the lower portion summarized the quantified objectives for the housing programs described in Section 3.4.

Table 30 Overview of Quantified Objectives					
Income category	Unmet Need	Strategy - Units Provided			
		#1	#2	#3	#4
New Housing Strategies					
Extremely Low	168	None	72	12	84
Very Low	167	None	72	12	84
Low	210	None	153	13	105
Moderate	226	None	100	5	None
Above Moderate	220	110	110	None	None
Total	991	110	567	42	273

Table 31 provides a breakdown of the quantified housing objectives that relate to new housing construction, housing rehabilitation, and the conservation of housing by income category. The new housing construction objectives were drawn from those quantified objectives identified in Table 31. The quantified objectives for housing rehabilitation and housing construction were drawn from the quantified housing objectives identified under the housing programs (refer to Section 3.4).

Table 31 Quantified Housing Objectives			
Income Category	Zoning for New Housing Construction (refer to Table 28.)	Housing Rehabilitation (refer to Section 3.4)	Housing Conservation and Preservation (refer to Section 3.4)
Extremely Low Income	168 units	<ul style="list-style-type: none"> ●6 households assisted ●More households will be assisted as funds become available. 	<ul style="list-style-type: none"> ●Preserve SRO Units ●Maintain transitional housing (McGill Home) ●At Risk Housing Conservation Program
Very Low Income	167 units		
Low Income	210 units		
Moderate Income	226 units	--	--
Above Moderate Income	220 units	--	--
Total	991 new units	6 households assisted and more as funds become available.	--
Source: City of Covina			

3.7 EVALUATION OF PREVIOUS ELEMENT

3.7.1 APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES

The Government Code, in Section 65588 (a)(2) indicates that the information documenting the results of the previous Housing Element’s policies

should be quantified wherever possible. The majority of the goals and policies that were included in the previously adopted Housing Element have been included into this element. Table 32 indicates those policies that were reworded and indicated the corresponding policies that have been included in this element.

Table 32 Evaluation of Past Housing Element Policies	
2001 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
[The City shall] maintain and/or accommodate development of a variety of housing types, including single-family detached houses, condominiums/town homes, apartments, and mobile homes, second units/granny flats, and mixed uses, to suit all economic segments and as a means of addressing the City's regional housing obligations to the greatest extent possible.	Policy was retained (refer to Policy 1.1).
[The City shall] maintain and consider to reasonably facilitate development of dwelling units particularly suitable for lower and moderate income residents, such as medium and high density apartments, condominiums/townhouses, second units, and mixed uses, to ensure lower and moderate income household accommodation.	Policy was retained (refer to Policy 1.2).
[The City shall] meet its designated regional/SCAG "future construction needs" targets to the greatest extent possible, both during the initial five-year RHNA timeframe and the two-year period (July 1994 to June 1996) between the end of the current RHNA process and the beginning of the new general Housing Element period.	Policy was eliminated.
[The City shall] maintain to the greatest extent practical areas zoned/designated for medium and high density residential facilities and for mobile homes.	Policy was retained (refer to Policy 1.3).
[The City shall] ensure that the rate and amount of new residential growth can be accommodated in light of Covina physical and economic constraints and that growth can be provided adequate public services, facilities, and infrastructure.	Policy was retained (refer to Policy 1.4).
[The City shall] consider the impacts of residential growth on the City's needs and obligations to bolster the local economy/ business base and local employment opportunities and to implement various regional planning mandates.	Policy was eliminated.
[The City shall] permit and facilitate maximum feasible residential infill development or development of vacant and underutilized parcels through existing Zoning provisions and new appropriate procedures as a means of providing a mix of housing for all economic segments and of meeting regional housing needs targets.	Policy was retained (refer to Policy 1.5).
[The City shall] consider development applications utilizing the Covina Zoning Ordinance Planned Community Development (PCD) process (which allows for development standard modifications if certain conditions are met) to facilitate residential development.	Policy was eliminated.
[The City shall] consider new programs and procedures, including new dwelling unit types, that will facilitate the construction of affordable housing.	Policy was retained (refer to Policy 1.6).
[The City shall] attempt to incorporate the new Metrolink Commuter Train Station and the downtown revitalization project into housing decisions.	Policy was retained (refer to Policy 1.7).
[The City shall] follow all General Plan and Zoning density and development standards, except where community goals, objectives, and policies are best furthered.	Policy was retained (refer to Policy 1.8).
[The City shall] monitor the City's successes in meeting its housing needs or in constructing, maintaining, and improving housing units, particularly during the two-year (July 1994 to June 1996) "gap" period and so that future Housing Elements are based on sufficient information.	Policy was eliminated.

