



HOUSING ELEMENT

Arcadia General Plan

Adopted December 3, 2013

Introduction	1
Achieving Our Vision	3
Planning Framework for Housing	4
Involving the Community in Planning	133
Goals, Policies, and Programs.....	15

Table H-1: Age of Housing Stock	6
Table H-2: Housing Unit Types.....	7
Table H-3: Occupied Housing Tenure and Vacancy	8
Table H-4: Median Home Prices.....	8
Table H-5: Summary of Housing Need.....	9
Table H-6: RHNA (2014-2021).....	10



CHAPTER 5: HOUSING ELEMENT

Arcadia General Plan

Introduction

During the 1990s to today, Arcadia has experienced a continuing shift in the age structure and household composition of its population. Specifically, the 2000 Census reported an increased proportion of families with young children in the community. Arcadia's quality neighborhoods, excellent public services, and high-ranking public school system continue to attract new residents and families, resulting in upward pressure on the housing market. Even in the midst of a nationwide downturn of the housing market from approximately 2008 to 2012, home prices in Arcadia experienced smaller decreases compared to neighboring communities or other communities in Los Angeles County. The housing market has recently turned around and home prices in Arcadia are gradually increasing.

Arcadia residents value the family-oriented character of their community and take pride in the quality of its residential neighborhoods. This Housing Element reflects this guiding principle and includes goals, policies, and programs that work to preserve the integrity of existing neighborhoods.

Because Arcadia largely is a built-out suburban community, new residential construction has been accommodated primarily through the redevelopment of infill properties and the recycling of existing lower-intensity housing to medium- to higher-intensity uses. This trend is anticipated to continue. For example, with the extension of Gold Line light rail service into the City's Downtown, Arcadia sees an excellent opportunity to encourage transit-oriented development around the Gold Line station. Through the General Plan, the City promotes smart growth principles by encouraging higher-intensity mixed-use developments in Downtown, along First Avenue, and along Live Oak Avenue as a means of providing housing opportunities and encouraging walking and use of public transit (thereby reducing vehicle trips).

Consistent with long-established City practices of promoting high-quality housing, this Element also accommodates continued development of single-family homes in neighborhoods that traditionally have had very large lots, remnants of prior days when horse-keeping and small-scale agricultural activities were permitted. Trends indicate that small-scale lot consolidation and re-subdivision will continue to provide new sites for single-family homes.

This Housing Element is an integral component of the General Plan; it builds upon other elements and is consistent with the vision and guiding principles that shape the General Plan goals and policies. As the General Plan is updated over time, the City will ensure consistency among General Plan elements so policies introduced in one element are consistent with other elements.

The Housing Element consists of three components:

- The Housing Element itself, which sets forth the City's housing goals and policies to address identified housing needs
- The General Plan Implementation Plan, which identifies specific programs to be pursued to achieve Housing Element goals and policies
- The Housing Element Technical Background Report, which includes the following:
 - A summary of the community outreach efforts undertaken that focused on issues relating to residential land uses and housing needs
 - The City's demographic profile, housing characteristics, and existing and future housing needs
 - A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
 - An evaluation of the land and financial resources available to address the City's identified housing needs
 - A review of past accomplishments under the previously adopted Housing Element

Achieving Our Vision

Development of the 2014-2021 Housing Element is guided by the following principles:

- **Balanced Growth and Development**

The General Plan establishes a balance and mix of land uses that promote economic growth and maintain a high quality of life for Arcadia residents. Our development decisions reflect Smart Growth principles and strategies that move us toward enhanced mobility, more efficient use of resources and infrastructure, and healthier lifestyles.

- **Neighborhood Character**

Arcadia's single-family and multifamily residential neighborhoods have given the City its identify as a "Community of Homes." The City protects and preserves the character and quality of its neighborhoods by requiring harmonious design, careful planning, and the integration of sustainable principles.

- **Changing Housing Needs**

The City encourages the retention, rehabilitation, and development of diverse housing that meets the people's needs in all stages of their lives.

Planning Framework for Housing

The California Legislature has indicated that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Recognizing the important role of local planning in the pursuit of this goal, the Legislature has mandated that all jurisdictions in the State prepare a Housing Element as part of the comprehensive General Plan. Section 65302 of the Government Code sets forth the specific components to be included in the Housing Element. State law further requires that the Housing Element be updated periodically to reflect a community's changing housing needs. The Arcadia Housing Element was last updated in 2010. State planning law mandates jurisdictions within the Southern California Association of Governments (SCAG) region to update and adopt their Housing Element by October 15, 2013. It is intended that this Housing Element be reviewed and updated not less than every eight years in order to remain relevant and useful and reflect the community's changing housing needs. This Housing Element covers the planning period of October 15, 2014 through October 31, 2021.

Section 65580 of the California Government Codes describes the State's housing goals as follows:

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of the highest order.
- The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- The provision of housing affordable to low and moderate income households requires the cooperation of all levels of the government.
- Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

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

- Assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal
- Assure that counties and cities will prepare and implement housing elements, which along with federal and state programs, will move toward attainment of the state housing goals
- Recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs
- Ensure that each local government cooperates with other local governments in order to address regional housing needs

Role of the Housing Element

The Housing Element is one of the seven General Plan Elements required by the State of California. It is required to be consistent with other Elements of the General Plan. The Housing Element is unique because it requires review and certification by the State Department of Housing and Community Development (HCD). State law requires Housing Elements to be updated on a regular basis to reflect a community's changing housing needs. This Housing Element is an eight-year plan covering 2014-2021, unlike other General Plan elements, which typically cover a ten-year or longer planning horizon. This Housing Element identifies goals, policies, and programs that work toward:

- Providing adequate housing sites to achieve a variety of housing
- Preserving and improving housing and neighborhoods
- Assisting in the provision of affordable housing
- Removing governmental constraints to housing developments
- Promoting fair and equal housing opportunities

Housing and Household Conditions

The Housing Element Technical Background Report details the demographic conditions and housing needs in Arcadia, addressing the issues required by Housing Element law.

Existing Housing Stock

Housing and neighborhood conservation are important to maintaining and improving quality of life. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. Approximately 46.3 percent of the housing units in Arcadia were built prior to 1960, making many of these close to or over 50 years old today (Table H-1). However, because overall household incomes are higher than the County median, local homeowners invest in housing maintenance. Therefore, the age of homes in Arcadia does not necessarily equate to extensive rehabilitation needs.

As of May 2013, Code Enforcement staff indicated that there are four substandard housing units (in need of rehabilitation or removal) in Arcadia. Even with the depressed national and regional housing markets of the recent recession, during which deferred maintenance has been prevalent and many homeowners have abandoned their homes, few housing units in the City are considered substandard.

TABLE H-1: AGE OF HOUSING STOCK

Year Built	% of All Housing Units
Built 2005 or later	2.80%
2000 to 2004	4.40%
1990 to 1999	7.70%
1980 to 1989	12.40%
1970 to 1979	14.50%
1960 to 1969	11.80%
1950 to 1959	26.80%
1940 to 1949	14.60%
1939 or earlier	4.90%

Source: 2007-2011 American Community Survey.

Despite the absence of substandard housing, the age of the housing stock alone indicates a potentially significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to prevent housing deterioration. Efforts to improve and revitalize housing must address existing conditions, but also focus on encouraging preventive efforts to ensure that housing stock quality is maintained.

Types of Housing

A housing stock that consists of varied housing types, from single-family homes on large lots to townhomes to apartments, provide households of all income levels, ages, and sizes the opportunity to find housing suited to their needs. Table H-2 summarizes the housing mix in 1990, 2000, and 2012.

As shown in Table H-2, the majority of housing units in Arcadia (71 percent in 2012) are single-family homes, while multifamily housing comprises 29 percent of the housing stock. Since 2000, the City's housing stock added single-family housing units and experienced a decrease in multifamily housing units. The City has experienced an increase in the number of older, smaller houses torn down and replaced with large homes maximizing the space on the lot. According to the State Department of Finance, the City's housing stock grew by four percent between 2000 and 2012.

TABLE H-2: HOUSING UNIT TYPES

Housing Type	1990		2000		2012		2000-2012 Percent Change in Units
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	
Single-Family Detached	-	-	11,799	59%	12,621	61%	7%
Single-Family Attached	-	-	1,609	8%	2,124	10%	32%
Total Single-Family	13,152	68%	13,408	67%	14,745	71%	10%
Multifamily 2-4 Units	-	-	1,379	7%	1,115	5%	-19%
Multifamily 5+ Units	-	-	5,157	26%	4,817	12%	-7%
Total Multifamily	6,316	32%	6,536	33%	5,932	29%	-9%
Mobile Homes, Trailer & Other	12	0%	26	0%	0	0%	-100%
Total All	19,480	100%	19,970	100%	20,677	100%	4%

Source: California Department of Finance, 1990, 2000, and 2012.

Tenure and Vacancy

Tenure refers to the occupancy of a housing unit – whether the unit is owner occupied or renter occupied. Tenure preferences are primarily related to household income, composition, and age of the householder. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. According to the 2005-2009 American Community Survey, about 35 percent of Arcadia households were renters and 65 percent owned their homes (Table H-3).

Housing vacancy rates – the number of vacant units compared to the total number of units – reveal the housing supply and demand for a city. Some amount of housing vacancy is normal to allow for people moving from one place to another. In 2010, the US Census reported a vacancy rate for rental units in Arcadia of 6.7 percent and 1.1 percent vacancy rate for owner-occupied units. Lower vacancy rate increases competition for housing and may result in higher housing costs that can potentially reduce housing opportunities for lower-income households. According to the California Department of Finance, the overall vacancy rate of Arcadia in January 2012 was 5.29 percent. This rate is similar to the County's vacancy rate of 5.92 percent in 2012. The 2012 vacancy rates for surrounding cities were projected as follows: Pasadena 7.19 percent, Monrovia 4.91 percent, Alhambra 5.49 percent, Temple City 4.22 percent, and Sierra Madre 5.39 percent.

TABLE H-3: OCCUPIED HOUSING TENURE AND VACANCY

Tenure	1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Total Housing Units	18,352	100.0%	19,149	100.0%	20,686	100.0%
Renter-Occupied	7,052	38.4%	7,217	37.7%	7,221	34.9%
Owner-Occupied	11,300	61.6%	11,932	62.3%	12,371	59.8%
Rental Vacancy Rate	5.0%		2.4%		6.7%	
Owner Vacancy Rate	3.5%		1.8%		1.1%	
Overall Vacancy Rate	6.2%		4.1%		5.3%	

Note: Overall vacancy rates include other vacancies in addition to owner/rental, including seasonal, other, and rented or sold out but not occupied.

Source: U.S. Census 1990, 2000, and 2010.

Median Home Prices

In December 2012, the median price of all homes sold in Arcadia was \$962,750 (Table H-4). This was 44 percent higher than the median sale price in December 2011, revealing a large increase in home prices compared to an almost 14 percent increase in the median sales price in Los Angeles County as a whole over that same one-year period. Overall, the median home price in Los Angeles County is much lower than in Arcadia, at \$351,500 in December 2012. Even during the sub-prime mortgage meltdown and economic recession that began in late 2007, Arcadia's home prices have remained relatively high.

TABLE H-4: MEDIAN HOME PRICES

County/City/Area	December 2011	December 2012	% Change
Arcadia	\$670,000	\$962,750	43.69%
El Monte	\$250,250	\$321,000	28.27%
Monrovia	\$467,500	\$383,500	-17.97%
Pasadena	\$465,000	\$546,500	17.53%
Sierra Madre	\$520,000	\$585,000	12.50%
Temple City	\$560,000	\$517,000	-7.68%
Los Angeles County	\$309,000	\$351,500	13.75%

Source: DataQuick California Home Sale Price Medians by County and City, 2009.

Overpayment for Housing

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden (also known as housing overpayment). Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities, including health care, food, and clothing. As can be intuited, the cost burden decreases as overall income increases.

In Arcadia, 47 percent of renters and 39 percent of owners experience housing cost burden (as reported by the federal Department of Housing and Urban Development).

Overall Housing Needs

Several factors influence the degree of demand, or "need," for housing in Arcadia. The four major need categories considered in this element are:

- Housing needs resulting from population growth, both in the City and the surrounding region
- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless

Comprehensive Housing Affordability (CHAS) data developed by the Census for HUD (year 2005-2009, the most up-to-date information available) provides detailed information on housing needs by income level for different types of households in Arcadia. The CHAS defines housing problems to include:

- Units with physical defects (lacking complete kitchen or bathroom)
- Overcrowded conditions (housing units with more than one person per room)
- Housing cost burden, including utilities, exceeding 30 percent of gross income
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income

TABLE H-5: SUMMARY OF HOUSING NEEDS

Households	Number or %
Total Households With Housing Cost Burden	6,990
Renter-Households with Housing Cost Burden	2,935
Owner-Households with Housing Cost Burden	4,055
Total Lower Income Households	5,895
% Extremely Low-Income Households with Cost Burden	72.38%
% Very Low-Income Households with Cost Burden	76.78%
% Low-Income Households with Cost Burden	59.08%
Total Overcrowded Households	875
Overcrowded Renter-Households	6.8%
Overcrowded Owner-Households	3.4%

TABLE H-5: SUMMARY OF HOUSING NEEDS

Special Needs Groups	Persons per Households
Elderly Persons	9,214
Disabled Persons	3,706
Large Households	2,281
Female Headed Households	2,138
Farm workers	0
Homeless	60
Affordable Units At-Risk of Conversion	

In general, renter households had a higher level of housing problems (52 percent) compared to owner households (37 percent). Among the 1,060 elderly renter households in the City, 72 percent were lower-income households, with 70 percent of all elderly renter-households experiencing one or more housing problems. Large renter families constituted only 485 of all households in 2009, but over 60 percent experienced one or more housing problems, the highest rate among all other groups.

Projected Housing Needs per the RHNA

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to provide adequate land to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA is distributed by income category. For the 2014-2021 Housing Element update, the City of Arcadia is allocated a RHNA of 1,054 units as follows:

TABLE H-6: RHNA (2014-2021)

Income Group	% of County MFI	Total Housing Units Allocated	Percentage of Units
Very Low/Extremely Low	0-50%	276	26.2%
Low	51-80%	167	15.8%
Moderate	81-120%	177	16.8%
Above Moderate	120% +	434	41.2%
Total		1,054	100.0%

Note: MFI=Median Family Income

Source: Southern California Association of Governments, 2012.

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

State law requires that the City also project the housing needs of extremely low-income households. One acceptable approach is to assume 50 percent of the very low-income households as extremely low income. Therefore, from the very low-income household need of 276 units, the City has a projected need of 138 units for extremely low-income households.

The RHNA for the 2014-2021 Housing Element cycle in the SCAG region used January 1, 2014 as the baseline for projecting housing needs.

The 2008-2014 Housing Element adopted in November 2010 reported that the City issued building permits for a total of 422 units between January 1, 2006 and October, 2009. This included new housing units as well as housing units which replaced older units that were demolished. Since that time, 111 net new housing units have been constructed in Arcadia. This included 59 units affordable to above moderate-income households and 52 units affordable to moderate-income households. Six of the moderate-income units (Alta Street Classics) were assisted with Redevelopment Housing Set- Aside funds and are deed restricted as affordable housing for 45 years. Alta Street owners can buy out of the affordability requirement after five years of ownership. Because of home prices, no sellers have opted to do that. All units are still affordable. Forty-three of the moderate income units are senior housing units called Campus Commons. It has a 55 year affordability covenant. The remaining three units affordable to moderate income households are accessory dwelling units. These units are not income-restricted, but have lower rents based on the unit size.

In the Land Use and Community Design Element, policies provide opportunities for future residential development through the following land use strategies:

- Increased maximum density in the High Density Residential category (R-3 zone) from 24 units per acre to 30 units per acre. This strategy enhances the feasibility of multifamily development.
- Allowing a density of up to 30 units per acre in the Mixed Use area along First Avenue, along with commercial development at an FAR of 1.0.
- Creation of a Downtown Mixed Use designation that allows a residential density of 50 units per acre, along with commercial development at an FAR of 1.0, to capitalize on the planned Gold Line station in Downtown Arcadia.
- Designating areas along Live Oak Avenue for Mixed Use development, allowing a density of up to 30 units per acre, along with commercial development at an FAR of 1.0.

Appendix A in the Housing Element Technical Background report (under separate cover) contains a detailed listing of the vacant and underutilized parcels included in the sites inventory, maps identifying the vacant and underutilized parcels, and photographs illustrating conditions in the areas.

Involving the Community in Planning

The City of Arcadia encourages and values community input. As part of the Housing Element update, the City undertook a broad-reaching public participation program. Outreach efforts that directly influenced the goals and policies in this Housing Element are described below.

Public Workshops

Throughout the Housing Element update, the City conducted community workshops and study sessions to obtain input from residents, stakeholders, and elected and appointed officials.

Community Workshop

The City held a community workshop on Tuesday, February 26, 2013, at the Police Department Community Room. The workshop was advertised in the newspaper, on the Arcadia's Best Website, and on the City's website.

The City introduced the Housing Element update and gathered input from participants on potential housing challenges and opportunities. Based on the comments received at the workshop, there was a general concern regarding traffic congestion, lack of affordable housing, and mansionization. A full list of the community comments received at the workshop are provided in the Housing Element Technical Report.