**Table 32
Evaluation of Past Housing Element Policies**

2001 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
[The City shall] encourage that residential developments incorporate areas or facilities to accommodate State and regional agency mandated environmental programs, including, but not limited to, on-site storage areas for collecting recyclable materials and telecommuting rooms.	Policy was eliminated.
[The City shall] maintain the current general land use distribution or pattern regarding all housing unit categories.	Policy was retained (refer to Policy 2.1).
[The City shall] accommodate new housing of various types and densities that reflect the use, scale, and character of existing and/or planned residential uses in the surrounding area.	Policy was retained with some revision (refer to Policy 1.1).
[The City shall] protect single-family detached neighborhoods from medium or high density or nonresidential use encroachments.	Policy was retained (refer to Policy 2.3).
[The City shall] notwithstanding objectives and policies to minimize land use conflicts, consider mixed use housing as appropriate in and around the downtown to bolster existing downtown revitalization efforts and best exploit Metrolink Commuter Train Station impacts.	Policy was retained (refer to Policy 2.4).
[The City shall] ensure the adequacy of future low income housing sites, particularly for seniors, in terms of accessibility to services, shopping, transportation, and needed facilities.	Policy was retained (refer to Policy 2.5).
[The City shall] monitor and best capitalize on possible land use intensification and other pressures associated with the new Metrolink Commuter Train Station.	Policy was retained (refer to Policy 2.6).
[The City shall] follow all General Plan and Zoning density and development standards and design guidelines, except where community goals, objectives, and policies are best furthered.	Policy was eliminated.
[The City shall] permit only single-family detached units to be developed on large, underutilized single-family properties to ensure land use compatibility.	Policy was eliminated.
[The City shall] acknowledge and monitor sites identified as potentially suitable for affordable housing in accordance with the regional housing needs accommodation process.	Policy was retained (refer to Policy 2.7).
[The City shall] encourage consolidation of substandard-width lots for apartments, condominiums/town homes, and mixed use projects as a means of facilitating code compliance.	Policy was retained (refer to Policy 2.8).
[The City shall] consider development applications utilizing the Covina Zoning Ordinance Planned Community Development process (which allows for modifications in development standards if certain conditions are met) to facilitate residential development.	Policy was eliminated.
[The City shall] monitor, review, and, where appropriate, streamline the housing application review process as a means of lessening development constraints.	Policy was retained (refer to Policy 2.9).
[The City shall] preserve the predominantly low-rise, low to medium density character of Covina's neighborhoods.	Policy was retained (refer to Policy 3.1).
[The City shall] maintain and, where possible, enhance Covina's attractive appearance, positive image, and small town character.	Policy was retained (refer to Policy 3.2).
[The City shall] preserve the very low density, rural character and sensitive environmental resources of Covina Hills by minimizing grading, limiting development around Walnut Creek, and maintaining the large-lot and other Zoning requirements for the area.	Policy was retained (refer to Policy 3.3).

Table 32
Evaluation of Past Housing Element Policies

2001 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
[The City shall] maintain development and site design standards, architectural and landscaping guidelines, and amenity requirements for all housing types to ensure attractive, functional, and high quality building construction and additions.	Policy was retained (refer to Policy 3.4).
[The City shall] permit exception since developments and design guidelines only where appropriate, such as in a Planned Community Development (PCD) project and/or where community goals, objectives, and policies are best furthered.	Policy was eliminated.
[The City shall] preserve and maintain the structural integrity of Covina's aging housing stock, particularly deteriorating medium and high density complexes, and abate any dilapidated buildings.	Policy was retained (refer to Policy 3.5).
[The City shall] deal with the proliferation of overcrowding regarding all dwelling unit types through such measures as Code Enforcement and appropriate analyses.	Policy was retained with some revisions (refer to Policy 3.6).
[The City shall] deal with and abate serious private property maintenance problems and their increasing incidence of illegally constructed dwelling units through administering appropriate local ordinances or Covina's Code Enforcement program.	Policy was retained (refer to Policy 3.6).
[The City shall] continue with and, if possible, expand the Covina housing rehabilitation program to cover more single-family houses and perhaps multiple-family structures.	Policy was eliminated.
[The City shall] maintain and continue to enforce the code enforcement ordinances, real property maintenance, and abatement of real property nuisances, so as to abate as many private property, structural, maintenance, and other housing-related problems/nuisances as possible.	Policy was eliminated.
[The City shall] expand the scope of its housing-related Code Enforcement program by adopting additional ordinance and related measures and procedures and by achieving greater inter-departmental coordination to address and abate as great a number of housing-related nuisances and problems as possible.	Policy was eliminated.
[The City shall] educate the public, including local residential property owners and tenants, on the importance of maintaining building structures and keeping up property grounds.	Policy was retained (refer to Policy 3.8).
[The City shall] ensure that the overall amount, locations, and timing of development reflect community design and needs as well as physical and environmental constraints and will not inhibit the City's ability to meet street capacities and to provide other infrastructure, utilities, adequate community services, and a sufficient number of public schools.	Policy was eliminated.
[The City shall] accommodate in single-family neighborhoods, with reasonable standards, small child care centers, small group houses, and other uses that are mandated by the State and are necessary to address changing social and societal needs.	Policy was retained (refer to Policy 3.9).
[The City shall] address its park/open space deficiency and mitigate the problem to the greatest extent possible.	Policy was retained (refer to Policy 3.10)
[The City shall] ensure that State noise insulation standards for applicable apartments and condominiums [and] town homes are met.	Policy was retained (refer to Policy 3.11)
[The City shall] regard the preservation and rehabilitation of the housing stock as a cost-effective approach in addressing housing needs.	Policy was retained (refer to Policy 3.12)
[The City shall] when dealing with code enforcement matters, attempt to abate first the most serious violations or those nuisances that consulted the greatest threat to public health, safety, and welfare.	Policy was retained (refer to Policy 3.13)

**Table 32
Evaluation of Past Housing Element Policies**

2001 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
[The City shall] abate all graffiti to the maximum extent utilizing existing and, if necessary, expanded resources.	Policy was eliminated.
[The City shall] preserve residential districts and buildings in the community that are deemed architecturally and/or historically significant.	Policy was retained (refer to Policy 3.14)
[The City shall] maintain various non Planning Division housing-related Codes, including, but not limited to, Building, Housing, and Energy.	Policy was eliminated.
[The City shall] monitor and, where possible, review City constraints on the maintenance and improvement of housing.	Policy was retained (refer to Policy 3.15)
[The City shall] consider to utilize additional incentives and/or begin new programs with sufficient funding support to handle or abate old, deteriorating apartments, such as out right purchases, and to build low-cost housing units, such as through density bonuses and/or development standard reductions.	Policy was retained (refer to Policy 3.16)
[The City shall] where necessary and/or appropriate, consider abatement of Zoning Ordinance-defined major detrimental" nonconforming residential properties (i.e., those that generally are in established industrial or commercial areas) to promote land use compatibility, physical betterment, and/or economic development, and maintain or improve those Zoning Ordinance-defined minor or "non detrimental" nonconforming residential properties (i.e., those that generally are in established evidential areas) to preserve affordable housing units.	Policy was eliminated.
[The City shall] develop a downtown area "urban village" concept, which would be based on mixed uses in an attractive, spirited, and functional arrangement, to best complement existing revitalization activities in the district, to capture positive spillover Metrolink Commuter Train Station benefits, and to provide more medium and/or high density housing.	Policy was retained (refer to Policy 3.17)
[The City shall] deal with the increasing incidence of lower income households, particularly renters, paying disproportionately high percentages of their incomes on housing, as well as overall poverty, to the greatest extent possible through viable programs.	Policy was retained (refer to Policy 4.1)
[The City shall] address the housing needs of its senior citizen population to the greatest extent possible through rental subsidies, property rehabilitation assistance, special standards pertaining to new housing projects, and other appropriate actions and programs.	Policy was retained (refer to Policy 4.2)
[The City shall] deal with increasing household sizes and over crowding that are [the result of] geographic /cultural factors and/or the combination of declining incomes and increasing housing costs through code enforcement and any other feasible, legal means.	Policy was retained (refer to Policy 4.3)
[The City shall] monitor the City's homeless population, accommodate homeless facilities, in accordance with State law, and assist homeless persons in locating nearby shelters.	Policy was retained (refer to Policy 4.4)
[The City shall] monitor the City's disabled population to note any major changes or increases and, in accordance with the State Building Code and other applicable laws, continue addressing the needs of handicapped persons, particularly those that are seniors.	Policy was retained (refer to Policy 4.5)
[The City shall] recognize the impact that economic and market demand pressures and issues, changing employment factors, and commuting patterns are having on Covina's housing when making major housing development or rehabilitation decisions.	Policy was eliminated.

**Table 32
Evaluation of Past Housing Element Policies**

2001 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
[The City shall] recognize in the decision-making process that the commingling of rising housing prices and rental rates and major changes in the structure of Southern California's economy are a major force behind the increasing incidence of lower income renter and owner housing overpayment.	Policy was eliminated.
[The City shall] address the increasing difficulty of first-time home buying families to purchase a residence in Covina through attempting to initiate an appropriate programmatic response.	Policy was retained (refer to Policy 4.6)
[The City shall] balance the City's obligation to provide more housing with the need to recognize the importance of local economic development and employment enhancement through maintaining as high a jobs-to-housing ratio as feasible and through keeping and attracting high sales tax producing businesses.	The policy will continue to be implemented (refer to Policy 4.10).
[The City shall] incorporate into the City's housing activities and processes various regional planning measures to reduce traffic congestion, air pollution, waste generation, and other problems.	Policy was retained (refer to Policy 4.7)
[The City shall] continue to promote State and Federal fair housing laws.	Policy was eliminated.
[The City shall] accommodate in single-family neighborhoods, with reasonable standards, small child care centers, small group houses, and other uses that are mandated by the State and that are necessary to address changing social and societal needs.	Policy was retained (refer to Policy 4.8). Covina currently requires an administrative conditional use permit for the operation of large day care facilities (8-14 persons) in the Single-family zones.
[The City shall] monitor the continuation of affordability controls in and, if necessary, attempt to maintain below market rate restrictions in lower income housing complexes.	Policy was eliminated.
[The City shall] if necessary, attempt to preserve affordability restrictions of the 44 Shadow Hills Apartments lower income housing units through appropriate procedures.	Policy was retained with minor revisions (refer to Policy 4.9)
[The City shall] monitor the City's homeless population, accommodate homeless facilities, in accordance with State law, and assist homeless persons in locating nearby shelters.	Policy was retained (refer to Policy 5.1).
[The City shall] monitor the City's disabled population to note any major changes or increases and, in accordance with the State Building Code and other applicable laws, continue addressing the needs of handicapped persons, particularly those that are seniors.	Policy was retained (refer to Policy 5.2).
[The City shall] recognize the impacts that economic and market demand pressures and issues, changing employment factors, and commuting patterns are having on Covina's housing when making major housing development or rehabilitation decisions.	Policy was eliminated.
[The City shall] recognize in the decision-making process that the commingling of rising housing prices and rental rates and major changes in the structure of southern California's economy area major force behind the increasing incidence flower income renter and owner housing overpayment.	Policy was eliminated.
[The City shall] address the increasing difficulty of first-time home buying families to purchase a residence in Covina through attempting to initiate an appropriate programmatic response.	Policy was retained (refer to Policy 5.3).
[The City shall] balance the City's obligation to provide more housing with the need to recognize the importance of local economic development and employment enhancement through maintaining as high a jobs to-housing ratio as feasible and through keeping and attracting high sales tax producing businesses.	Policy was retained (refer to Policy 6.2).