Planning Commission and City Council Meetings

A Planning Commission meeting was held on Tuesday, March 12, 2013, at the Arcadia Council Chambers. Staff provided the Planning Commission with an overview of the Housing Element update process and received the Planning Commission's input and recommendations. The Planning Commission identified the following housing topics that they would like to see addressed in the Housing Element:

- Incomplete housing construction projects;
- Birthing centers in residential uses;
- Overly large residences in relation to the surround neighborhood; and
- Maintaining the City's identity as a Community of Homes for all.

A City Council meeting was held on April 2, 2013 in the Arcadia Council Chambers. Staff provided the City Council with an overview of the Housing Element, the update process, and community input received to date. The City Council requested the City staff and Housing Element consultant

update the policy program based on community comments and comments from the Planning Commission.

Both the Planning Commission and City Council meetings were publicly noticed.

Addressing Public Comments

Overall, the Housing Element balances the various comments received during the public participation process with mandates of the Housing Element law. Specifically, the Housing Element works hand-in-hand with the Land Use Element to facilitate new multifamily residential development in targeted areas (Downtown Arcadia, and Mixed Use areas along First Avenue and Live Oak Avenue) in order to accommodate the City's share of regional housing needs. These areas were identified through community outreach conducted as part of the General Plan update. The Housing Element also emphasizes the importance of maintaining the integrity of existing neighborhoods and improving the quality of housing. The following is a list of comment themes from the Housing Element Community Workshop and study sessions with the Planning Commission and City Council, along with how the Housing Element policy program seeks to respond to the themes.

Comment Themes	Housing Element Response
Maintaining of the character as a "Community of Homes"	<ul style="list-style-type: none">▪ Continues to offer housing programs that preserve the quality and character of existing neighborhoods, such as residential rehabilitation assistance and code enforcement services.
Discouraging construction of homes that are much larger in scale than the surrounding neighborhood	<ul style="list-style-type: none">▪ Continues policies and programs that provide design guidance and require design review.
Non-residential uses locating within areas zoned for residential uses	<ul style="list-style-type: none">▪ Includes a policy to coordinate with appropriate local, regional, and state agencies to develop mechanisms to discourage or prohibit such uses.
High cost of housing	<ul style="list-style-type: none">▪ Continues to provide opportunities for multifamily housing development.▪ Continues programs to offer incentives to facilitate mixed use developments in targeted areas.
Traffic congestion	<ul style="list-style-type: none">▪ Continues programs to encourage and facilitate development of new housing in targeted areas such as the Downtown and Mixed Use zones where use of transit and alternative modes of transportation is more feasible.
Higher numbers of vacant homes can have a negative impact on neighborhood quality	<ul style="list-style-type: none">▪ Continues programs such as proactive code enforcement to ensure vacant homes do not contribute to neighborhood deterioration.

Goals, Policies, and Programs

Existing Housing Stock

The City of Arcadia is generally built-out with mature neighborhoods. Home values in Arcadia remained high, even in the economic downturn from approximately 2008 to 2012. Home prices in Arcadia are generally increasing. This has led to an increase in homes being purchased by new owners as investment properties and left vacant. In addition, some homes in Arcadia are vacant for a portion of the year because the property owners have businesses, families or other obligations overseas and the local home is not used as a primary residence. As the existing housing stock in Arcadia is in good condition and provides housing opportunities for households of all sizes, composition, and income ranges, one key focus will be on conserving the stock. In addition, preserving the quality and integrity of the residential neighborhoods is an important component.

GOAL H-1:

Conserve and improve the condition of the existing housing stock.

Policy H-1.1:

Continue to monitor and enforce building and property maintenance codes in residential neighborhoods, including those with vacant housing units, to prevent the physical deterioration of existing sound housing within the City.

Policy H-1.2:

Continue to provide code enforcement services designed to maintain the quality of the housing stock and the neighborhoods.

Policy H-1.3:

Work with property owners and nonprofit housing providers to preserve existing housing for low- and moderate-income households.

Policy H-1.4:

Support the preservation and maintenance of historically and architecturally significant buildings and neighborhoods.

Policy H-1.5:

Preserve the unique environmental aspects of the community, including hillsides, canyons, and other environmental amenities, by allowing only minimal disruption and low-density development.

- Policy H-1.6:** Retain no less than the present number (2013) of assisted housing units of all types, and expand affordable housing opportunities for extremely low-, very low-, low-, and moderate-income households.
- Policy H-1.7:** Support efforts of Homeowners Associations to maintain and improve the quality of the housing stock and neighborhood conditions.
- Policy H-1.8:** Coordinate with appropriate local, regional and state agencies to develop policies that seek to maintain residential integrity of neighborhoods by removing inappropriately located non-residential uses.

Adequate Sites for Housing

A major challenge in meeting the housing needs of all segments of the community is the provision of adequate sites for all types, sizes, and prices of housing. Persons and households of different ages, compositions, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Arcadia General Plan and zoning regulations establish where housing may be located. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land.

Although Arcadia is primarily built out, accommodating housing sites is addressed by a mix of various land use strategies. The City has identified vacant, underutilized, and mixed use sites that can accommodate housing (see the Technical Background Report for details). Land use strategies in this General Plan include:

- Increased maximum density in the High Density Residential category (R-3 zone) from 24 units per acre to 30 units per acre. This strategy enhances the feasibility of multifamily housing construction.
- Allowing a density of up to 30 units per acre in Mixed Use area along First Avenue, along with commercial development at an FAR of 1.0.
- Creation of the Downtown Mixed Use designation that allows a residential density of 50 units per acre, along with commercial development at an FAR of 1.0, to capitalize on the planned Gold Line station in Downtown Arcadia.

- Designating areas (along Live Oak Avenue) for Mixed Use development, allowing a density of up to 30 units per acre, along with commercial development at an FAR of 1.0.

Given the City's built-out character, few vacant properties remain within the City's Residential Estate (RE) and Very Low Density Residential (VLDR) neighborhoods. However, underutilized lots in residential areas can be used to help accommodate housing sites. Lot sizes in these neighborhoods vary, with some neighborhoods having predominate lot sizes of 20,000 square feet or larger even though the zoning allows minimum lot sizes of 7,500 square feet. Activity such as subdividing large lots, or even consolidating multiple lots and re-subdividing, can help increase the supply of market rate housing units. This type of activity has been prevalent in Arcadia.

In addition to the new subdivisions, new residential development can occur through the recycling of lower-intensity residential uses to higher-density developments in the High Density Residential (HDR) areas.

The detailed sites inventory indicates that adequate sites are available to accommodate the RHNA for all income categories within the planning period.

GOAL H-2:

Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.

- | | |
|----------------------|--|
| Policy H-2.1: | Provide for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, higher-density apartments/ condominiums, and units in mixed-use developments. |
| Policy H-2.2: | Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes. |
| Policy H-2.3: | Encourage compatible residential development in areas with recyclable or underutilized land. |
| Policy H-2.4: | Maintain development standards, regulations, and design features that are flexible to provide a variety of housing types and facilitate housing that is appropriate for the neighborhoods in which they are located. |
| Policy H-2.5: | Promote commercial/residential mixed use developments in Downtown Arcadia and along First Avenue and Live Oak Avenue. |

- Policy H-2.6:** Require that the density or intensity, as well as design of new developments, be compatible with adjacent neighborhoods.

Addressing All Economic Segments of the Community

Providing affordable housing is essential for a healthy and balanced community. In addition to a diverse mix of housing types, it is necessary to make housing available for residents of all income levels to accommodate residents at different stages of life, including but not limited to young single professionals, young families, mature families with expanding household size (such as children and grandparents), and seniors. Decent and affordable housing is needed not only for lower- and moderate-income households, but also middle-income households that form the foundation of the City's workforce. Seeking funding from varied sources increases the opportunities for development of affordable housing units. The City will continue to work with both non-profit and for-profit developers in the production of affordable for-sale and rental housing.

GOAL H-3: *Assist in the provision of housing that meets the needs of all economic segments of the community.*

- Policy H-3.1:** Facilitate homeownership opportunities for lower- and moderate-income households.
- Policy H-3.2:** Work with non-profit and for-profit developers to maximize resources available for the provision of housing affordable to lower- and moderate-income households.
- Policy H-3.3:** Address the housing needs of special populations and extremely low-income households through a range of housing options, including emergency shelters, transitional housing, and supportive housing.
- Policy H-3.4:** Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.

Minimizing Constraints to Housing Development

Market factors and government regulations can significantly impact the production and affordability of housing. Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Although market conditions are often beyond the direct influence of any jurisdiction, efforts can be directed at ensuring the reasonableness of land use controls, development standards, permit-processing, fees and exactions, and governmental requirements to encourage housing production. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

GOAL H-4: Mitigate potential governmental constraints to housing production and affordability.

- Policy H-4.1:** Periodically review and modify as appropriate residential and mixed use development standards, regulations, and processing procedures that are determined to constrain housing development, particularly housing for lower- and moderate-income households and for persons with special needs.
- Policy H-4.2:** Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers where deemed to be appropriate.
- Policy H-4.3:** Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.
- Policy H-4.4:** Support infill development at suitable locations and provide, where appropriate, incentives to facilitate development.

Promoting Fair Housing

Arcadia supports fair and equal housing opportunities for all. Whether through mediating disputes, investigation of bona fide complaints of discrimination, or through the provision of education services, fair housing services work toward fair and equal access to housing. The following policies are designed to continue implementation of applicable fair housing laws.

GOAL H-5:

Continue to promote equal housing opportunity in the City's housing market regardless of age, race, color, national origin, ancestry, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factors.

- Policy H-5.1:** Provide fair housing services to Arcadia residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.
- Policy H-5.2:** Provide equal access to housing for special needs residents.
- Policy H-5.3:** Promote the provision of accessible units and housing for persons with disabilities.

CHAPTER 10:

IMPLEMENTATION PLAN

Arcadia General Plan

5. Housing Element

The goals and policies outlined in the Housing Element address Arcadia's identified housing needs and are implemented through a series of housing programs offered primarily through the Development Services Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The housing programs for addressing community housing needs cover the following five issues:

- Housing Conservation
- Housing Production
- Provision of Affordable Housing
- Mitigation of Governmental Constraints
- Promotion of Equal Housing Opportunity

The housing programs presented below include existing programs in Arcadia as well as revised and new programs that have been added to address new State law and the City's unmet housing needs.

5-1. Home Rehabilitation

This program offers low-income homeowners grants of up to \$18,000 to make necessary improvements to their home. These grants are available only to people who own and reside on a single-family zoned lot (R-O and R-1) in Arcadia. Grants may be used for plumbing, electrical, roofing, termite control, painting, energy improvements and accessibility improvements.

Objectives:

- Continue to provide loans to qualified low- and moderate-income homeowners.
- Encourage homeowners to include energy efficiency improvements as part of the rehabilitation projects.
- Disseminate information to homeowners regarding rehabilitation standards and the Home Improvement Program.
- Improve up to 14 housing units annually.

Responsible Agency: Development Services Department

Funding Source: CDBG

Time Frame: Ongoing provision of assistance; annual allocation of funding

Related Policies: H-1.1; H-1.2; H-1.3; H-1.4; H-1.5

Sustainability Focus? Yes

5-2. Code Enforcement

Arcadia is known for beautiful neighborhoods and high property values. To help maintain this excellent reputation, the City has adopted a number of regulations aimed at property maintenance in a manner that is helpful to homeowners and property owners. The Code Services Division enforces these laws to address code compliance issues.

Objectives:

- Continue code enforcement activities and connect households in need with City rehabilitation programs.
- Provide proactive code enforcement of vacant properties by outreaching to the surrounding community to provide information on how to report property maintenance concerns and working to contact property owners and resolve code violations.

Responsible Agency: Development Services Department

Funding Source: General Fund

Time Frame: Ongoing

Related Policies: H-1.1; H-1.2

Sustainability Focus? No

5-3. Residential Design Guidelines

One of Arcadia's greatest assets is its attractive, well-maintained residential neighborhoods. To preserve neighborhood character and encourage high-quality residential design throughout the City, the City Council has adopted Residential Design Guidelines for Single-Family and Multifamily Structures. The guidelines are utilized during the City's architectural design review process to ensure a high level of design quality, while also allowing room for flexibility in their application. The guidelines are "should" statements; they express the City's desires and expectations.

Objective:

- Disseminate information to property owners regarding the Residential Design Guidelines.
- Continue to apply design guidelines through plan-check and review process.

Responsible Agency: Development Services Department, Planning Services

Funding Source: Departmental budget

Time Frame: Ongoing

Related Policies: H-1.4; H-1.7; H-2.4; H-2.6

Sustainability Focus? Yes

5-4. Preservation of At-Risk Units

According to the funding programs, over the ten-year planning period of the at-risk analysis (2013 to 2023), Naomi Gardens is at risk of converting to market rate due to an expiring Section 8 contract. This project offers 100 units affordable to very low- and low-income elderly mobility impaired households. However, this project is considered at a low risk of conversion due to HUD's established priority for continued funding for housing for seniors and persons with disabilities.

Objectives:

- Annually monitor the status of at-risk units annually by maintaining contact with the property owner and HUD Multifamily Housing division.

- Ensure that adequate noticing is provided to the tenants if the Section 8 contract is not renewed.
- Encourage County of Los Angeles Housing Authority to pursue special Section 8 vouchers from HUD, which are reserved for very low income households displaced by the expiration of project-based Section 8 assistance.
- Work with the property owner to secure additional funding to replace the Section 8 funding if necessary.

Responsible Agency: Development Services Department, Planning Services

Funding Source: Section 8; HCD Housing Preservation funds

Time Frame: Annually monitor status of at-risk units

Related Policies: H-1.3; H-1.6

Sustainability Focus? No

5-5. Residential Sites Inventory

The City has a Regional Housing Needs Assessment (RHNA) of 1,054 units, including 276 extremely low/very low-income, 167 low-income, 177 moderate-income, and 434 above moderate-income units for the period of 2014 through 2021. The City will ensure that an adequate supply of vacant and underutilized sites at appropriate densities and development standards to accommodate the remaining RHNA is available by maintaining an inventory of vacant and underutilized sites.

Objectives:

- Update the inventory of vacant and underutilized sites annually to ensure adequate sites are available to accommodate the remaining RHNA.
- Provide sites inventory to interested developers.
- Monitor the development trends in the City annually, particularly on the sites identified in this Housing Element to ensure that the City has adequate remaining capacity for meeting the RHNA. Identify additional sites to replenish the sites inventory if necessary.
- Annually, monitor the trend of redevelopment and lot consolidation activities in the City to evaluate the effectiveness of the City's lot consolidation program (program 5-6 below) and strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage lot consolidation and development on vacant and underutilized properties.

Responsible Agency: Development Services Department, Planning Services

Funding Source: Departmental budget

Time Frame: Ongoing monitoring; update inventory annually

Related Policies: H-2.1, H-2.2, H-2.5, H-2.3

Sustainability Focus? Yes

5-6. Lot Consolidation Incentives

Given the built-out nature in Arcadia, the City continues to look for properties where small lots can be purchased or consolidated with surrounding lots to provide opportunities for housing. To facilitate consolidation, the City has developed and is currently utilizing a very simple and expeditious method of joining properties. The City requires a Lot Line Adjustment, which can consolidate four or fewer lots without the need of a public hearing or any discretionary action. Lot line adjustments are an administrative process. Applications are reasonable in price and have a short processing time (10 business days).

Objectives:

- Continue to inform the local development community about the ease of completing the Lot Line Adjustment process and offer fee waivers for affordable housing projects.
- Continue to offer incentives to facilitate the consolidation of the small properties into larger parcels that can be efficiently developed into a mixed-use project. Incentives include:
 - Fee waiver;
 - Priority in permit processing (lot consolidation projects become first projects processed among staff once received); and
 - 25 percent reduction in parking for commercial use.
- Update the Fee Schedule to reflect these lot consolidation incentives.

Responsible Agency: Development Services Department, Planning Services

Funding Source: Departmental budget

Time Frame: Ongoing marketing; update Fee Schedule by June 2014

Related Policies: H-2.3, H-2.5, H-4.3, H-4.4

Sustainability Focus? No

5-7. Section 8 Housing Choice Voucher Program

The Los Angeles County Housing Authority currently administers the Section 8 Housing Choice Voucher Program for Arcadia residents on behalf of HUD. HUD's Housing Choice Voucher program assists extremely low and very low-income households by paying the difference between 30 percent of the household income and the cost of rent. Pursuant to HUD regulations, 70 percent of the new voucher users must be at the extremely low income level. As of June 2013, 94 Arcadia households were receiving Housing Choice Vouchers

Objectives:

- Continue to participate in the federally sponsored Section 8 Housing Choice Voucher program.
- Disseminate information to the public regarding the Section 8 Program and promote participation by rental property owners.

Coordinate with the County of Los Angeles strive to provide Section 8 Vouchers to at least 90 families annually.

Responsible Agency: Los Angeles County Housing Authority

Funding Source: HUD Section 8

Time Frame: Ongoing

Related Policies: H-3.3

Sustainability Focus? No

5-8. Affordable Housing for Families and Persons with Special Needs

Persons with disabilities (including persons with developmental disabilities), seniors, and extremely-low income households have unique housing needs. To facilitate the development of housing that is affordable to these demographic groups, the City will offer a combination of financial and regulatory tools:

- Market available residential and mixed-use sites to developers. The sites inventory information will be distributed in conjunction with information on available regulatory and financial assistance.

- Market the State density bonus program to developers to encourage housing development that includes housing affordable to lower and moderate-income households and senior residents. Provide incentives in the density bonus program to encourage the inclusion of extremely low income units in affordable housing projects.
- Encourage housing developers to include accessibility for individuals with disabilities in their project designs.
- Continue to provide exceptions to regulatory provisions for housing for persons with disabilities through the adopted reasonable accommodation procedures.

Objectives:

- Maintain a list of qualified housing developers with a track record of providing affordable housing that is of high quality and well managed. Annually contact these developers to explore opportunities for affordable housing in Arcadia.
- Assist developers in the application of funding for affordable housing development that promotes quality development. Annually explore funding opportunities with potential developers.
- Pursue housing at Santa Anita Racetrack for groomsman, targeting extremely low and lower income.
- Within the first year of the Planning Period, the City will review and revise as appropriate the existing reasonable accommodation ordinance, identify any additional policies, procedures or regulatory provisions currently not addressed by the reasonable accommodation procedures.

Responsible Agency: Development Services Department

Funding Source: CDBG

Time Frame: Ongoing/ Review Reasonable Accommodation policies by January 2015.

Related Policies: H-3.1; H-3.2; H-3.3; H-4.1; H-5.2; H-5.3; H-4.1, H-4.2

Sustainability Focus? Yes

5-9. Housing Sustainability

The City offers a variety of programs to promote sustainable development. These include:

- Green building codes;
- Construction Recycling Ordinance;
- Water Efficiency in Landscaping Ordinance; and
- Sustainable Arcadia education program.

Objective:

- Continue to enforce City building codes and ordinances to enhance energy efficiency in residential construction and maintenance.

Responsible Agency: Development Services Department, Planning Services

Funding Source: Departmental budget; CDBG

Time Frame: Marketing and promotion of sustainability programs and codes is already occurring and will continue to be ongoing

Related Policies: H-3.4

Sustainability Focus? No

5-10. Residential Neighborhood Integrity

The City Council has appointed a taskforce lead by the Police Department to identify mechanisms to preserve the integrity of residential neighborhoods by addressing commercial housing uses such as birthing homes, boarding houses, and similar uses in residential zones. The taskforce will coordinate with regional and State efforts to address such uses and provide recommendations to the City Council.

Objectives

- Revise the Municipal Code to address commercial housing uses such as birthing homes.
- Amend the Zoning Ordinance to specifically address the location and development standards for SRO housing.

Responsible Agency: Police Department, Development Services Department, County of Los Angeles

Funding Source: General Fund

Time Frame: Amendments by 2015

Related Policies: H-1.8; H-3.3

Sustainability Focus? No

5-11. Fair Housing

The City contracts with the Housing Rights Center (HRC) to actively inform residents, landlords of residential property, and others involved in the insurance, construction, sale or lease of residential property of the laws pertaining to fair housing. The HRC provides the following programs and services to its clients, free of charge:

- Landlord-Tenant Counseling
- Predatory Lending Information and Referrals
- Housing Discrimination Investigation
- Enforcement and Advocacy
- Outreach and Education

The City distributes information regarding fair housing to community members upon request and refers those with complaints and concerns about fair housing to the HRC. The City also periodically provides information on fair housing, the HRC and its services through the City newsletter and at the annual Senior Fair.

Objectives

- Continue to contract with a provider to provide fair housing services to residents.
- Disseminate information to the public through the City's newsletter and community events on the array of fair housing programs and services provided by the City.
- Participate in the Analysis of Impediments to Fair Housing Choice and other fair housing planning efforts coordinated by the Los Angeles County Community Development Commission.

Responsible Agency: Development Services Department; Los Angeles County Community Development Commission; Housing Rights Center

Funding Source: CDBG

Time Frame: Ongoing

Related Policies: H-5.1; H-5.2; H-5.3

Sustainability Focus? No

5-12. Transitional and Supportive Housing

To accommodate transitional and supportive housing, the City will amend its zoning ordinance in accordance with Government Code Section 65583(a)(5) to consider transitional housing and supportive housing as a residential use of property, subject only to those development standards that apply to other residential dwellings of the same type in the same zone.

In addition, definitions for “transitional housing” and “supportive housing” will be revised consistent with Government Code Section 65582.

Objective:

- To accommodate the development of transitional and supportive housing in compliance with State law.

Responsible Agency: Development Services Department

Financing Source: General Fund

Time Frame: Within one year of adoption of the Housing Element

Related Policies: H-2.4; H-3.3; H-4.1

Sustainability Focus? No

TABLE 10-1: QUANTIFIED OBJECTIVES

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	138	138	167	177	434	1,054
Rehabilitation	40	40	40	40	0	160
Preservation (Naomi Gardens)	0	100	0	0	0	100

Appendix B:

Housing Element Technical

Background Report

**City of Arcadia
2014-2021 Housing Element
Technical Background Report**

Adopted December 3, 2013

Table of Contents

Section 1 INTRODUCTION	1
Public Participation	1
Public Hearings	2
Housing Element Responses	2
Section 2 COMMUNITY NEEDS ASSESSMENT	3
Population and Employment Trends	3
Household Characteristics	6
Income Profile	7
Special Needs Groups	10
Housing Profile	15
Housing Issues	16
Affordable Housing in Arcadia	21
Estimates of Housing Need	24
Projected Housing Need	25
Section 3 HOUSING CONSTRAINTS	27
Market Constraints	27
Public Policy Constraints	29
Governmental Constraints	30
Environmental Constraints	48
Section 4 HOUSING RESOURCES	50
Residential Development Potential.....	50
Financial Resources	57
Administrative Resources.....	58
Energy Conservation.....	58
Section 5 REVIEW OF PAST ACCOMPLISHMENTS	59
Appendix A: Map of Potential Housing Sites	73
Appendix B: Inventory of Sites	75
Appendix C: Community Workshop Notes	134

List of Tables

Table 1: Population Growth: Arcadia and Surrounding Cities, 1990-2010	4
Table 2: Population and Growth 1990-2035	4
Table 3: Age Distribution	4
Table 4: Race and Ethnicity by Person	5
Table 5: Employment by Occupation	6

Table 6: Household Characteristics	7
Table 7: Households by Income Category	9
Table 8: Tenure By Income Category by Household Type	9
Table 9: Residential Care Facilities for the Elderly in Arcadia	11
Table 10: Disability by Age	12
Table 11: Persons with Developmental Disabilities by Age	12
Table 12: Special Needs Households	13
Table 13: Homeless Services and Facilities – Arcadia and Nearby Areas	14
Table 14: Housing Unit Growth	15
Table 15: Housing Unit Types	15
Table 16: Occupied Housing Tenure and Vacancy	16
Table 17: Age of Housing Stock	17
Table 18: Overcrowding by Tenure	18
Table 19: Median Home Prices	18
Table 20: Rental Rates - Arcadia	19
Table 21: Percentage of Households Experiencing Housing Cost Burden	19
Table 22: Calculation of Affordable Housing Cost	20
Table 23: Housing Affordability in Los Angeles County	20
Table 24: Affordable Housing in Arcadia	22
Table 25: Summary of Existing Housing Need	24
Table 26: Housing Assistance Needs of Low- and Moderate-Income Households	25
Table 27: RHNA (2014-2021)	26
Table 28: Disposition of Home Purchase and Improvement Loan Applications	28
Table 29: Residential Land Use Categories	31
Table 30: Residential Development Standards	33
Table 31: Mixed Use Development Standards	34
Table 32: Density Bonus Provisions	34
Table 33: Provisions for a Variety of Housing	35
Table 34: Street Standards	41
Table 35: Permit Processing Fees in San Gabriel Valley Communities	41
Table 36: Fee Summary	42
Table 37: Processing Timelines.....	47
Table 38: Residential and Mixed Use Development Potential	56
Table 39: Sites Inventory and Progress toward RHNA	56
Table 40: Review of Past Performance (2006-2014).....	59

List of Figures

Figure 1: Household Income Distribution	8
Figure 2: Median Income by Race/Ethnicity	8

Section 1

INTRODUCTION

This Housing Element Technical Background Report (TBR) is comprised of the following sections:

- **Public Participation:** A summary of the community outreach effort
- **Community Needs Assessment:** The City's demographic profile, housing characteristics, and existing and future housing needs
- **Housing Constraints:** A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- **Housing Resources and Opportunities:** An evaluation of the land and financial resources available to address the City's identified housing needs
- **Review of Past Accomplishments:** A review of the City's progress in implementing the programs under the previously adopted Housing Element

Public Participation

The City of Arcadia encourages and values community input. Preparation of the 2014-2021 Housing Element was informed by a public participation program. Outreach efforts that directly influenced the goals and policies in this Housing Element are described below.

Community Workshop

The City held a community workshop on Tuesday, February 26, 2013, at the Police Department Community Room. The workshop was advertised in the newspaper, on the Arcadia's Best Website, and on the City's website. Participants included residents as well as representatives from stakeholder and community organizations.

The City introduced the Housing Element update and gathered input from participants on potential housing challenges and opportunities. Based on the comments received at the workshop, there was a general concern regarding traffic congestion, lack of affordable housing, and mansionization. A full list of the comments received during the community workshop is provided at the end of this report. A summary of the comment themes and the policies responding to those themes are provided in the Housing Element.

Planning Commission and City Council Meetings

A Planning Commission meeting was held on Tuesday, March 12, 2013, at the Arcadia Council Chambers. Staff provided the Planning Commission with an overview of the Housing Element update process and received the Planning Commission's input and recommendations.

A City Council meeting was held on April 2, 2013 in the Arcadia Council Chambers. Staff provided the City Council with an overview of the Housing Element, the update process, and community input received to date.

Both the Planning Commission and City Council meetings were publicly noticed.

Public Hearings

The Planning Commission reviewed the Housing Element and recommended City Council approval on November 12, 2013 at a noticed public hearing. The City Council adopted the Housing Element on December 3, 2013 at a noticed public hearing.

Housing Element Responses

Overall, the Housing Element balances the various comments received during the public participation process with mandates of the Housing Element law. Specifically, the Housing Element works hand-in-hand with the Land Use Element to facilitate new multi-family residential development in targeted areas (Downtown Arcadia, and Mixed Use areas along First Avenue and Live Oak Avenue) in order to accommodate the City's share of regional housing needs. The Housing Element also emphasizes the importance of maintaining the integrity of existing neighborhoods and improving the quality of housing. A summary of the community comment themes and the policies responding to those themes are provided in the Housing Element.

Section 2

COMMUNITY NEEDS ASSESSMENT

This Needs Assessment presents information on the City of Arcadia's population, housing stock characteristics, and employment trends. Specifically, information is presented regarding household income, household composition, ownership versus rental patterns, the age of housing, and housing costs. This information help identify housing needs in Arcadia relative to affordability, size of housing units, and general maintenance of the existing housing stock. Based on these needs, the City can best define applicable objectives, policies, and programs in the Housing Plan.

The data used in this needs assessment have been collected from a variety of sources, including the U.S. Census Bureau (1990, 2000 and 2010 Census), California Department of Finance, and Southern California Association of Governments (SCAG). For demographic data, estimates from the California Department of Finance and American Community Survey (ACS) are used to show changes in conditions since the 2010 Census. The information contained in the Comprehensive Housing Affordability Strategy (CHAS) for Arcadia is based on special tabulations from sample Census 2010 data for the U.S. Department of Housing and Urban Development (HUD). Due to the variety of sources used, the number of households and residents will vary slightly. Because of this, interpretations of the data in this section of the Housing Element should focus on proportions and percentages, rather than on precise numbers.

Population and Employment Trends

A community's population characteristics affect the amount and type of housing needed. Factors such as population growth, age, income, and employment influence the type of housing needed and households' ability to afford housing. This section evaluates the various population characteristics that affect Arcadia's housing needs.

Since incorporation in 1903, the majority of development in the City occurred prior to 1960, as part of the post-war population boom, with the City's population increasing from 696 persons in 1910 to 41,005 persons in 1960. Since then, the City has experienced moderate levels of growth. In the 2010 Census, the City had reached a population of 56,364. Current estimates place the population at 56,564 (California Department of Finance, 2012). **Table 1** shows the past 20 years of population growth for Arcadia, surrounding communities, and Los Angeles County. Over the next 20 years, projections for future growth anticipate a moderate, yet steady, increase in population. SCAG projections (as part of the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy adopted in 2012) indicate that the population of Arcadia could reach 64,300 by the year 2035 (**Table 2**).

Table 1: Population Growth: Arcadia and Surrounding Cities, 1990-2010

Jurisdiction	1990	2000	2010	% Change 2000-2010
Arcadia	48,290	52,951	56,364	6.45%
El Monte	106,209	116,249	113,475	-2.39%
Irwindale	1,050	1,472	1,422	-3.40%
Monrovia	35,758	36,817	36,590	-0.62%
Pasadena	131,591	133,871	137,122	2.43%
Sierra Madre	10,762	10,578	10,917	3.20%
Temple City	31,100	33,296	35,558	6.79%
Los Angeles County	8,863,164	9,519,338	9,818,605	3.14%

Sources: U.S. Census 1990, 2000 and 2010

Table 2: Population and Growth 1990-2035

Year	Population	
	Number	% Growth from Previous Time Period
1990	48,290	5%
2000	52,951	10%
2010	56,364	6%
2020	59,600	6%
2035	64,300	6%

Sources: U.S. Census 1990, 2000, 2010; SCAG RTP/SCS Projections 2012

Age

Population age distribution serves as an important indicator of housing needs; housing needs and preferences change as individuals or households grow older. **Table 3** shows the age distribution of Arcadia residents in 2010. The median age in 2000 was 40.5 years, an increase from 39.0 in 1990. The median age in 2010 was 43.1 years.

Table 3: Age Distribution

Age group	2010	
	Number	Percent
Preschool (0-4 years)	2,432	4.3%
School Age (5-19 years)	11,115	19.7%
College Age (20-24 years)	2,845	5.0%
Young Adult (25-44 years)	13,409	23.8%
Middle Age (45-64 years)	17,349	30.8%
Senior Adults (65+ years)	9,214	16.3%
Total	56,364	100%
Median Age	43.1	

Source: U.S. Census 2010

Race and Ethnicity

Table 4 shows the racial/ethnic population distribution in Los Angeles County and Arcadia. According to Census, Arcadia's ethnic composition has shifted significantly since 1990. In 1990, the City had a majority White population (65 percent) and 23 percent Asian/Pacific Islanders. In 2010, Asian/Pacific Islanders comprised 59 percent of the population while Whites comprised 26 percent. The population of Hispanics and Blacks remained relatively constant.

Table 4: Race and Ethnicity by Person

Racial/Ethnic Group	1990 Population (Percent of Total)		2000 Population (Percent of Total)		2010 Population (Percent of Total)	
	Arcadia	Los Angeles County	Arcadia	Los Angeles County	Arcadia	Los Angeles County
White	65%	41%	40%	31%	26%	28%
Hispanic	11%	38%	11%	45%	12%	48%
Black	1%	11%	1%	9%	1%	8%
Asian/Pacific Islander	23%	10%	45%	12%	59%	14%
Other	0%	0%	3%	3%	2%	2%
Total	100%	100%	100%	100%	100%	100%

Source: U.S. Census 1990, 2000 and 2010

Employment Characteristics

Labor and employment characteristics have a direct impact upon current and future housing needs within Arcadia. Different industries and occupations within a particular industry often translate into different wage levels. These differences in wages directly impact a household's ability to afford certain types of housing, the ability to rent or own housing, and the ability to adequately maintain housing.

Table 5 shows the type of occupations held by Arcadia residents. As of 2009, over half of the working population was employed in Managerial/Professional occupations. With the majority of the employed persons in Managerial/Professional positions, average household income in Arcadia is high relative to that in the County as a whole. According to the California Employment Development Department (EDD), Arcadia's unemployment rate in 2011 was 7.1 percent, lower than the countywide estimate of 12.3 percent.

Table 5: Employment by Occupation

Occupation	2000		2009	
	Employees	% of all jobs	Employees	% of all jobs
Managerial/Professional	11,818	50%	14,222	55%
Service occupations	2,052	9%	3,230	12%
Sales and office occupations	7,449	32%	4,712	18%
Farming, fishing, forestry	-	0%	60	0%
Construction, Maintenance	868	4%	971	4%
Production/Transportation	1,225	5%	2,848	11%
Total	23,412	100%	26,043	100%

Source: U.S. Census 2000; 2005-2009 American Community Survey as reported in SCAG Existing Housing Needs Report, 2012

Household Characteristics

The characteristics of a community's households impact the type of housing needed in that community. Household type, income levels, the presence of special needs populations, and other household traits are all factors that affect the housing needs of a community. This section discusses the household characteristics affecting the housing needs of Arcadia residents.

Household Type and Size

A household is defined by the Census as all persons who occupy a housing unit, which may include families, single persons, and unrelated persons sharing a housing unit. Persons residing in group quarters, such as dormitories or retirement homes, are not considered households. The characteristics of a community's households serve as important indicators of the type and size of housing needed in the City.

In 2010, there were 19,592 households in the City. The data in **Table 6** indicate that in Arcadia, families comprised over three quarters of all households. This proportion has remained relatively stable since 1990.

Household size is another important indicator of housing need. The presence of families with children, students, and elderly persons, among other groups, can have different effects on the average household size in a community. For example, household size is larger, on average, in communities where there are many families with children, compared to those where the elderly population is large. In either case, household size can help identify the type of housing necessary in a community. In Arcadia, the average household size continued to rise, from 2.60 in 1990 to 2.74 in 2000 and 2.83 in 2010. Similarly, the average family size has increased, from 3.1 persons in 1990 to 3.23 persons in 2000 to 3.26 in 2010. These figures are slightly less than those of Los Angeles County, which, as of 2010, had an average household size of 2.98.