**Table 32
Evaluation of Past Housing Element Policies**

2001 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
[The City shall] incorporate into the City's housing activities and processes various regional planning measures to reduce traffic congestion, air pollution, waste generation, and other problems.	Policy was retained (refer to Policy 5.4).
[The City shall] continue to promote State and Federal fair housing laws.	Policy was eliminated.
[The City shall] accommodate in single-family neighborhoods, with reasonable standards, small child care centers, small group houses, and other uses that are mandated by the State and that are necessary to changing social and societal needs.	Policy was retained (refer to Policy 6.3).
[The City shall] monitor the continuation of affordability controls in and, if necessary, attempt to maintain below market rate restrictions in lower income housing complexes.	Policy was retained (refer to Policy 5.5).
[The City shall] necessary, attempt to preserve affordability restrictions of the 44 Shadow Hills Apartments lower income housing units through appropriate procedures.	The affordability of this development was maintained. Policy was eliminated.
[The City shall] utilize and attempt to expand on existing, and, where warranted and possible, develop appropriate, viable new City housing programs as described in the Programs/Implementation Measures section to address the following needs: lower, particularly very low, income senior households overpaying for housing or Lower, particularly very low, income non-senior house holds overpaying for housing on Small households (1-4 persons) are a greater need than large households (5 or more persons); lower, especially very low, income handicapped persons, particular seniors, overpaying for housing; and moderate income potential first-time home buyers; and lower, particularly very low, income homeowner house holds of all ages seeking property rehabilitation assistance.	Policy was retained (refer to Policy 6.1).
[The City shall] pay particular attention to mitigating and/or abating appearance, structural, and/or property maintenance problems associated with aging houses and apartments through effective code enforcement and any other viable programmatic efforts.	Policy was retained (refer to Policy 7.1).
[The City shall] continue with and, where possible, expand existing housing programs, such as rent subsidy, property rehabilitation, and developer assistance measures, to address lower income housing needs to the greatest extent possible.	Policy was retained (refer to Policy 7.2).
[The City shall] enact new housing programs, including but not limited to, second unit/granny flat, density bonus, special density computation, and construction and/or rehabilitation functioning mechanisms, that best further established and new goals and objectives and that afford the maximum lower income house hold and housing unit benefits with the minimum City and/or Redevelopment Agency costs.	Policy was retained though the language was revised (refer to Policy 7.3)
[The City shall] regard the preservation and rehabilitation of the housing stock as a cost-effective approach in addressing housing needs.	Policy was retained (refer to Policy 7.4).
[The City shall] Achieve effective Covina City inter-departmental coordination in implementing and monitoring the effectiveness of housing programs, particularly regarding Code Enforcement activities.	Policy was retained (refer to Policy 7.5).
[The City shall] prioritize housing needs in a manner that best suits local conditions and, from time to time, monitor the needs or review the prioritization and, if necessary, make adjustments as appropriate to reflect changing population structures.	Policy was retained (refer to Policy 7.6).
[The City shall] monitor implementation of the overall revised Housing Element to identify deficiencies or to ensure that identified housing needs are being fulfilled to the greatest extent possible and to facilitate accommodating future regional housing needs and other matters relating to an updated Element.	Policy was eliminated.

Source: City of Covina Housing Element, 2010

3.7.2 EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT PROGRAMS

The previous Housing Element included a number of housing programs geared for new housing development, housing rehabilitation, and the

provision of affordable housing. Those programs that were included in the previous element are identified in Table 33. The program is described in the left-hand column and the effectiveness of the housing program is described in the right-hand column.