Table 6: Household Characteristics

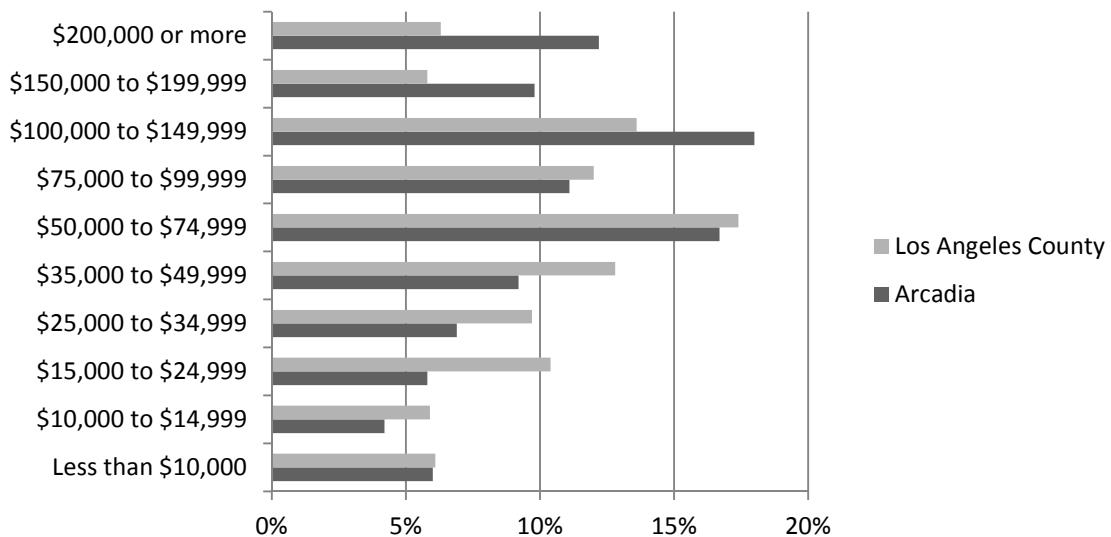
Household Type	1990		2000		2010		Percent Change in Households (2000 to 2010)
	Number	Percent	Number	Percent	Number	Percent	
Total Households:	18,352	100.0%	19,149	100.0%	19,592	100%	2.3%
Families	13,075	71.2%	14,143	73.9%	15,005	76.6%	6.1%
with children	5,832	31.8%	6,749	35.2%	6,805	34.7%	0.8%
with no children	7,243	39.5%	7,394	38.6%	8,200	41.9%	10.9%
Non-Families	5,277	28.8%	5,006	26.1%	4,587	23.4%	-8.4%
Singles	4,388	23.9%	4,274	22.3%	3,855	19.7%	-9.8%
Others	889	4.8%	732	3.8%	732	3.7%	0.0%
Average Household Size	2.60		2.74		2.83		3.3%
Average Family Size	3.10		3.23		3.26		0.9%
Renter-Occupied	38.4%		37.7%		36.9%		-2.1%
Owner-Occupied	61.6%		62.3%		63.1%		1.3%

Sources: U.S. Census 1990, 2000 and 2010; California Department of Finance

Income Profile

The ability of a household to acquire adequate housing is almost solely dependent on the income of the household. Household income is oftentimes the crucial factor in evaluating the size and type of housing available for any given household. Household income can vary greatly across many demographic factors including race, gender, and household type. According to the 2007-2011 American Community Survey, the estimated median household income for Arcadia was \$77,221, which was higher than the County median income of \$56,266. Figure 1 shows that Arcadia has a larger proportion of residents (68 percent) earning over \$50,000, compared to the County (55 percent).

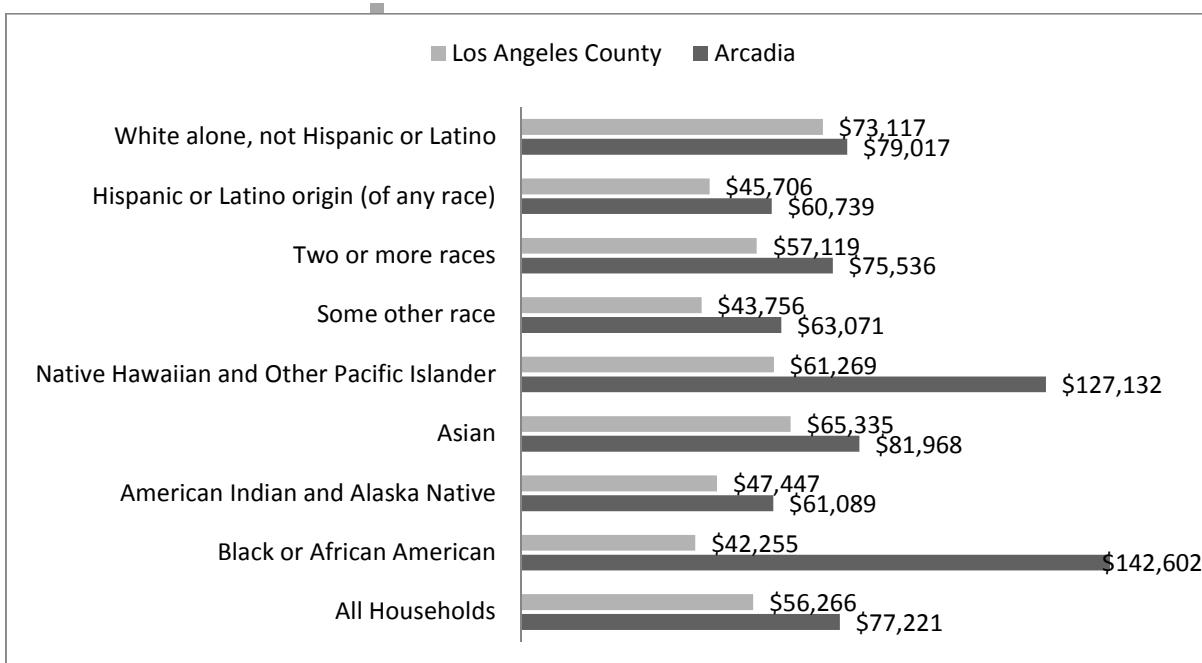
Figure 1: Household Income Distribution



Source: U.S. American Community Survey 2007-2011

Arcadia's household income distribution varies by race/ethnicity. In 2011, Arcadia's annual median household income was \$77,221. **Figure 2** shows the distribution of median household income by race/ethnicity in the City and County. As shown, Asian households had the highest median income among all groups, followed closely by White households.

Figure 2: Median Income by Race/Ethnicity



Source: 2007-2011 American Community Survey

SCAG's Existing Housing Needs Data Report (2012) provides information about households in each income category based on the 2005-2009 American Community Survey. As shown in **Table 7** moderate- and above moderate-income households comprised the largest share of all households in Arcadia. According to the SCAG Existing Housing Needs Data Report, less than 10 percent of the City's total households were classified as extremely low-income (0-30 percent of Median Household Income (MHI)), almost 7 percent were classified as very low-income (31-50 percent of MHI), and approximately 10 percent were classified as low income (51-80 percent MHI).

Table 7: Households by Income Category

Household Type	Extremely Low-Income (0-30%)	Very Low-Income (31-50%)	Low-Income (51-80%)	Moderate/Above Moderate-Income (81%+)
	9.66% (1,843 households)	6.98% (1,330 households)	10.2% (1,946 households)	73.16% (13,955 households)

Source: SCAG Existing Housing Needs Data Report, 2010 (based on 2005-2009 American Community Survey)

Tenure refers to whether a housing unit is owner-occupied or renter-occupied. Tenure is closely correlated with income, as those households with lower incomes most usually cannot afford to buy a home. Consistent with this fact, renters in Arcadia earned lower incomes overall, with 31 percent earning extremely low- and very low-incomes. As shown in **Table 8**, there was a significant difference in income between renter- and owner-households, with 11 percent the owner-households earning extremely low- and very low-incomes. Households with moderate/above moderate incomes trended towards being home owners with 79 percent of homeowners falling into the moderate/above moderate income category. Elderly renters are shown to be in the most precarious financial situation, with about 54 percent earning extremely low and very low-incomes.

Table 8: Tenure by Income Category by Household Type

Household Type	Extremely Low Income (0-30%)	Very Low Income (31- 50%)	Low Income (51-80%)	Moderate/ Above Moderate (81%+)	Total Households
Renter-Occupied Households					
Elderly (62+ years)	360 (33.96%)	210 (19.81%)	190 (17.92%)	300 (28.30%)	1,060
Small Families (2-4 persons)	555 (16.16%)	345 (10.04%)	560 (16.30%)	1,975 (57.50%)	3,435
Large Families (5+ persons)	80 (16.49%)	30 (6.19%)	125 (25.77%)	250 (51.55%)	485
Others	335 (18.36%)	195 (10.68%)	415 (22.74%)	880 (48.22%)	1,825
Total Renters	1,330 (19.54%)	780 (11.46%)	1,290 (18.96%)	3,405 (50.04%)	6,805
Owner-Occupied Households					
Elderly (62+ years)	335 (10.17%)	335 (10.17%)	470 (14.76%)	2,155 (65.40%)	3,295

Household Type	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate (81+%)	Total Households
Small Families (2-4 persons)	260 (4.22%)	175 (2.84%)	460 (7.47%)	5,265 (85.47%)	6,160
Large Families (5+ persons)	65 (3.90%)	65 (3.90%)	115 (6.91%)	1,420 (85.29%)	1,665
Others	110 (10.89%)	45 (4.46%)	60 (5.94%)	795 (78.71%)	1,010
Total Owners	770 (6.35%)	620 (5.11%)	1,105 (9.11%)	9,635 (79.43%)	12,130
Renter/Owner-Occupied Households	2,100 (11.09%)	1,400 (7.39%)	2,395 (12.65%)	13,040 (68.87%)	18,935

Source: HUD CHAS Data 2005-2009 (Based on 2005-2009 ACS)

Special Needs Groups

Special needs groups, as defined by state law, include the elderly, persons with disabilities, large households, female-headed households, farm workers, and the homeless. These groups often have difficulty obtaining decent, affordable housing due to their special circumstances. A central goal of the housing element is to assist persons with special needs in meeting their housing needs.

Elderly

The special housing needs of the elderly stem from several factors: their relatively low, fixed incomes, high health care costs, and physical limitations. Being on a low, fixed income makes it difficult for many elderly to afford adequate housing or maintain their homes. This is further compounded by rising health care costs due to health problems that arise with older age. As a person ages and faces reduced physical mobility, accessibility improvements may be necessary to maintain safe and independent living.

According to the 2010 Census, there were 9,214 elderly persons (over age 65) in Arcadia. This represents a 12 percent increase from 2000. The 2009-2011 American Community Survey reports that 31.3 percent of the elderly population has a disability. The SCAG Existing Housing Needs Data Report also identified 4,090 elderly households, of which 3,219 (78 percent) were owner-occupied and 871 (22 percent) of which were renter-occupied.

Many elderly persons have limited income potential, as they are most often retired and have fixed incomes (retirement funds and Social Security income). This poses a special problem with regard to housing affordability. According to the 2005-2009 CHAS database, of the 4,355 elderly households in Arcadia, 1,900 (44 percent) were classified as extremely low to low income (less than 80 percent AMI). Of these lower incomes elderly households, 40 percent were renters and 60 percent were owners.

To assist senior residents, Arcadia's Recreational and Community Services Department, the Senior Citizens Services Center offers referrals and information regarding housing (see **Table 9**), medical, government benefits, recreational and educational classes, and other outreach programs. Several assisted living facilities are also available for the elderly. Table 9 lists the licensed Residential Care Facilities for the Elderly (RCFEs) in Arcadia. RCFEs provide care, supervision and assistance with activities

of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from 5 beds or less to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision.

Table 9: Licensed Residential Care Facilities for the Elderly in Arcadia

Facility	Address	Capacity
Arcadia Garden Retirement Hotel	720 West Camino Real	200
Arcadia Guest Home Corporation	1145 West Cortez Road	5
Arcadia Royale (Arcadia Retirement Village)	607 West Duarte Road	149
Wellington Court (Vista Cove at Arcadia)	601 Sunset Boulevard	130
The Arcadian	753 West Duarte Road	120
California Home for the Aged Deaf	529 Las Tunas Drive	24
Oak Garden	246 East Newman Avenue	6
Live Oak Garden	4030 East Live Oak	6
Hillside Home for the Elderly	1025 Leandra Lane	6

Source: State Department of Social Services

Persons with Disabilities

Both mentally and physically disabled residents face housing access and safety challenges. Disabled people, in most cases, are of limited income and often receive Social Security income only. As such, the majority of their monthly income is often devoted to housing costs. Persons with disabilities may have the further burden of obtaining an education or training for themselves to increase their incomes and their ability to live independently. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

Many Arcadia residents have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. As of 2011, 3,706 person or 6.6 percent of the population reported a disability (2009-2011 American Community Survey). A significant proportion of the senior population (31.3 percent) is disabled.

Table 10: Disability by Age

Age Group	2011	
	Total Persons with Disabilities	Percent of Total Population
5-17 Years	145	1.4%
18-64 Years	1,146	3.2%
Over 65 Years	2,415	31.3%
Total	3,706	6.6%

Source: 2009-2011 American Community Survey

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also including disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

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

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. Table 11 summarizes the Arcadia residents served by the San Gabriel/Pomona Regional Center, by age.

Table 11: Persons with Developmental Disabilities, by Age

Age Group	San Gabriel/Pomona Regional Center Clients in Arcadia
0-14 Years	128
15-22 Years	50
23-54 Years	74
55-65 Years	9
Over 65 Years	3
Total	264

Source: San Gabriel/Pomona Regional Center

According to the State Department of Social Services, there are currently no group homes in Arcadia. There are two adult residential facilities that accommodate the residential care needs of 10 persons, and there are 9 residential care for the elderly facilities that can accommodate 646 persons. Some of these facilities have the ability to provide care to persons with disabilities.

Large and Female-Headed Households

State law identifies two specific household groups as having special housing needs: large households and female heads of households. The reasons for their special need status vary and may include lower income status, the presence of children, and the need for financial assistance, as well as the availability of suitably sized housing.

Table 12: Special Needs Households

Characteristics	Large Households	Female-Headed Households	Female-Headed Households with Children
Total Households	2281	2138	1,114
% of all households	12.0%	11.3%	7.6%
Renters	573	1,127	--
Owners	1,708	1,011	--

Source: SCAG Existing Housing Needs Data Report, 2012; ¹2007-2011 American Community Survey

Large Households

Large households, defined as households with five or more members, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which results in unit overcrowding. The 2005-2009 American Community Survey reported 2,281 large households with five or more members in Arcadia, of which 75 percent were owner-occupied.

Female-headed Households

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

As of 2009, 2,138 female-headed households existed in Arcadia, representing 11.3 percent of all households. As of 2011, female-headed households with children made up 7.6 percent of all households in Arcadia.

Homeless

The 2011 Greater Los Angeles Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA) revealed a population of approximately 51,340 homeless in Los Angeles County¹. In the San Gabriel Valley Service Planning Area (SPA), of which Arcadia is a part, 3,918 persons were estimated to be homeless in 2011. The 2010 Census reported that there are no homeless persons in Arcadia. However, due to the transient nature of homelessness, there are likely persons who were not counted in the Census, but are in fact homeless. An area-wide study in 2008 estimated there were 40 homeless persons in Arcadia at the time. The Police Department estimates there are approximately 60 homeless persons in Arcadia today.

Table 13 shows a list of shelters in Arcadia and Pasadena. The Arcadia Welfare and Thrift Shop located at 323 N. First Avenue provides food certificates, clothing, motel vouchers, and emergency assistance for Arcadia residents in need. Individuals requiring additional assistance and shelter are referred to the appropriate social service agencies and shelters in surrounding communities.

Table 13: Homeless Services and Facilities – Arcadia and Nearby Areas

Organization	Services Provided
Arcadia Welfare and Thrift Shop Arcadia	Provides food, clothing, and other services for Arcadia Unified School District residents, transients, and emergency cases.
Bargain Box Thrift Shop Arcadia	Provides emergency clothing for the homeless.
Union Station Foundation Pasadena	Provides food and shelter for women, men, and families.
Haven House Pasadena	Provides emergency and short-term shelter for women and children that have experienced domestic violence.
Salvation Army Pasadena	Provides shelter assistance for single men.
Door of Hope Pasadena	Provides short-term housing for families.

Farm Workers

Farm workers are as persons whose primary income is earned through agricultural labor. According to the 2005-2009 American Community Survey, 60 Arcadia residents held “Agriculture, forestry, fishing and hunting, and mining” occupations. Arcadia is urbanized, with no farming operations. It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest. As such, the City has no housing needs for crop-related farm worker jobs.

Race Track Employees

A unique use in Arcadia is Santa Anita Park, a world-renowned horse racing facility. Due to the nature of the use, housing for so-called backstretch workers is provided at the facility. In 2000 and 2002, the City permitted 458 individual congregate-type housing units at the racetrack, requiring that each unit meet the City’s Housing Code for congregate living. In addition, the Los Angeles County Health Department inspects the units to ensure they meet certain health standards. None of the units is covenanted regarding rent restrictions, and the housing is under the management of the racetrack facility owner.

Housing Profile

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, tenure, vacancy rates, age, condition, and cost are important in determining the housing need for the community.