Table 33 Evaluation of Past Housing Element Programs	
Housing Element Program	Description of Effectiveness
<i>Rent Subsidy.</i> The City will maintain its current program and attempt to provide rental assistance to additional very low income households.	This program was implemented and has been in place. Due to agreement made in compliance with Health and Safety Code Section 33334.28, which exempts the City of Covina from requirements under 33334.4(b) until January 1, 2012, no new participants are being added to the program.
<i>Housing Revenue Bond Financing.</i> The City will consider the feasibility of issuing and/or attempt to float a Housing Revenue Bond, such as was done with the Shadow Hills apartment complex, and offer additional incentives, as appropriate, to facilitate the development of rental-oriented complexes with a respective number of units that are below-market rate or reserved for lower income persons.	This program was not implemented during the previous planning period. This program is not being continued in the current Housing Element.
<i>Development Agreement.</i> The City will consider the feasibility of entering into and/or attempt to execute a housing-related development agreement, such as was done with the Village Green apartment complex, and offer additional incentives and concessions, as appropriate, to facilitate the development of rental-oriented complexes with below-market rate units.	This program will be implemented on a project-specific basis as needed. During the previous planning period, the City of Covina granted density bonuses and other initiatives that provided affordable units.
<i>Land Write Down.</i> If funding is available, the City will consider the feasibility of beginning and/or attempt to enact a land write down program that, when combined with other concessions and incentives, will attempt to construct new affordable housing.	The Redevelopment Agency uses various mechanisms to promote the development of affordable housing, including land cost “write-downs.” During the planning period, the City of Covina did not use land “write-downs” to provide any residential housing.”
<i>First-Time Home Buyers.</i> The City will consider the feasibility of enacting a program to assist first-time home buyers, such as through the taking out of second deeds of trust on properties, and the efforts could be coordinated with local financial institutions working with the Community Reinvestment Act.	This program is continuing and being implemented.
<i>Community Development Corporations (CDCs) or Other Nonprofit Groups.</i> The City will attempt to help establish, work with, and provide technical assistance and funding/ loans to community development corporations (CDCs) or other nonprofit groups to rehabilitate existing affordable housing, particularly deteriorating apartments.	This program was not implemented during the previous planning period. This program is not being continued in the current Housing Element.
<i>Federal Community Development Block Grant (CDBG) Funding.</i> The City will consider to apply at least a portion of its allocated share of Community Development Block Grant (CDBG) monies more directly to housing matters, such as property rehabilitation and affordable multiple-family development, and, if possible, first-time home buyer and/or CDC/nonprofit organization assistance.	This program is continuing and being implemented.

**Table 33
Evaluation of Past Housing Element Programs**

Housing Element Program	Description of Effectiveness
<p><i>Deteriorating Apartment Purchase.</i> The City will consider the feasibility of initiating a program, based on whatever funding is available, to purchase and rehabilitate major deteriorating apartment complexes.</p>	<p>This program was not implemented during the previous planning period. This program is not being continued in the current Housing Element.</p>
<p><i>Second Unit/Granny Flat on Single-Family Detached Property.</i> The City will prepare and adopt a second-unit or granny flat ordinance with reasonable standards and regulate second units through the site plan review and conditional use permit processes.</p>	<p>This program is continuing and being implemented. The City’s second unit ordinance is in conformance with State requirements.</p>
<p><i>Density Bonus.</i> In accordance with State law, the City shall prepare and adopt a density bonus ordinance, which will grant minimum 25% density limit increases and other concessions to housing projects that contain the required amounts of units affordable to lower income households, plus applicable special development review procedures.</p>	<p>This program is continuing as modified, in compliance with the California Government Code Section 65915. Actual density bonus varies in accordance with state law.</p>
<p><i>Special Density Computation.</i> The City will prepare and adopt in its Land Use Element and Zoning Ordinance provisions to relax the density computation of housing complexes in medium and high density areas, whereby two dwelling units would be considered as one, for certain lower income housing projects that are deemed to strongly address Covina’s housing situation and needs and best implement established goals, objectives, and policies.</p>	<p>This program is continuing and being implemented.</p>
<p><i>Mixed Uses.</i> The City will prepare and adopt in its Land Use Element and Zoning Ordinance provisions to allow mixed use developments (residential and commercial) in and possibly around the downtown area to create an “urban village” concept in which joint housing and business properties exist harmoniously and best complement the Metrolink Commuter Train Station and nearby bus facilities and best bolster ongoing downtown revitalization efforts.</p>	<p>This program is continuing and being implemented as part of the Town Center Specific Plan.</p>
<p><i>Planned Community Development (PCD) Overlay Zone.</i> The City will continue to consider, where appropriate, housing projects in which development standards have been modified through the Planned Community Development (PCD) process as a means of reducing housing costs, demonstrating flexibility, furthering overall community development-related goals, objectives, and policies, and attaining more housing.</p>	<p>This program is continuing and being implemented.</p>
<p><i>Zoning Multi-Family/Medium and High Density Housing Accommodation.</i> The City will continue the current practices of zoning sufficient numbers of vacant and underutilized residential sites to accommodate multi-family/medium and high density developments, in quantities that address City regional housing needs, and of administering appropriate planned unit development (PUD) or cluster housing standards.</p>	<p>This program is continuing and being implemented as needed.</p>
<p><i>Infill Development Acceptance.</i> The City will continue accommodating all types of residential infill development and redevelopment for all economic segments.</p>	<p>The City is encouraging infill as part of this Housing Element.</p>

**Table 33
Evaluation of Past Housing Element Programs**

Housing Element Program	Description of Effectiveness
<p><i>Covina Zoning Ordinance and Design Guidelines.</i> To ensure that all new and remodeled residential development meets basic building location, height, bulk, lot coverage, intensity, and other standards and is attractive, functional, and of high quality, the City will continue to follow its Zoning Ordinance and Design Guidelines, except in cases where Planned Community Development (PCD) overlay designation is deemed appropriate and/or when overall community goals, objectives, and policies are best furthered.</p>	<p>This initiative is continuing.</p>
<p><i>Mobile Home Park Allowance.</i> The City will continue to permit mobile home parks in the “R-TP” Zoning District to maintain this affordable housing source and to protect mobile homes from conversions.</p>	<p>This initiative is continuing and being implemented.</p>
<p><i>Pre-Fabricated/Manufactured Housing.</i> The City will continue to permit prefabricated/manufactured housing in the “R-1-7500” and “RD” Zoning Districts, subject to the Site Plan Review process, basic development standards, and Design Guidelines.</p>	<p>This program is continuing and being implemented.</p>
<p><i>Homeless Shelter and Transitional Housing Facility Acceptance.</i> The City will modify its Zoning Ordinance to permit the community’s reasonable share of homeless shelters and transitional housing facilities in the “RD” (apartment and condominium) and “C-P” (professional office) Zoning Districts and will develop appropriate standards thereof.</p>	<p>This specific program has not been implemented; however, the city initiated and permitted housing for homeless transitional families within existing zoning regulations.</p>
<p><i>Handicapped Person Accommodation.</i> The City will monitor its disabled population and note any major changes and will continue to ensure that the needs of handicapped persons, particularly senior citizens, are considered through implementation of Titles 24 and 31 (relating to the Federal Americans With Disabilities Act) of the State Building Code and any other related laws the City wishes to follow.</p>	<p>This program is ongoing and has been implemented.</p>
<p><i>Zoning and General Plan Consistency and Appropriateness of Distribution of Uses.</i> The City will review the use and density provisions of its Zoning Ordinance and the Zoning distribution of land uses to ensure consistency with the General Plan for all sites so that the overall community future construction needs could be realized as proposed and that appropriate land use patterns are maintained.</p>	<p>This initiative was implemented.</p>
<p><i>Non-Planning Division Codes.</i> The City will continue to administer and implement various non-Planning Division Codes that have a major bearing on the community’s housing. Such Codes include, but are not limited to, Building and related structural topics, Housing, Energy, and Subdivisions.</p>	<p>This program was not implemented during the previous planning period. This program is not being continued in the current Housing Element.</p>
<p><i>Removal of Governmental Development Constraints.</i> The City will review all development codes, notably Zoning, and modify any found to be unnecessary or burdensome in developing or improving housing. In addition, the City will study its development review process and streamline any identified over-lengthy procedures.</p>	<p>This initiative will continue to be implemented as part of the current Housing Element.</p>

**Table 33
Evaluation of Past Housing Element Programs**

Housing Element Program	Description of Effectiveness
<p><i>Rehabilitation.</i> The City will continue its single-family rehabilitation efforts, assisting a minimum 60 properties during the 1992/93 and 1993/94 fiscal years, expand the number of participants, if possible, and study the feasibility of rehabilitating deteriorating apartments as well.</p>	<p>The rehabilitation program was implemented.</p>
<p><i>Code Enforcement.</i> Through the Covina Abatement of Real Property Nuisances and Maintenance of Real Property Ordinances and related items and procedures, the City will continue abating the maximum possible number of violations of Covina’s Zoning provisions and of the Building, Housing, and other structural-related Codes as well as removing illegally constructed dwelling units.</p>	<p>This initiative is continuing and is being implemented.</p>
<p><i>New Phase of Code Enforcement.</i> The City will expand the scope of its housing-related Code Enforcement efforts by adopting ordinances and/or other measures/procedures to facilitate the identification and abatement of a greater number of City Code violations or housing nuisances and problems, to achieve greater inter-departmental coordination, and to possibly focus resources and efforts in any neighborhoods with notably high concentrations of identified housing-related violations/problems.</p>	<p>This initiative is continuing and being implemented.</p>
<p><i>Graffiti Abatement.</i> The City will continue to support and, if possible, through reasonable means, expand the voluntary graffiti abatement program, which, along with general Code Enforcement, will improve the vitality of Covina neighborhoods.</p>	<p>This initiative is continuing and being implemented.</p>
<p><i>Federal Section 8 Rental Subsidies.</i> The City will continue contracting with the Los Angeles County Housing Authority regarding Section 8 rental subsidies for qualifying lower income Covina households and providing public information regarding the program.</p>	<p>This initiative is continuing and being implemented. The City will continue contracting with the Los Angeles County Housing Authority regarding Section 8 rental subsidies for qualifying lower income Covina households and providing public information regarding the program.</p>
<p><i>Overcrowding Analysis and Mitigation.</i> The City will study and monitor residential overcrowding and deal with the problem as completely and effectively as possible through Code Enforcement and possibly other actions/approaches.</p>	<p>This program was never implemented. The City will study and monitor residential overcrowding and deal with the problem as completely and effectively as possible through Code Enforcement and possibly other actions/approaches. This Housing Element includes a program that deals directly with overcrowded households.</p>
<p><i>Analysis of Possible Abatement of Major Nonconforming Residential Buildings and Analysis of Routine Residential Demolitions.</i> The City will study and monitor 1) the possible abatement of Zoning Ordinance-defined major or “detrimental” nonconforming residential properties (i.e., those that generally are in established industrial or commercial areas), which would be intended to promote land use compatibility, physical betterment, and/ or economic development (refer also to Land Use Element) and 2) general demolitions (typically old houses), which would occur on a continual basis to accommodate intensified housing development.</p>	<p>This program was never implemented. The Agency participated in a redevelopment project that resulted in the loss of four (4) one (1) bedroom units through 2003-04. The Agency has replaced these units, which were demolished in March 2000 with two 2-bedroom units (one for very low income and one for low income). The Agency does not anticipate demolishing or removing any additional affordable dwelling units during this five and ten year planning period. The current housing element included a City-wide survey to identify potential development sites.</p>