Housing Stock

The 2000 Census reported 19,970 housing units in Arcadia, while Department of Finance estimates indicate there are 20,677 housing units as of 2012. **Table 14** shows that the City experienced 3.5 percent growth between 2000 and 2012. To a large extent, the limited growth in the housing stock in Arcadia and other cities in the San Gabriel Valley is due to the built-out character of these communities and the desire of new immigrants to build large houses that can accommodate multi-generational households.

Table 14: Housing Unit Growth

Jurisdiction	2000	2012	% Change 2000-2012
Arcadia	19,970	20,677	3.54%
El Monte	27,758	29,074	4.74%
Irwindale	378	387	2.38%
Monrovia	13,957	14,474	3.70%
Pasadena	54,132	60,263	11.33%
Sierra Madre	4,923	5,116	3.92%
Temple City	11,674	12,138	3.97%
Los Angeles County	3,270,909	3,454,092	5.60%

Sources: U.S. Census 2000, and California Department of Finance, 2012

Housing Type

A balanced housing stock provides households of all income levels, ages, and sizes the opportunity to find housing suited to their needs. **Table 15** summarizes the housing mix in 1990, 2000, and 2012.

Table 15: Housing Unit Types

Housing Type	1990		2000		2012		2000-2012 Percent Change in Units
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	
Single-Family Detached	-	-	11,799	59%	12,621	61%	7%
Single-Family Attached	-	-	1,609	8%	2,124	10%	32%
Total Single-Family	13,152	68%	13,408	67%	14,745	71%	10%
Multi-Family 2-4 Units	-	-	1,379	7%	1,115	5%	-19%
Multi-Family 5+ Units	-	-	5,157	26%	4,817	23%	-7%
Total Multi-Family	6,316	32%	6,536	33%	5,932	29%	-9%
Mobile Homes, Trailer & Other	12	0%	26	0%	0	0%	-100%
Total All	19,480	100%	19,970	100%	20,677	100%	4%

Source: California Department of Finance, 1990 and 2012

As shown, the majority of housing units in Arcadia (71 percent in 2012) are single-family homes, while multi-family housing comprises 29 percent of the housing stock. According to the State Department of Finance, the City's housing stock grew by 4 percent between 2000 and 2012.

Tenure and Vacancy

Tenure refers to the occupancy of a housing unit — whether the unit is owner-occupied or renter-occupied. Tenure preferences are primarily related to household income, composition, and age of the householder. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. According to the 2005-2009 American Community Survey, about 35 percent of Arcadia households were renters and 65 percent owned their homes.

Table 16: Occupied Housing Tenure and Vacancy

Tenure	1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Total Housing Units	18,352	100.0%	19,149	100.0%	20,686	100%
Renter-Occupied	7,052	38.4%	7,217	37.7%	7,221	34.9%
Owner-Occupied	11,300	61.6%	11,932	62.3%	12,371	59.8%
Rental Vacancy Rate	5.0%		2.4%		6.7%	
Owner Vacancy Rate	3.5%		1.8%		1.1%	
Overall Vacancy Rate	6.2%		4.1%		5.3%	

Note: Overall vacancy rates include other vacancies in addition to owner/rental, including seasonal, other, and rented or sold out but not occupied.

Source: U.S. Census 1990, 2000 and 2010.

Housing vacancy rates – the number of vacant units compared to the total number of units – reveal the housing supply and demand for a city. Some amount of housing vacancy is normal, to allow for people moving from one place to another. In 2010, the US Census reported the vacancy rate for rental units was at 6.7 percent and for owner-occupied units 1.1 percent. A limited vacancy rate increases competition for housing and can result in higher housing costs, reducing housing opportunities for lower-income households. According to the California Department of Finance, the overall vacancy rate of Arcadia as of January 2012 was 5.29 percent. The overall vacancy rate in Los Angeles County in 2012 was projected at very similar 5.92 percent. The 2012 overall vacancy rates for surrounding cities were projected as follows: Pasadena 7.19 percent, Monrovia 4.91 percent, Alhambra 5.49 percent, Temple City 4.22 percent, and Sierra Madre 5.39 percent.

Housing Issues

Housing Condition

The age and condition of the housing stock is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation

work, plumbing, etc. However, in the City of Arcadia, where overall incomes are higher, housing maintenance is usually a priority of homeowners. Therefore, a large number of older homes in Arcadia do not necessarily equate to extensive rehabilitation needs.

The age of the housing stock, as defined by the year the units were built, is shown in **Table 17**. As of 2011, approximately 46.3 percent of the housing units in Arcadia were built prior to 1960, making many of these over 50 years old today. Another 26.3 percent were built between 1960 and 1979, over 30 years of age. As of May 2013, City code enforcement staff indicated that there are only four substandard housing units (in need of rehabilitation or removal) in Arcadia.

Table 17: Age of Housing Stock

Year Built	% of All Housing Units
Built 2005 or later	2.80%
2000 to 2004	4.40%
1990 to 1999	7.70%
1980 to 1989	12.40%
1970 to 1979	14.50%
1960 to 1969	11.80%
1950 to 1959	26.80%
1940 to 1949	14.60%
1939 or earlier	4.90%

Source: 2007-2011 American Community Survey

While the relative high income of Arcadia households means that homeowners have funds available to keep up their properties, maintenance can be more difficult for low- and moderate-income homeowners. The City has a Home Improvement Program that provides grants to help homeowners fund items essential to maintenance.

Overcrowding

Overcrowding occurs when the relatively high cost of housing either forces a household to double-up with another household or live in a smaller housing unit in order to afford food and other basic needs. An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with more than 1.5 persons per room. Overcrowding also tends to result in increased traffic, accelerated deterioration of homes and infrastructure, and crowded on-street parking conditions.

Table 18 displays the prevalence of overcrowding in Arcadia. As indicated by the 2012 SCAG Existing Housing Needs Data Report, 4.6 percent of households in Arcadia were overcrowded (875 units). Less than half of the overcrowded units were severely overcrowded in Arcadia (195 units). Rental units were far more likely to be overcrowded than owner-occupied units, with 6.8 percent of all rental units being overcrowded compared to about 3.4 percent of owner-occupied units.

Table 18: Overcrowding by Tenure

	Overcrowded Housing Units		Overcrowded Renter Occupied Units	Overcrowded Owner Occupied Units
	Total	Percent	Percent	Percent
Overcrowded (1 - 1.5 persons/room)	680	3.6%	6.2%	2.1%
Severely Overcrowded (>1.5 persons/room)	195	1.0%	0.6%	1.3%
Total Overcrowded (>1 persons/room)	875	4.6%	6.8%	3.4%

Source: U.S. Census 2000

Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will usually be a correspondingly higher prevalence of housing cost burden and overcrowding.

Ownership Housing

In December 2012, the median price of all homes sold in Arcadia was \$962,750 (**Table 19**). This was 44 percent higher than the median sale price in December 2011, revealing a large increase in home prices in the last year, compared to an almost 14 percent increase in the median sales price in Los Angeles County as a whole over that same one-year period. Overall, the median home price in Los Angeles County is much lower than in Arcadia, at \$351,500 in December 2012. Even during the sub-prime mortgage meltdown and economic recession that began in late 2007, Arcadia's home prices have remained relatively high.

Table 19: Median Home Prices

County/City/Area	December 2011	December 2012	% Change
Arcadia	\$670,000	\$962,750	43.69%
El Monte	\$250,250	\$321,000	28.27%
Monrovia	\$467,500	\$383,500	-17.97%
Pasadena	\$465,000	\$546,500	17.53%
Sierra Madre	\$520,000	\$585,000	12.50%
Temple City	\$560,000	\$517,000	-7.68%
Los Angeles County	\$309,000	\$351,500	13.75%

Source: DataQuick California Home Sale Price Medians by County and City, 2013.

Rental Housing

Current data on rental housing was compiled from internet rental services (**Table 20**). The survey indicated that the majority of apartments for rent in the City were one- and two-bedroom units and that a number of single-family homes, generally three- and four-bedroom units, were also available for rent.

Table 20: Rental Rates - Arcadia

Size	Apartment Unit		Single-Family House	
	Range	Average	Range	Average
1 bedroom	\$950-\$1,450	\$1,127	-	-
2 bedroom	\$1,150-\$4,500	\$1,675	\$1,875-\$2,700	\$2,241
3 bedroom	\$2,100-\$2,950	\$2,448	\$2,100-\$4,300	\$2,678
4 bedroom	\$2,650-\$3,200	\$2,925	\$2,900-\$4,500	\$3,800

Sources: Trulia.com and Rent.com
Search performed on January 30, 2013.

Cost Burden (Overpayment)

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

Table 21 shows the connection between income, household type, and cost burden. The proportion of households experiencing cost burden declines as income increases. Overall, 47 percent of renters compared to 39 percent of owners in Arcadia experience housing cost burden.

Table 21: Percentage of Households Experiencing Housing Cost Burden

Household Type	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate (81% +)	All Income Categories
Renter-Occupied Households					
Elderly (62+ years)	75.00%	85.71%	75.79%	43.33%	68.30%
Large Families (5+ persons)	75.00%	100.00%	68.00%	16.00%	44.33%
<i>Total Renters</i>	<i>69.55%</i>	<i>94.87%</i>	<i>68.22%</i>	<i>19.53%</i>	<i>47.17%</i>
Owner-Occupied Households					
Elderly (62+ years)	88.06%	40.30%	17.87%	16.01%	26.07%
Large Families (5+ persons)	84.62%	92.31%	78.26%	36.27%	43.24%
<i>Total Owners</i>	<i>77.27%</i>	<i>54.03%</i>	<i>48.42%</i>	<i>28.85%</i>	<i>35.00%</i>
Total Households – Renter and Owner Occupied	72.38%	76.79%	59.08%	26.42%	39.37%

Source: HUD CHAS Data 2005-2009 (Based on 2005-2009 ACS)

Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Arcadia with the maximum affordable housing costs to households of different income levels. Taken together, this information can reveal who can afford what size and type of housing, as well as indicate the type of households that would likely experience overcrowding or cost burden. In assessing housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income level (AMI) adjusted by family size and income level:

Table 22: Calculation of Affordable Housing Cost

Income Category	Calculation of Affordable Housing Cost for Owner	Calculation of Affordable Housing Cost for Renters
Extremely Low Income(0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Lower Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Source: California Health and Safety Code Section 50052.5

Using these updated affordability thresholds, housing affordability at the County level can be estimated for the various income groups (**Table 23**).

Table 23: Housing Affordability in Los Angeles County

Income Group	AMI adjusted by size	Affordable Rent/Housing Cost Limits (Monthly)		Affordable Home Purchase Price
		Renter	Owner	
Extremely Low (0-30% AMI)				
One Person	\$17,750	\$340	\$340	\$79,000
Small Family	\$22,800	\$437	\$437	\$102,000
Four Person Family	\$25,300	\$486	\$486	\$113,000
Large Family	\$27,350	\$525	\$525	\$122,000
Very Low (30-50% AMI)				
One Person	\$29,550	\$567	\$567	\$132,000
Small Family	\$37,950	\$729	\$729	\$170,000
Four Person Family	\$42,150	\$810	\$810	\$189,000
Large Family	\$45,550	\$875	\$875	\$204,000
Lower (50-80% AMI)				
One Person	\$47,250	\$680	\$794	\$185,000
Small Family	\$60,750	\$875	\$1,021	\$238,000
Four Person Family	\$67,450	\$972	\$1,134	\$264,000
Large Family	\$72,850	\$1,050	\$1,225	\$284,000
Moderate Income (81-120% AMI)				
One Person	\$54,450	\$1,247	\$1,455	\$338,000
Small Family	\$70,000	\$1,604	\$1,871	\$436,000

Income Group	AMI adjusted by size	Affordable Rent/Housing Cost Limits (Monthly)		Affordable Home Purchase Price
		Renter	Owner	
Four Person Family	\$77,750	\$1,782	\$2,079	\$484,000
Large Family	\$83,950	\$1,925	\$2,245	\$523,000

Source: County of Los Angeles Affordable Housing Program, 2012

Notations:

1. Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 4%, 30- year mortgage, and monthly payment 30% of gross household income
4. Based on 2012 State area median income for a four-person household in Los Angeles County (\$64,800)
5. Monthly affordable rent based on payments of no more than 30% of household income

Comparing housing costs and maximum affordable prices for low-income households shows that low-income households are being priced out of the Los Angeles County rental and ownership market. Given the median home prices presented in **Table 18**, single-family home ownership is beyond the reach of most lower-income households. Even condominiums are likely to be too expensive to be bought without incurring a cost burden.

Home Foreclosures

In Los Angeles County, Notices of Default (the first step in the foreclosure process) reached record highs in 2008. Since then, Notices of Default throughout the County have decreased to 12,355 in the fourth quarter of 2011 and 8,100 in the fourth quarter of 2012. However, in the City of Arcadia has experienced relatively low foreclosure compared to the County.

Affordable Housing in Arcadia

This section examines two types of affordable housing in Arcadia: 1) housing that was constructed with covenanted grants or loans that affect the allowable rental rates (so-called “assisted housing”) and 2) housing that is subsidized through the federal Department of Housing and Urban Development’s Section 8 program.

Assisted Housing Inventory

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following analysis covers the period of 2013 through 2023.

Table 24 presents the inventory of affordable housing developments in Arcadia. Three affordable housing projects are located in the City, providing 160 affordable housing units to lower- income households.

Table 24: Affordable Housing in Arcadia

Assisted Developments	Year Built	Tenant Type	Affordable Units	Funding Program	Earliest Conversion Date
Alta Street Townhomes ¹ (for Sale) 119-121 Alta Street Arcadia, CA 91006	2007	Family	6	Agency land written down Agency Loan Conventional Loan	2052
Campus Commons ¹ 16 Campus Drive Arcadia, CA 91006	2012	Senior	43	Redevelopment Agency loan Tax Credits Multifamily Housing Revenue Bonds	2067
Heritage Park ¹ (for Rent) 158 W. Las Tunas Arcadia, CA 91007	2004	Elderly	54	LA Co. Home Funds (HUD Program) City of Arcadia Redevelopment Agency CA Statewide Communities Development Authority (CSCDA) CA Debt Limit Advisory Committee (CDLAC) CA Tax Credit Allocation Committee (TCAC) LA Co. Community Development Commission	2059
Naomi Gardens (for Rent) 655 W. Naomi Ave Arcadia, CA 91007	1986	Elderly Mobility Impaired	100	HUD Section 8 HUD Section 202 HUD Section 811	3/23/2016 2025 2025

Source: City of Arcadia and Los Angeles County Housing Authority, 2008.

Notations:

1. Alta Street Townhomes, Campus Commons, and Heritage Park were developed with the assistance of the Arcadia Redevelopment Agency. Following the dissolution of redevelopment agencies in 2012, the City of Arcadia elected not to be the Successor Agency for housing. Future administration of these projects is the responsibility of the Los Angeles County Housing Authority.

At-Risk Units

State law requires an analysis of assisted housing at-risk units (defined as multifamily rental housing complexes that receive government assistance under federal, State, and/or local programs) which are eligible to convert to market-rate due to termination (opt-out) of a rent subsidy contract or other expiring use restrictions within the current and subsequent five-year planning period of the housing element. The three assisted multi-family rental developments in the City of Arcadia provide a total of 160 affordable rental units. According to the funding programs, over the ten-year planning period of the at-risk analysis (2013 to 2023), Naomi Gardens is at risk of conversion to market rate due to an expiring Section 8 contract in 2016.

Preservation and Replacement Options

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

- Transfer of ownership to nonprofit developers and housing organizations
- Providing rental assistance to renters through other funding sources
- Purchase affordability covenants
- Refinance mortgage revenue bonds

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family

units with specified affordability timeframes.

Transfer of Ownership

Transferring ownership of affordable units to a nonprofit housing organization is only a viable way to preserve affordable housing for the long term if the project is owned by a private for-profit owner. Naomi Gardens is already owned by a nonprofit organization (California Trinity Housing), transferring ownership is not a necessary option. Other qualified entities in the area that may have the ability to assume ownership include National CORE and Southern California Presbyterian Homes.

Rental Assistance

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 Housing Choice Voucher program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment.

As of 2013, the Fair Market Rent established by for one-bedroom units in Los Angeles County is \$1,101. Based on affordable housing costs for a very-low income one-person household of \$567, the per-unit monthly subsidy is generally estimated at \$534 Therefore, a monthly rent subsidy of would be \$53,400 would be required to maintain all units in Naomi Gardens. Annually the subsidy would equate to \$640,800.

Financial Restructuring

Another option to preserve the affordability of at-risk projects is to restructure the financing of the projects by paying off the remaining balance or writing down the interest rate on the remaining loan balance. The feasibility of this option depends on whether the complexes are too highly leveraged.

Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of \$200,000 for a multi-family rental unit, the cost of replacing all 100 affordable at-risk units would be \$20 million.

Housing Authority

The Housing Authority of the County of Los Angeles administers the Section 8 Housing Choice Voucher Program for Arcadia residents. This program provides rental subsidies to very-low-income families that spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. For the distribution of Housing Choice Vouchers, the Los Angeles Housing Authority has established two preferences: residents of Arcadia and veterans of the armed forces. In Arcadia, 94 households receive Housing Choice Vouchers under the HUD Section 8 program as of June 2013, and 83 households in the City are on the wait list.