**Table 33
Evaluation of Past Housing Element Programs**

Housing Element Program	Description of Effectiveness
<i>Monitoring of Rent Restrictions on Existing Assisted Housing Developments.</i> The City will monitor the status of all assisted/below market rate housing complexes to determine if any become “at risk” of losing rental rate or affordability restrictions.	This initiative is continuing and being implemented. The City will monitor the status of all assisted/below market rate housing complexes to determine if any become “at risk” of losing rental rate or affordability restrictions.
<i>Continuance of Lower Income Rental Rate Restrictions Pertaining to Various Dwelling Units in Shadow Hills Apartments.</i> If necessary, the City will attempt to preserve below-market rental rate restrictions pertaining to 44 Shadow Hills units by, for example, securing a new subsidy source or working with nonprofit or other interested agencies.	Working with new ownership, below market rate restrictions were extended from the planned expiration date of December <u>2008</u> to December 2015.
<i>Monitoring Development Feasibility of all “Potential Housing Sites.”</i> The City will, in accordance with fulfilling its SCAG or regional housing future needs obligations, monitor and assess the status of its vacant and underutilized sites that have been deemed potentially suitable for residential development, particularly during the final two-year period of the current Housing Element timeframe.	The current housing element included a City-wide survey to identify potential development sites. The City will, in accordance with fulfilling its SCAG or regional housing future needs obligations, monitor and assess the status of its vacant and underutilized sites that have been deemed potentially suitable for residential development, particularly during the final two-year period of the current Housing Element timeframe.
<i>Monitoring for Availability of Public or Other Surplus Land.</i> The City will continue to monitor the availability of any City-owned sites and the vacations of major uses to identify additional potential sites for housing, particularly affordable housing, development.	This initiative is continuing and being implemented. City is currently monitoring the potential reuse of school sites.
<i>Monitoring for Any Changes in Housing Needs.</i> The City will monitor its identified housing needs from time to time to detect any changes warranting modification in the City’s strategies, policies, or programs.	This program was not implemented during the previous planning period. This program is not being continued in the current Housing Element.
<i>Consideration of New Specific Programs.</i> The City shall study and consider the feasibility of utilizing the following State programs: 1) Rental Housing Construction (for new multi-family construction); 2) California owner housing rehabilitation (for owner-occupied residences); and 3) California renter housing rehabilitation (for apartments or potential mixed use arrangements). Similar, available programs, such as the Federal HOME measure (Home Investment in Affordable Housing), which can be applied in a variety of areas, will also be considered.	The City participated with the County of Los Angeles for a number of years, while it was offered, in a multi-family housing rehabilitation program through the HOME program.
<i>Maintaining Information on Existing and Potential Funding Sources and Programs.</i> The City will compile and maintain updated information on existing and potential housing funding sources and programs.	This program was implemented by HCD.
<i>Maintaining Listing of Affordable Housing Developers and Nonprofit Housing-Related Groups.</i> The City will compile and maintain an updated listing of area affordable housing developers and nonprofit housing related-groups that could be interested in working in Covina.	This program was implemented by HCD. This Housing Element identifies candidate developers.