Estimates of Housing Need

Several factors influence the degree of demand, or "need," for housing in Arcadia. The four major need categories considered in this element are:

- Housing needs resulting from population growth, both in the City and the surrounding region
- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless

CHAS data, developed by the Census for HUD provides detailed information on housing needs (e.g. housing cost burden) by income level for different types of households in Arcadia. The CHAS defines housing problems to include:

- Units with physical defects (lacking complete kitchen or bathroom)
- Overcrowded conditions (housing units with more than one person per room)
- Housing cost burden, including utilities, exceeding 30 percent of gross income
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income

Table 25: Summary of Existing Housing Need

	Households
Total Households with Housing Cost Burden	6,990
Renter-Households with Housing Cost Burden	2,935
Owner-Households with Housing Cost Burden	4,055
Total Lower Income Households	5,895
% Extremely Low-Income Households with Cost Burden	72.38%
% Very Low-Income Households with Cost Burden	76.78%
% Low-Income Households with Cost Burden	59.08
Total Overcrowded Households	875
Overcrowded Renter-Households	6.8%
Overcrowded Owner-Households	3.4%
	Persons/HH
Elderly Persons	9,214
Disabled Persons	3,706
Large Households	2,281
Female Headed Households	2,138
Farm workers	0
Homeless	0
Affordable Units At-Risk of Conversion	100

In general, renter-households had a higher level of housing problems (52 percent) compared to owner

households (37 percent). Among the 1,060 elderly renter-households in the City, 72 percent were lower-income households, with 70 percent of all elderly renter-households experiencing one or more housing problems. Large renter families constituted only 485 of all households in 2009, but over 60 percent experienced one or more housing problems, the highest rate among all other groups.

Table 26: Housing Assistance Needs of Low- and Moderate-Income Households

Household by Type, Income, and Housing Problem	Renters			Owner			Total Households
	Elderly	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	360	80	1,330	335	65	770	2,100
% with any housing problems	75.00%	75.00%	70.68%	88.06%	100.00%	79.22%	73.81%
% Cost Burden >30%	0%	0%	0.75%	32.84%	0.00%	20.13%	7.86+%
% Cost Burden >50%	75.00%	75.00%	68.80%	55.22%	84.62%	57.14%	64.52%
Very Low Income (31-50% AMI)	210	30	780	335	65	620	1,400
% with any housing problems	85.71%	100.00%	94.23%	38.81%	84.62%	58.06%	78.21%
% Cost Burden >30%	19.05%	100.00%	34.62%	25.37%	15.38%	20.97%	28.57%
% Cost Burden >50%	66.67%	0%	60.26%	14.93%	76.92%	33.06%	48.21%
Low Income (50-80% AMI)	190	125	1,290	470	115	1,105	2,395
% with any housing problems	78.95%	100.00%	74.42%	18.09%	100.00%	51.13%	63.67%
% Cost Burden >30%	57.89%	60.00%	59.30%	17.02%	47.83%	22.62%	42.38%
% Cost Burden >50%	17.89%	8.00%	8.91%	0.85%	30.43%	25.78%	16.70%
Total Households	1,060	485	6,805	3,295	1,665	12,130	18,935
% with any housing problems	69.81%	60.82%	51.95%	25.80%	52.55%	36.93%	42.33%
% Cost Burden >30%	25.47%	29.90%	20.65%	14.72%	24.62%	15.42%	17.30%
% Cost Burden >50%	42.83%	14.43%	22.48%	11.35%	18.62%	18.01%	19.62%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD CHAS Data 2005-2009, (Based on 2005-2009 ACS).

Projected Housing Need

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. This share for the SCAG region is known as the Regional Housing Needs Allocation (RHNA). HCD determined that the projected housing need for the Southern California region (including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) is 412,137 new housing units for the 2014-2021 planning period. SCAG allocated this projected growth to the various cities and unincorporated county areas within the SCAG region, creating the RHNA. The RHNA is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Arcadia's share of regional growth is 1,054 new housing units during this planning cycle, with the units distributed among the four income categories as shown in **Table 27**.

Table 27: City of Arcadia RHNA Allocation (2014-2021)

Income Group	% of County MFI	Total Housing Units Allocated	Percentage of Units
Very Low/Extremely Low	0-50%	276	26.2%
Low	51-80%	167	15.8%
Moderate	81-120%	177	16.8%
Above Moderate	120% +	434	41.2%
Total		1,054	100.0%

Source: Southern California Association of Governments, 2012.

A recent change in State law requires that the City also project the housing needs of extremely low income households. One acceptable approach is to assume 50 percent of the very low-income households as extremely low-income. Therefore, from the very low income need of 276 units, the City has a projected need of 138 units for extremely low-income households. To address the range of needs, the City will promote a variety of housing types.

Section 3

HOUSING CONSTRAINTS

A variety of factors can encourage or constrain the development, maintenance and improvement of housing in Arcadia. These factors can include land availability, market mechanisms, government rules and regulations, and physical and environmental constraints, all of which may impact the cost and amount of housing produced. This chapter addresses these potential constraints and actions taken to mitigate them.

State law requires that the Housing Element analyze potential and actual government and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and disabilities. The constraint analysis must also demonstrate local efforts to remove or mitigate barriers to housing production and housing for person with disabilities to the extent legally possible. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to remove or mitigate these constraints are included in the Housing Plan.

Market Constraints

Land costs, construction costs and market financing contribute to the cost of housing reinvestment and potentially can hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address and mitigate the constraints. This section discusses the potential market constraints in Arcadia.

Development Costs

Development costs include land, construction costs and financing. Construction costs vary according to the type of housing, with multi-family housing being generally less expensive to construct than single-family homes on a per-unit basis. However, there is a wide variation within each construction type depending on the size of the unit and the number and quality of amenities provided. Land costs may also vary significantly depending on whether the site is vacant or has an existing use which must be removed.

Construction costs vary depending upon the quality of materials used, the size of the unit and lot, the location, as well as the number and quality of amenities provided. According to RS Means Residential Square Foot Costs (2013), the average cost of constructing a small multi-family development in Arcadia (three stories or less) is approximately \$140 per square foot. Larger multi-family developments (greater than three stories) typically require the construction of a parking structure and cost approximately \$171 per square foot.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units in a

development increase, the per-unit cost of construction can be lower due to economies of scale.

Another key component is the price of raw land and any necessary improvements. The diminishing supply of residential land combined with a fairly high demand for such development keeps land costs relatively high in communities across Southern California. Arcadia is primarily built out and with few remaining vacant parcels in the City. City staff estimates residential land costs in the City range from approximately \$70 to \$95 per square foot based on transactions within the last three years. Land zoned for multi-family use is typically more expensive on a square-foot basis when compared to single-family zoned land. Overall, construction and land costs in the City are comparable to costs elsewhere in the region.

Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the characteristics of applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance.

Table 28 summarizes the disposition of home purchase and loan applications for Census Tracts encompassed fully or partially within the Arcadia city boundaries, in 2011.

Table 28: Disposition of Home Purchase and Improvement Loan Applications

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Home Purchase Loans	333	57.7%	24.3%	18.0%
Refinance Loans	1,894	56.1%	22.9%	21.0%
Home Improvement Loans	62	40.4%	27.4%	32.2%

Notes:

1. Percent Approved included loans approved by lenders whether or not the loans originated.
2. Percent Other includes loan applications that were withdrawn and closed for incompleteness.

Source: HMDA data, 2011

Foreclosures

From 2000 to 2005 historically low interest rates combined with creative financing packages including zero-down, interest-only and adjustable interest loans allowed many households to become homeowners. Some loans were sold using predatory lending practices such as aggressive marketing, hidden fees and negative amortization. Many of the homebuyers were led to believe that they could refinance their mortgages to fixed rate in a couple of years and that home prices would continue to soar. Often, people bought homes that were beyond their financial means and were unprepared for the rising interest rates and falling home prices resulting in an increase in defaults and foreclosures. The collapse of the mortgage lending market has made it increasingly difficult for even above moderate income households to obtain new home financing or refinancing.

In the fourth quarter of 2012, Los Angeles County recorded 8,100 Notices of default (NOD), a 34.4 percent increase from the same time in 2011⁴. In January 2013, 102 homes in Arcadia were listed as foreclosures for sale. These homes were in various states of foreclosure (from pre-foreclosure to auction). Specifically, 39 properties were in pre-foreclosure sales where the current owners have defaulted on paying their mortgages. Another 39 units were being auctioned, and 24 properties were

bank-owned. While foreclosures were not prevalent in Arcadia, prices of these foreclosing homes (ranging from below \$400,000 to \$1,000,000) indicated that households of all income levels in Arcadia were impacted by foreclosure.

Public Policy Constraints

State and Federal requirements may act as a barrier to the development or rehabilitation of housing and affordable housing in particular.

State and Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would now be construed to be paid for, in part, out of public funds and trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are exempt from the prevailing wage requirement:

- Residential projects financed through issuance of bonds that receive an allocation through the
- State; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

Environmental Protection

State (California Environmental Quality Act, California Endangered Species Act) and federal (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, development review permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer to the extent that the market can bear. These costs include fees charged by local government and private consultants needed to complete the environmental analysis, costs to mitigate impacts and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety and improve quality of life in Arcadia.

Utility and Public Service Constraints

The provision of utilities such as water and sewer as well as public services including police, fire and schools is costly to local governments and special districts providing municipal services. New development must pay for much of these costs thereby increasing the overall cost of housing. This

section provides an overview of potential utility and public service constraints in Arcadia.

The City of Arcadia is the sole provider of water and sewer services to its residents. The City owns and operates its water distribution system and Public Works Service Department maintains and operates the system. The Utilities Section also fixes meter leaks and broken City mains, installs and replaces water services and helps customers shut off the water to complete needed repairs, as well as clean and maintain the main sewer line throughout the City.

As indicated in the Circulation and Infrastructure Element (2009), the City's assessment of water supply and sewer capacity indicates that both systems are capable of supporting the level of growth allowed by the Land Use and Community Design Element and Housing Element.

Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Consistent with State law (Section 65583), this section addresses six potential constraints to housing development:

1. Land use controls
2. Site improvement requirements
3. Fees and exaction
4. Permit processing procedures
5. Building codes and their enforcement
6. Housing for people with disabilities

Land Use Controls

The Land Use Element of the Arcadia General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses within the City. As part of the General Plan update, the City made several land use changes:

- Increased the maximum density for High Density Residential (R-3) from 24 units per acre to 30 units per acre
- Created two Mixed Use designations – Mixed Use and Downtown Mixed use – allowing a residential density of up to 30 units per acre and 50 units per acre, respectively

Table 29 summarizes the various land use designations that permit residential uses.

Table 29: Residential Land Use Categories

General Plan Land Use	Zoning District(S)	Density (du/ac)	Allowable Residential Types
Residential Estates	RM and R-0	0-2	Single-Family dwellings
Very Low Density	R-0	2-4	Single-Family dwellings
Low Density	R-1	4-6	Single-Family dwellings
Medium Density	R-2	6-12	Single-Family and Multi-Family Dwellings
High Density	R-3	12-30	Attached Single-Family and Multi-Family Dwellings
Mixed Use	MU	22-30	Multi-Family Dwellings
Downtown Mixed Use	DMU	30-50	Multi-Family Dwellings

Sources: Land Use Element, City of Arcadia General Plan and Arcadia Municipal Code.

Residential Estates

The Residential Estates designation accommodates low-density (zero to two dwelling units per acre) single-family residential neighborhoods. Development in Residential Estates is typified by large lots, detached single-family residences on estate type lots of 22,000 square feet or larger.

Very Low Density

The Very Low Density Residential designation accommodates low-density (two to four dwelling unit per acre) single-family residential neighborhoods. Development is typified by large lots and detached single-family residences on lots ranging from 10,000 to 22,000 square feet or larger.

Low Density

The Low Density Residential designation is designed for low density (four to six units per acre) single-family residential neighborhoods. Development is typified by detached single-family residences on lots ranging from 7,200 to 10,000 square feet in size. .

Medium Density

The Medium Density Residential designation accommodates varied housing types and sizes within a suburban neighborhood context. Permitted residential uses include detached and attached residences with private and/or shared yards and open space areas at a density of six to 12 units per acre.

High Density

As part of the Arcadia General Plan update, the City increased the maximum density of the High Density Residential designation from 24 units per acre to 30 units per acre. The High Density Residential designation accommodates high-density (12 to 30 dwelling units per acre) types and specifically, housing development of a more intense urban character, including apartments and condominiums. Such housing types generally are located near transit stops, along transit corridors and within easy walking distance of shops and services.

Mixed Use

Mixed use development was previously permitted in the City's CBD zone as a conditional use, provided

that the residential use would be an integral component of the entire development. As part of the General Plan update, the City created the Mixed-Use designation. This designation provides opportunities for commercial and residential mixed use development, at 22 to 30 dwelling units per acre, that takes advantage of easy access to transit and proximity to employment centers and that provides complementary mixes of uses that support and encourage pedestrian activity. Mixed-use districts support commercial uses that integrate well with residential activity without creating conflicts. Shared use of parking areas and public open spaces, pedestrian movement and interaction of uses are all encouraged within the Mixed Use district.

Downtown Mixed Use

The new Downtown Mixed Use designation, created as part of the General Plan update, provides opportunities for complementary service and retail commercial businesses, professional offices, and residential uses at 30 to 50 dwelling units per acre to be located within the City's downtown. Arcadia's downtown is envisioned as the commercial and civic center of the City, recapturing the role that it had early in the 20th century. Shared use of parking areas, public open spaces, pedestrian movement and interaction of uses are encouraged within the district.

Residential Development Standards

The City regulates the type, location, density and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety and general welfare of residents as well as implement the policies of the City's General Plan. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods. **Table 30** summarizes the development standards for single-family and multi-family housing in Arcadia.

Parking Requirements

Existing parking requirements for residential uses in Arcadia are summarized in Table 29. The City has recently amended its parking requirements allow for maximum densities, and to facilitate smaller unit sizes and encourage affordable housing:

- 1) Elimination of the requirement for the provision of guest parking spaces for all affordable housing projects.
- 2) Allowing subterranean parking as an option, which can increase densities by freeing up more space on lots for housing units. This will also improve the aesthetics of properties.
- 3) Allowing two covered parking spaces per unit in the R-3 zone and one guest parking per two units; garage parking is not required.

Table 30: Residential Development Standards

Development Standard	RM	R-0	R-1	R-2	R-3
Building Standard					
Max. Density (du/acre)	0-2	2-4	4-6	6-12	12-30
Max. Building Height	2 stories up to 35 ft. depending on lot width		2 stories up to 30 ft. depending on lot width		
Min. Floor Area (sq. ft.)		1,200		1 BR – 800 2 BR – 1,100 3+ BR – 1,300	studio – 600 1 BR – 800 2 BR – 1,100 3+ BR – 1,300
Lot Standards					
Min. Lot Area (sq. ft.)	15,000	12,500 to 30,000	7,500 to 15,000	7,500	10,000
Max. Lot Coverage		45% 1 story 35% 2 story		--	--
Min. Front Yard Setback (ft.) ¹	25	35	25		25
Min. Side Yard Setback (ft.) ¹	10	10	5		10
Min. Rear Yard Setback (ft.) ¹	25	35	25		10
Parking					
Single- Family	2 covered/ carport spaces	2 enclosed garage spaces per unit with 4 or fewer bedrooms; 1 additional enclosed garage space is required for unit with 5+ bedrooms		2 covered parking spaces	
Multi-Family	--	--	--		
Multi-Family guest parking	--	--	--	1 per every 2 units	

Source: City of Arcadia, Zoning Ordinance, 2009.

Notes:

1. Certain zones offer variations in setback requirements, depending on the building height, specific locations and lot configuration, and conditions of adjacent properties. Refer to the Zoning Ordinance for details.

Mixed Use Development Standards

The General Plan update created two mixed use designations – Mixed Use (MU) and Downtown Mixed Use. Future residential growth in the City will most likely occur on infill lots and in mixed use areas. **Table 31** summarizes the development standards for mixed-use development in Arcadia.

Shared parking is currently permitted in Mixed Use and Downtown Mixed Use (MU and DMU) zones through the review and approval of a parking modification. Commercial uses within the two zones can receive a 25 percent parking reduction if the parking area is located within 1,320 feet (1/4 mile) of a light rail station.

Table 31: Mixed-Use Development Standards

Development Standard	MU	DMU
Building Standards		
Max. Density (du/acre)	30	50
Max. Building Height	3 stories or 40'	4 stories or 50'
Min. Floor Area (sq. ft.)	----	----
Lot Standards		
Max. Lot Coverage	----	----
Min. Front Yard Setback (ft.) ₁	----	----
Min. Side Yard Setback (ft.) ₁	----	----
Min. Rear Yard Setback (ft.) ₁	----	----
Parking		
Multi-Family	1.5 spaces per unit	
Multi-Family Guest	1 space for every 2 units	

Notes:

1. Certain zones offer variations in setback requirements, depending on the building height, specific locations and lot configuration, and conditions of adjacent properties. Refer to the Zoning Ordinance for details.

Open Space Requirements

For multi-family units, minimum of 100 square feet of private open space is required for each unit.

Density Bonus Provisions

Pursuant to State law, a local jurisdiction must offer a density bonus up to 35 percent over the otherwise maximum allowable residential density to senior housing or housing projects with an affordable housing component. Developers of affordable housing are also entitled to at least one regulatory concession or development incentive. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible. The City updated its Density Bonus provisions in 2010 to be consistent with State law.

Table 32: Density Bonus Provisions

Income Group	Minimum Set-Aside of Affordable Units	Bonus Granted	Each Additional 1% adds:	Maximum
Very Low Income	5%	20%	2.5%	35%
Lower Income	10%	20%	1.5%	35%
Moderate Income (Common Interest Development Only)	10%	5%	1.0%	35%
Senior Housing Development	100% (minimum 35 units)	20%	--	20%
Land Donation (very low income projects only)	10%	15%	1%	35%
Condominium/Apartment Conversions	33% low-to-moderate income	25%	NA	25%
	15% very low income			

The City provides concessions, which may include parking reductions, for qualified affordable housing developments consistent with State law.

Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, factory-built housing, mobile homes, housing for persons with disabilities, emergency shelters and transitional housing, among others. **Table 33** summarizes housing types permitted.

Table 33: Provisions for a Variety of Housing

Housing Type	RM	R-0	R-1	R-2	R-3
Single Family	P	P	P	P	P
Multi-Family	--	--	--	P	P
Residential Care (6 or fewer)	P	P	P	P	P
Residential Care (7+)	--	--	--	C	C

Single-Family Residences

Single-family residences are permitted in all residential zones.

Multi-Family Residences

Multi-family units are permitted by right in the R-2 and R-3 zones. In the Mixed Use and Downtown Mixed Use zones, residential uses are allowed above the ground floor. Attached single-family and duplexes are included in Arcadia's definition of multi-family and are permitted wherever multi-family housing is permitted.

Second Dwelling Units

The Arcadia Zoning Ordinance includes provisions for Accessory Dwelling Units which are separate living units that may include a separate kitchen, sleeping, and bathroom facilities, and are detached from the main dwelling unit on a single-family lot. Accessory Dwelling Units are subordinate in size, location, and appearance to the main dwelling unit.

Manufactured Housing and Mobile Home Parks

Mobile homes or manufactured dwelling units offer an affordable housing option to many lower and moderate income households. A manufactured home is a single-family house constructed entirely in a controlled factory environment, built to the federal Manufactured Home Construction and Safety Standards (better known as the HUD Code). Manufactured homes are considered single-family dwelling units or one-family dwellings. A mobile home is a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers. A mobile home is only permitted within a Manufactured Home Park.

Residential Care

Residential care facilities are facilities that provide 24-hour residential care for individuals including the elderly, persons in an alcoholism or drug abuse recovery or treatment facility, persons in a facility for mentally disordered, handicapped persons or dependent and neglected children, persons in an intermediate care facility/developmentally disabled-rehabilitative, intermediate care facility/developmentally disabled-nursing and congregate living health facilities.

The Lanterman Developmental Disabilities Services Act provides that state-licensed residential care facilities serving six or fewer individuals must be treated no differently than any other residential use. Residential care facilities licensed by the State of California include: group homes; small family homes; foster family homes; adult residential facilities; and residential facilities for the elderly; among other residential facilities for persons with special health care needs.

Residential Care- Limited Facilities, which are limited to 6 or fewer persons, are permitted by right as required by State law in all zones that allow residential uses by right.

Transitional Housing

Under Housing Element law, transitional housing is defined as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (California Health and Safety Code Section 50675.2).

However, this definition does not encompass all forms of transitional housing. Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multiple-family apartments and typically offers case management and support services to return people to independent living (usually between 6 and 24 months).

In 2010, the City amended the Municipal Code to include transitional housing. Municipal Code Section 9220.65.1 states that Transitional Housing—General is a State licensed facility that has as its purpose the facilitating of the movement of seven or more homeless individuals and families into permanent housing within a reasonable amount of time (no less than six months). Municipal Code Section 9220.65.2 states that Transitional Housing—Limited is a State licensed facility that has as its purpose facilitating of the movement of six or fewer homeless individuals and families into permanent housing within a reasonable amount of time (no less than six months). Transitional Housing—Limited Facilities, which are limited to 6 or fewer persons, are permitted by right as required by State law in all zones that allow residential uses by right.

Supportive Housing

Under the Housing Element law, supportive housing is defined as housing with no limit on length of stay that is occupied by a target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (California Health and Safety Code

50675.14 [b]).

Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people (California Health and Safety Code 53260 [d]).

Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multiple-family apartments. Supportive housing usually includes a service component either on- or off-site to assist the tenants in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

In 2010, the City amended the Municipal Code to include supportive housing. Municipal Code Section 9220.62 states that Supportive Housing—General is a State licensed facility providing housing with no limit on length of stay to be occupied by seven or more individuals of a target population and linked to on-site or off-site services that assist the occupants to retain the housing, improve their health status, and maximize their ability to live in the community. Municipal Code Section 9220.62.1 states that Supportive Housing—Limited is a State licensed facility providing housing with no limit on length of stay to be occupied by six or fewer individuals of a target population and linked to on-site or off-site services that assist the occupants to retain the housing, improve their health status, and maximize their ability to live in the community. Supportive Housing—Limited Facilities, which are limited to 6 or fewer persons, are permitted by right as required by State law in all zones that allow residential uses by right.

Emergency Shelters

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters must be allowed as a permitted use without a conditional use permit or other discretionary permit. Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person.

The City permits emergency shelters by-right without a discretionary approval process in the Planned Light Industrial (M-1) zone. This zone contains large parcels with existing uses that are older and underutilized, including many warehousing uses. Such uses can be converted to accommodate emergency shelter use. Properties in the M-1 zone are also located close to or along major arterials and thus easily accessible to transit and services.

Emergency shelters are required to have onsite management and onsite security during all hours of operation. Emergency shelters are not allowed to have designated exterior waiting areas or client intake areas.

Single-Room Occupancy Units

Traditionally, a Single-Room Occupancy (SRO) unit is one-room unit intended for occupancy by a single individual. It is distinct from a studio or efficiency units in that a traditional SRO unit does not include a

kitchen or bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs today have one or the other. Many communities are promoting SRO as an affordable housing option for seniors and young workers. The City is in the process of amending the Zoning Ordinance to specifically address the location of SRO housing in the High Density Residential (R-3) zone.

Housing for Persons with Disabilities

Both the federal Fair Housing Amendment Act (FHA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The City assessed its Zoning Ordinance, permitting procedures, development standards and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Zoning and Land Use

The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A State-authorized or certified residential care facility, family care home, foster home or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

The City of Arcadia Zoning Ordinance establishes the amount and distribution of different land uses within the City. As demonstrated in **Table 32** (and the subsequent narrative), the City's Zoning Ordinance exempts licensed care facilities serving six or fewer persons from local zoning regulations in accordance with State law. Board and care facilities serving seven or more persons are conditionally permitted in the City's multi-family zones. The conditions for approval are the same as conditions applied to all other residential uses that require a CUP as applicable and do not serve to constrain the development of such facilities.

Building Codes

The City enforces the Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Government Code Section 12955.1 requires that ten percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units be subject to the following buildings standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route.
- Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms or hallways.

- Common use areas shall be accessible.
- In common tenant parking is provided, accessible parking spaces are required.

No unique Building Code restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the City's Municipal Code, California Code of Regulations, California Building Standards Code and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Services Division of the Development Services Department as part of the building permit process.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of "family" that could be interpreted to limit the number of or differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. Another potentially restrictive definition could limit use of residential land uses for facilities that serve special needs populations, including persons with disabilities.

The City of Arcadia's Zoning Ordinance defines a family as " Two or more persons living together as a single housekeeping unit in a dwelling unit. This term does not include a boarding house."

Reasonable Accommodations

It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. The City has adopted a Reasonable Accommodation procedure (Municipal Code Sections 9292.2.2 and 9292.2.3) in 2010 where certain modifications to lots containing one single-family dwelling and accessory buildings in Zones R-M, R-O, R-1 and R-2 and certain modifications to dwelling units in all residential zones to accommodate the needs of persons with disabilities may be granted may be granted upon the joint approval of the Planning Division. Reasonable accommodation requests are considered administrative modifications and are granted through a staff-level administrative review process.

Granting of administrative modifications can include the following:

- Rear yard setbacks
- Distance between buildings
- Special setbacks
- Setbacks for mechanical and plumbing equipment
- Fence and wall heights along the side and rear property lines except along the street side of a corner lot
- Interior side yard setbacks for detached accessory structures (with the exception of guest houses/accessory living quarters) in the R-M, R-O, and R-1 zones;
- Interior side yard setbacks for single-story additions to an existing dwelling in the R-M, R-O, and R-1 zones, where the portion of said addition(s) which does not comply with the setback requirements consists of a total of 30 linear feet or less and maintain(s) the same or greater setback than the existing building walls; and provided, that a minimum interior side yard setback

- of 3 feet in the R-1 and 5 feet in the R-M and R-0 zones is maintained
- The rebuilding of single-family dwellings, provided that the new portion(s) of the project comply with current code requirements
 - Setbacks, driveway and access standards, entry requirements, or any other residential development standard if found to be a reasonable accommodation for a person with a disability.

Building Codes

All residential building permit applications are required to comply with the following codes:

- 2010 CA Building Code
- 2010 CA Fire Code
- 2010 CA Plumbing Code
- 2010 CA Mechanical Code
- 2010 CA Electrical Code
- 2010 CA Energy Code
- 2010 CA Residential Building Code
- 2010 California Green Building Standards

The Building and Construction Division within the Development Services Department enforces the Building Codes in the City of Arcadia. Enforcement actions are taken both proactively and in response to a complaint.

Site Improvements, Exactions and Development Fees

Site Improvements

To foster sustainable development patterns, the City strives to focus new residential development in higher density residential and mixed-use areas. Because the City is built-out, only basic site improvements are necessary for most infill development projects. Major roadways and infrastructure are already in place, mitigating the cost of new development.

The City requires the construction of reasonable on- and off-site improvements pursuant to the Subdivision Map Act. The minimum improvements required of the developer are summarized below:

- Grading and improvement of public and private streets, including sidewalks, street lights, and street trees and plants
- Protective improvements required to remove flood or geologic hazards
- Drainage and flood control facilities
- Fencing of watercourses or drainage facilities
- Undergrounding of utilities
- Installation of sanitary sewer system
- Provision of water mains and fire hydrants

The City's street standards, as set forth in the Circulation and Infrastructure Element, are as follows:

Table 34: Street Standards

Street Type	Number of Lanes	Right-of-Way Width	Divided?	Curb-to-Curb Width
Major Arterial	8	220 ft.	Yes	160-180 ft.
Major Modified (one-way)	3	80-88 ft.	No	56-64 ft.
Primary Arterial	4/6	100-108 ft.	Yes	84 ft.
Secondary Arterial	4	84-92 ft.	No	60-68 ft.
Enhanced Collector	2	80-88 ft.	No	54-64 ft.
Collector	2	64-72 ft.	No	40-48 ft.

Development Fees and Exactions

In addition to improvements and dedications of land for public purposes, housing developers are subject to a variety of fees and exactions to cover the cost of processing permits and providing necessary services and facilities. In general, these fees can be a constraint on housing development and compromise project feasibility because the additional cost borne by developers contributes to overall housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

Permit Processing Fees

The City's Planning Department fee schedule is summarized in **Table 35**, along with fees charged by neighboring jurisdictions in San Gabriel Valley. These fees are modest and comparable to Alhambra and Monterey Park, and are significantly lower than fees charged by Pasadena and San Gabriel.

Table 35: Permit Processing Fees in San Gabriel Valley Communities

Permit Type	Arcadia	Pasadena	San Gabriel	Alhambra	Monterey Park
Conditional Use Permit	\$1,200	\$4,520	\$1,750	\$1,024	\$1,085
General Plan Amendment	\$1,670	\$14,486	\$2,940	\$1,060	\$1,686
CEQA Initial Study/Negative Declaration	\$500	\$6,986	\$2,459	---	\$319
Tentative Map (SF)	\$1,430 1st 5 lots/\$30 each Add'l lot	\$4,660 + \$163.90 per parcel	\$2,375	\$1,308 + \$101 per unit after 1st 4 units	\$1,085 + \$64/unit
Tentative Map (Condo)	\$1060				
Zone Change	\$2,000	\$15,188	\$2,945	\$1,024	\$1,021
Zone Variance	\$1,200	\$4,188	\$1,955	\$953	\$985

Source: Cities of Arcadia, Pasadena, San Gabriel, Alhambra and Monterey Park

Development Impact Fees

In addition to permit processing fees, residential development in Arcadia is also subject to fees intended to offset direct impacts to public services and infrastructure. Development impact fees may be levied directly by the City or imposed by the City on behalf of another governmental agency, and/or fees imposed by another governmental agency within the City boundaries. New residential development is subject to transportation, sewer and wastewater, fire mitigation, park and recreation, and school impact fees which are necessary to ensure the continued provision of public services that protect the public health, safety and welfare. The City of Arcadia collects school fees and charges transportation impact fees as detailed in **Table 36**. The average fee for a multi-family unit is \$16,684.20 and the average fee for a large (five-bedroom) single-family unit is \$48,627.19. Fees for multi-family development in Arcadia constitute only a small portion of the total development costs and therefore do not constrain housing development.

Table 36: Fee Summary

Fee	Single-Family (5 bedroom)	Multi-Family (3 unit project)	Multi-Family (per unit)
Permit Processing Fees ¹	15,026.19	13,711.58	4,570.53
School Fee (\$3.20/sq. ft.)	19,200.00	16,320.00	5,440.00
Transportation Fee	1,576.00	4,728.00	1,576.00
Park and Recreation Fee ²	12,825.00	15,293.00	5,097.67
Total Fees	48,627.19	50,052.58	16,684.20

Notes:

1. Based on 6,000 sq. ft., includes WELO, plan check, engineering and permit fees, excludes MEP's
2. \$2.85 SFR, \$3.73 MFR (per sq. ft., credit given for existing sq. ft)

Source: City of Arcadia, 2013.

Development Permit Procedures

Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner and that required resource protections are met in accordance with federal and state laws (Endangered Species Act/California Endangered Species Act [ESA/CESA], California Environmental Quality Act [CEQA], etc.). The following discussion outlines the level of review required for various permits and the timelines associated with those reviews.

Residential development projects are processed by the Development Services Department. Listed below are the general steps in the development approval process. Single-family and multi-family developments have slightly different approval processes. Single-family developments go through an Architectural Design Review, entitlements if necessary, and then Plan Check. Multi-family developments also begin with an Architectural Design review, entitlements when necessary, followed by Tentative Parcel/Tract Maps if necessary, Plan Check and then a Final Parcel/Tract Map.

Architectural Design Review (Single-Family)

In order to preserve the character of neighborhoods and encourage high quality residential design throughout the City, the Arcadia City Council has adopted Single-Family Residential Design Guidelines. The guidelines are utilized during the City's architectural design review process to ensure the highest level of design quality while also allowing room for flexibility in their application. The guidelines are just that, they are "should" statements and they express the City's desires and expectations. Architectural design approval is required for new homes, rebuilds, and second story/second floor additions. The guidelines also apply to exterior paint colors and materials to ensure compatibility and harmony with the neighborhood. The Architectural Design Guidelines include specifications for site planning, entry, massing, roofs, façade design, detail areas, materials, color, landscape, hardscape, fences, walls and architectural style. The architectural style section includes the successful characteristics of the typical styles found in Arcadia (traditional ranch, colonial/American traditional, Spanish, Tudor/cottage, craftsman, French and Contemporary modern).

The design review process consists of the following steps.

Preliminary Consultation

It is strongly recommended that a prospective applicant make an appointment to meet with Arcadia Planning Services prior to submitting an application and design proposal to discuss the regulations, design guidelines, and the review processes that are applicable to the property that is to be developed. A preliminary consultation will help avoid conflicts with the City's zoning regulations and design guidelines, and should speed up the design review.

Neighborhood Meeting

It is strongly recommended that the applicant invite the neighbors to a meeting to review and discuss the development plans in person. It is also advised that the applicant hold these meetings with the neighbors before submitting an application and proposed plans to the City for design review. Such pre-application meetings will enable the applicant to develop the plans with consideration for the neighbors' concerns, which should speed up the design review. However, a pre-application meeting is not a substitute for the Notice to the Neighbors by Planning Services.

Review Period

Upon each submittal, a 30 calendar day review period will commence. During the review period, Planning Services staff will review the application and proposed development plans for completeness to ensure it is in compliance with the applicable zoning regulations and consistent with the Single-Family Residential Design Guidelines.

Notice to the Neighbors

After the application is complete, Planning Services will send notices of the proposed development of a new home, rebuild projects, and 2-Story/2nd-floor additions, to the owners

and occupants of the properties in the neighborhood of the subject property. These neighbors are those properties that are within a 100-foot radius of the subject property and at a minimum are the 12 properties comprised of two on each side, three to the rear, and five across the street. But, since many sites will not lend themselves to easily identifying these 12 properties, the actual number and locations of the neighbors to be notified for any particular application will be determined by the Development Services Director, or designee. The notice informs the neighbors that the Planning Division is preparing to approve/deny the planning application. The project planner will make a decision on the application no sooner than 14 calendar days after the public notice has been sent.

Decision

Planning Services will make a decision to approve, conditionally approve, or disapprove within 5 calendar days after the end of the notification period. A formal decision will be sent to the applicant and any neighbors that expressly asked to be notified.

Appeal

Appeals of a decision by Planning Services shall be filed within 5 working days of the decision and shall be accompanied by payment of the appeal fee as established by resolution of the City Council. Appeals of a decision by Planning Services are considered by the Planning Commission at a public hearing that will be held not less than 10-calendar-days or more than 40 calendar days after the filing of the appeal. Appeals of a decision by the Planning Commission shall be filed within 5-working-days of the decision and shall be accompanied by payment of the appeal fee as established by resolution of the City Council. Appeals of a decision by the Planning Commission are considered by the City Council at a public hearing that will be held not less than 10 calendar days or more than 40 calendar days after the filing of the appeal. Decisions by the City Council are final.