**Table 33
Evaluation of Past Housing Element Programs**

Housing Element Program	Description of Effectiveness
<p><i>Fair Housing Issues.</i> The City will continue promoting fair housing issues (or equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color) through contracting with and making referrals to the Fair Housing Council of the San Gabriel Valley and any other applicable agencies and by providing general fair housing information to the public.</p>	<p>This program is continuing and being implemented.</p>
<p><i>Redevelopment Agency Consistency and Obligations.</i> The City will take appropriate action to ensure consistency between the Housing Element and housing-related Redevelopment Agency actions and programs and will ensure that the Agency adopts, as required by California redevelopment law, Expenditure, Compliance, and any other required plans.</p>	<p>This initiative is continuing and being implemented as part of the Five Year Implementation Plan.</p>
<p><i>Housing Element Implementation.</i> In accordance with State housing element law and the State Government Code criteria, the City will implement the Covina Housing Element in a manner consistent with the desired implementation/ administration of all other General Plan Elements, as presented in those chapters, housing plans, and community goals and, in a manner consistent with the intentions of this Housing Element chapter, will monitor all facets of Element implementation, conduct necessary tasks so as to best prepare for future versions, annually report its findings to the Planning Commission and City Council, and, when legally required or necessary, update the Element.</p>	<p>This program is continuing and being implemented as part of the implementation of the General Plan and the current housing element update.</p>
<p><i>Infrastructure and Service Level Accommodation.</i> Coordinated with implementation of the Land Use Element, the City will monitor the impacts of all types of future development on City services and on the infrastructure and prepare appropriate responses. Particular attention will be made to potentially developing a new funding mechanism for dealing with needed street repairs and/or improvements and park/open space development and expansion. Future public school closures shall also be monitored to ensure reasonably adequate overall school capacity.</p>	<p>This program is continuing and being implemented as part of the implementation of the General Plan.</p>
<p><i>Local Economy Accommodation.</i> The City will monitor new housing construction and rehabilitation in relation to necessary economic development obligations, specifically in an approach that best retains and bolsters a high jobs-to-housing ratio and strong sales tax generation.</p>	<p>This program is continuing and being implemented as part of the implementation of the General Plan.</p>
<p><i>Regional Planning Mandate Accommodation.</i> The City will ensure that all Federal, State, regional, and County planning measures to reduce traffic congestion, air pollution, waste generation and off-site disposal, and other environmental problems are implemented and appropriately monitored to identify changing conditions.</p>	<p>This program is continuing and being implemented. The City is an active participant in East San Gabriel Valley COG.</p>
<p><i>Homelessness Analysis and Mitigation.</i> The City will study and monitor homelessness and develop a strategy for mitigating its share of the problem, as feasible.</p>	<p>This program is continuing and being implemented.</p>

**Table 33
Evaluation of Past Housing Element Programs**

Housing Element Program	Description of Effectiveness
<p><i>Maintenance of City Departments/Divisions Responsible for Housing Matters.</i> In order to carry out its various housing responsibilities and obligations, the City will maintain departments/divisions to, among other things, appropriately administer planning-related matters and various non-Zoning Codes, coordinate and monitor implementation of several City housing programs, increase and maintain the community’s housing stock, and disseminate information and provide assistance to the public.</p>	<p>This program is continuing and being implemented.</p>
<p><i>Preservation of Special Residential Districts and/or Buildings.</i> The City will designate and attempt to preserve residential areas and/or buildings that are deemed architecturally and/or historically significant.</p>	<p>This program is continuing and being implemented as part of the CEQA process.</p>
<p><i>Code Enforcement and Private Property Maintenance.</i> The City will maintain its pamphlets, handouts, and other informational items on the Code Enforcement program and on the importance of maintaining private property from health and safety/structural and aesthetic standpoints, and such information shall be distributed and disseminated to the greatest extent possible to the public, property owners, and tenants.</p>	<p>This program is continuing and being implemented. The City expanded the scope of its housing-related Code Enforcement efforts by adopting ordinances and/or other measures/procedures to facilitate the identification and abatement of a greater number of City Code violations or housing nuisances and problems, to achieve greater inter-departmental coordination, and to possibly focus resources and efforts in any neighborhoods with notably high concentrations of identified housing-related violations/problems.</p>
<p><i>Shared Housing Opportunities Listing for Lower Income Seniors and Non-Seniors.</i> The City will maintain listings of lower income seniors and lower income non-senior persons/ households looking for rooms to rent and seeking to share housing units with other persons. This information will be kept at City Hall and at the Joslyn Senior Citizens Center and the Covina Library.</p>	<p>This program as described was not implemented.</p>
<p><i>Area Homeless Facility Referral Information.</i> The City will prepare, maintain, and, through its donation-sponsored Emergency Aid Program (which gives out food and necessities to destitute persons), disseminate information on nearby homeless shelters and related facilities for persons in need of emergency housing.</p>	<p>This program is continuing and being implemented.</p>
<p><i>Property Rehabilitation.</i> The City will maintain and continue to disseminate information on its residential property rehabilitation program.</p>	<p>This program is continuing and being implemented (refer to Housing Rehabilitation Programs herein in Section 3.4.</p>
<p><i>Miscellaneous Housing Matters.</i> The City will continue to maintain and disseminate information on the (Federal) Section 8 rental subsidy program, fair housing issues, and other housing matters.</p>	<p>This program is continuing and being implemented.</p>
<p>Source: City of Covina Housing Element 1991</p>	