Architectural Design Review (Multi-Family)

Architectural Design Review for multi-family housing was developed to address three design issues that were becoming prevalent in Arcadia: long blocks of building walls that lack design/architectural articulation; buildings that are out of scale with surrounding structures; and color schemes that are not compatible with the predominant use of color on the street. Design approval is required prior to the issuance of a Building Permit, Variance, and/or Modification for all projects located within all the multi-family zones as well as multi-family projects located in commercial zones. The design guidelines also apply to the painting of buildings and do not apply to building permits for work located entirely within a building and which does not alter the external appearance of a building. The guidelines use the words "should", "encouraged" and "discouraged" to express the City's desires and expectations. The guidelines include a list of materials and design elements that are considered by the City to be high quality. There are also specific guidelines for site planning, building composition, building walls, facades, roof lines, windows, driveways and landscape elements.

The Development Services Department performs design concept review of projects that do not require a modification, conditional use permit or zone variance. Design concept review of projects that require a modification, conditional use permit or zone variance may be performed by the body acting on the item, which streamlines the process. In addition, for projects that are larger than two acres, the staff makes a recommendation directly to the Planning Commission, which takes final action on the design.

In all cases, the Development Services Director (or designee), Modification Committee or Planning Commission has the discretion to decline to review or make a determination on the matter and they may refer it to the body which would consider the matter if an appeal had been filed. This avoids the unnecessary step of holding a meeting before a body that will not be deciding upon it. In all cases, the steps below are consistent.

Preliminary Consultation

Preliminary consultation is initiated by requesting an appointment with the Development Services Director or a designated representative. This initial step provides the opportunity to discuss the City's requirements, standards, and processes prior to completing and submitting an application.

Design Concept Review

Design Concept Review is initiated by an application submitted to the Development Services Department. The application must include the required plans and materials for adequate concept review. The Development Services Director or his/her designee reviews development plans submitted for design concept approval within 30 working days of receiving a completed application. They may approve, conditionally approve, disapprove or return the plans for revisions. After each submittal of a complete application, the City has 30 working days to review the plans per the Permit Streamlining Act (PSA). Notification of the decision must be mailed to the applicant within five working days of the decision. The Design Concept Review can also be conducted by Modification Committee, Planning Commission or City Council. Concurrent with the hearing of an application for a modification, conditional use permit or zone variance, the Modification Committee, Planning Commission or City Council may approve, conditionally approve or disapprove the design concept plans.

Final Design Review and Approval

Final Design Review of development plans must be initiated within one year of design concept approval by submitting plans to Building Services for plan check. The Development Services Department reviews the final design as part of the plan check procedure to ensure compliance with the approved plans. The Development Services Department may approve, conditionally approve or disapprove said plans. Approval requires the following findings:

- The general design considerations, including the character, scale, and quality of design are consistent with the purpose of the Zoning Ordinance and any adopted design guidelines;
- The architectural design of structures and their materials and colors are visually compatible with surrounding development and improvements on the site, and design elements (i.e., screening of equipment, exterior lighting, signs, awnings, etc.) have been incorporated to further ensure the compatibility of the structures with the character and uses of adjacent development;
- The location and configuration of structures are compatible with their site and with surrounding

sites and structures, and do not dominate their surroundings to an extent inappropriate to their use; and

- The design and layout of the proposed project will not unreasonably interfere with the use and enjoyment of neighboring existing or future development, and will not result in vehicular and/or pedestrian hazards.

If, in the opinion of the Development Services Director, the final plans are not consistent with the previously approved design concept plans, the Development Services Director or designee will refer the plans to the body that previously acted on the design concept plans, for their review and action. The previous body can approve, conditionally approve or disapprove said plans. Within five working days of a decision, notice of the decision has to be mailed to the applicant.

Appeal

Appeals of the decision by the Development Services Director (or designee or Modification Committee) may be made to the Planning Commission (with a fee) within five days of the decision. A public hearing will then be scheduled within 10 to 40 calendar days of the filing of the appeal. Appeals from the decision of the Planning Commission may be made to the City Council within five working days of the Planning Commission's decision and will be require an additional fee. The City Council will then set a date for a public hearing at its next regular meeting after the filing of the appeal.

Conditional Use Permit

Residential land uses may be permitted by the Planning Commission in certain commercial and industrial zone districts in which they are otherwise prohibited, where such uses are found to be essential or desirable to the public convenience or welfare, and can be adjusted to the surrounding uses and the community. The CUP is a mechanism that allows appropriate review and consideration of potential land use incompatibility and adjacency issues to ensure the health and safety of future residents and continuity of existing commercial operations.

Applications that are submitted in accordance with the form established in the Zoning Ordinance are required to be scheduled for public hearing before the Planning Commission within 40 days after the application has been deemed complete. Within 35 days after the conclusion of the public hearing, the Planning Commission is required to render a decision on the application. Applicants are notified of the decision within five days. Prior to approval of a CUP for any residential land use proposed within a commercial or industrial zoning district, the Planning Commission must find that:

- Granting the CUP will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity;
- Use applied for at the location indicated is properly one for which a CUP is authorized;
- The site for the proposed use is adequate in size and shape to accommodate said use, and all yards, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust said use with the land and uses in the neighborhood;
- The site abuts streets and highways adequate in width and pavement type to carry the kind of

traffic generated by the proposed use; and

- Granting the CUP will not adversely affect the comprehensive general plan.

Permit Processing Time Frame

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining comparatively short processing times. The timelines provided in **Table 37.** are estimates for typical projects; actual processing time may vary due to the volume of applications, the type and number of changes made to the project by the applicant to address impacts and the size and complexity of the projects.

Table 37: Processing Times

Project Type	Reviewing Body	Public Hearing Required	Appeal Body (if any)	Estimated Total Processing Time
Single-Family (without modifications)	Development Services Director	None – design review is handled administratively by staff	Planning Commission	2-3 months
Single-Family (with modifications)	Modification Committee	Meeting date set within 30-days from date application deemed complete	Planning Commission	2-3 months
Multiple-Family	Development Services Director	None – design review is handled administratively by staff	Planning Commission	2-3 months
Multiple-Family (with subdivisions)	Planning Commission	Meeting date set within 30-days from date application deemed complete	City Council (appeal or Final Parcel/Tract Map process)	3-4 months
Mixed Use	Planning Commission	Meeting date set within 30-days from date application deemed complete	City Council	3 months

Source: City of Arcadia

In general, this processing timeframe is typical as a suburban community in the San Gabriel Valley. Processing time is not a significant constraint in Arcadia. The City most significant constraint to housing development is the lack of vacant land. Also, much of the timeframe for recording parcel and tract maps is required for the processing by the Los Angeles County, which is beyond the control of the City.

Environmental Constraints

Due to the nearly built out nature of the community, Arcadia has relatively few areas that are biologically sensitive or otherwise constrained by environmental factors. Those areas that are considered to be environmentally sensitive occur along upper watershed areas, existing flood control and infiltration facilities, and in natural hillside areas within the northern portion of the Arcadia planning area. These areas have generally been preserved as open space for public safety purposes or as wildlife habitat areas. Remaining open hillside areas possess physical constraints which have in the past made their development economically infeasible. Thus, open hillside land within the City has remained in an undisturbed and natural state. Undisturbed areas are also subject to wildfires, which may threaten development along the wildland-urban interface. As residential land values in the City have increased over time, the economic factors that have historically constrained development of these parcels have lessened to a degree. As a result, proposed projects that may impact southern arroyo willow woodland, oak woodland, and chaparral habitats require surveys at the appropriate times of year in accordance with USFWS guidelines to determine the presence or absence of sensitive bird species and to describe the quality of the habitat present.

Environmental constraints to infill and redevelopment are not as significant as constraints associated with development of larger tracts of undisturbed land. For example, the most prominent constraints within Arcadia's urbanized areas apply citywide (e.g., earthquakes) or can be mitigated through site planning or during grading and construction (e.g., surface rupture and soils liquefaction).

The following are more detailed discussions of the City's environmental constraints and hazards which, affect, in varying degrees, existing and future residential developments.

Seismic Hazards

The dominant geological feature is the Sierra fault zone along the foot of the San Gabriel Mountains and the Alquist Priolo fault that runs through the City. With few exceptions, geology, soil and seismic hazards do not restrict development, but require detailed investigations prior to development. The U.S. Department of Agriculture maps classify the City's soil as having moderate hazard potential, meaning that some soils are unfavorable to development but construction can take place with special design and planning features. Although past earthquakes have not caused extensive damage, the Arcadia planning area does contain two fault zones (the Raymond Hill Fault and the Sierra Madre Fault System) which pose an additional threat of surface rupture and ground failure due to the major earthquake.

The City of Arcadia requires building design to be commensurate with the expected level of groundshaking in a major earthquake, the importance of the structure in disaster relief, and anticipated occupancy loads, based on site-specific soils and geologic conditions. Developments in those areas of the City that are included within the "Special Studies Zones" are required to meet the requirements set forth in the Alquist-Priolo Earthquake Fault Zoning Act. For all buildings, construction techniques are regulated according to the most recent Uniform Building Code or increased requirements as necessary to reduce geologic and seismic risks to acceptable levels. Although application of these standards can increase the cost of construction and potentially constrain development, these regulations protect the health and safety of community residents.

Wildfires

The threat of fires to hillside developments at the base of the San Gabriel Mountains is an important concern to Arcadia residents living in the foothills. According to the local office of the U.S. Forest Service, one of the most important concerns regarding the protection of homes within Arcadia's hillside areas is the maintenance of Chantry Flats Road, which runs through three jurisdictions: Arcadia, Sierra Madre, and the Angeles National Forest and must remain clear and in good condition so as to offer adequate access to the natural hillside areas above the City. The City has adopted a Wildland-Urban Interface Ordinance, which specifies minimum development and fuel modification standards for new development proposed adjacent to large contiguous areas of undeveloped land. Although application of this ordinance can increase the cost of construction and potentially constrain development, the regulations are necessary to mitigate health and safety threats. None of the sites identified in sites inventory is subject to the Wildland-Urban Interface Ordinance.

Flood Hazards

The Arcadia planning area receives a considerable amount of runoff generated from watershed areas in the San Gabriel Mountains. Five major channels carry this runoff through the study area. A series of flood control channels within the planning area convey the water through the City to regional facilities to the south. Normal excess flow from these facilities is controlled by the use of spreading basins at specific locations throughout the area. Due to the existence of this system there are currently no areas within the City that are within a 100-year floodplain.

Local stormwater management facilities, such as the storm drains within area roadways, are the responsibility of the City of Arcadia. Provision and maintenance of regional flood control facilities located in the Arcadia planning area is the responsibility of the Los Angeles County Department of Public Works (DPW), which is empowered to construct and maintain regional stormwater management facilities for conservation and public safety purposes. The City of Arcadia works closely with DPW to ensure the coordination of stormwater management and conservation facilities.

The 2006-2014 Housing Element was updated as part of the comprehensive update to the City's General Plan. Pursuant to recent change in State law, the General Plan update included analysis and policies regarding flood hazard and management information in the Safety Element.

Section 4

HOUSING RESOURCES

This chapter describes and analyzes the resources available for the development, rehabilitation, and preservation of housing in Arcadia. Discussions include the availability of land resources and the City's ability to satisfy its share of the regional housing needs; the financial resources available to support the provision of affordable housing; and administrative resources to implement the programs contained in this Housing Element.

Residential Development Potential

Regional Housing Needs Allocation

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to provide adequate land to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA is distributed by income category. For the 2014-2021 planning period, the City of Arcadia is allocated a RHNA of 1,054 units as follows:

- Extremely Low-/Very Low-Income (up to 50 percent of AMI): 276 units ⁶
- Low-Income (51 to 80 percent of AMI): 167 units
- Moderate-Income (81 to 120 percent of AMI): 177 units
- Above Moderate-Income (more than 120 percent of AMI): 434 units

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

⁶ The City has a RHNA allocation of 276 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Using the 50 percent approach, the City has a projected need of 138 units for extremely low-income households. However, for the purpose of identifying adequate sites to accommodate the RHNA, the City is not required to separately identify sites for the extremely low-income category.

Vacant and Underutilized Residential and Mixed Use Sites

As part of the General Plan update, the City provided additional opportunities for future residential development through the following land use strategies:

- Increased maximum density in the High Density Residential category (R-3 zone) from 24 units per acre to 30 units per acre. This strategy enhances the feasibility of multi-family development.

- Allowing a density of up to 30 units per acre in Mixed Use area along First Avenue, along with commercial development at an FAR of 1.0.
- Creation of a Downtown Mixed Use designation that allows a residential density of 50 units per acre, along with commercial development at an FAR of 1.0, to capitalize on the planned Gold Line station in Downtown Arcadia.
- Designating areas along Live Oak Avenue for Mixed Use development, allowing a density of up to 30 units per acre, along with commercial development at an FAR of 1.0.

Appendix A contains a detailed listing of vacant and underutilized parcels included in this sites inventory, maps identifying the vacant and underutilized parcels, and photographs illustrating existing conditions in the areas. **Table 36** at the end of this section summarizes the sites inventory. Below is a summary of the various types and patterns of residential development that may occur over the next few years. Existing uses have been confirmed via GIS analysis, aerial photo analysis, and field checks.

Residential Estate (RE) and Very Low Density Residential (VLDR) Areas

While the City is primarily built out, there are vacant properties scattered throughout the City's Residential Estate (RE) and Very Low Density Residential (VLDR) neighborhoods. Seventeen vacant parcels offer a total capacity of 171 units.

Low Density Residential (LDR) Areas

Much of Arcadia consists of single-family neighborhoods. Lot sizes vary, with some neighborhoods having predominate lot sizes of 20,000 square feet or larger even though the zoning allows minimum lot sizes of 7,500 square feet. Within the past few years, several properties have been subdivided to create three or four detached single-family units where only one previously existed. Also, property owners have assembled two or three adjacent large lots, merged them, and then resubdivided them to create new subdivisions with 7,500-square-foot lots, with net gains of six or more units. This type of activity has increased the supply of market rate units. Vacant and underutilized parcels with the potential for subdividing offer a total capacity of 165 units. The sites inventory in Appendix A indicates areas where large lots predominate and are suitable for new subdivisions. For the purpose of this Housing Element cycle, only neighborhoods where there has been a trend of merging and resubdivision have been included in the sites inventory.

High Density Residential (HDR) Areas

Arcadia is largely built out. Many of the available sites identified in the Housing Opportunity Sites map in Appendix A are located in and around the downtown area (north and south of Huntington between Santa Anita Avenue and Second Street). A number of these lots are small in size. Given the built-out nature in Arcadia, housing opportunities in the downtown area are very real, and the City continues to look for properties where small lots can be purchased or consolidated with surrounding lots. Recycling of older single-family homes into multi-family developments represents the majority of the City's recent residential development. In general, candidate sites are single-family homes that are at least 30 years of age, occupying a fairly large lot that can be redeveloped with three or more units. Overall, housing units

in Arcadia are fairly well-maintained, with scattered units exhibiting some maintenance issues. While housing condition plays a role in determining feasibility of recycling, it is not a critical factor in Arcadia. Housing is in high demand in Arcadia and the ability to gain additional housing units typically outweigh the cost differentials based on housing conditions. Recycling of existing uses in recent years often include housing in good conditions. The properties included in this sites inventory are consistent with the types of recycled properties in recent years. Furthermore, the City amended its Zoning Ordinance in 2010 to revise the multi-family development standards, including:

- 1) Eliminating the minimum unit size requirement in all multi-family zones;
- 2) Eliminating the requirement for the provision of guest parking spaces for all affordable housing projects;
- 3) Offering subterranean parking will be an option; and
- 4) Reducing parking standards in the R-3 zone to two covered parking spaces per unit and one guest parking per two units (garage parking is not required).

These changes in development standards will further enhance the feasibility of recycling existing uses into multi-family housing.

To facilitate consolidation, the City has developed and is currently utilizing a very simple and expeditious method of joining properties. The City requires a Lot Line Adjustment, which can consolidate four or fewer lots without the need of a public hearing or any discretionary action. Lot line adjustments are an administrative process. Applications are reasonable in fee and have a short processing time (10 business days). The City developed a marketing piece for the local development community to highlight the ease of completing this process. Fee waivers will also be offered if the project proposed is an affordable housing project.

During the past few years, in addition to the new subdivisions described above, new residential development has occurred through the recycling of lower-intensity residential uses to higher-density developments in the City's High Density Residential (HDR) areas. This activity is expected to continue in the future. To identify HDR areas with continued recycling potential in the near term, the City used the following criteria:

- HDR properties that are currently used for lower intensity uses, such as single-family homes, duplexes, triplexes, or surface parking. Properties currently developed with condominiums, townhomes, and planned unit developments are excluded in this sites inventory analysis.
- Age of improvements on site was at least 30 years.
- Land value of property is higher than the improvement value, with land-to-improvement value ratio of greater than 1.0.
- Recycling of the property will yield a potential number of units that is at least three times the existing number of units on site. The Single-family/duplex units are scattered throughout High Density Residential areas.
- Ability to at least triple the number of units on site greatly enhances feasibility. Many recent recycling projects involved the consolidation of two to three parcels to yield six to ten units.
- Additional parcels that stand alone may not be considered vacant or underutilized are included if

their inclusion would help connect a group of vacant and underutilized parcels into a much larger developable site, thereby enhancing lot consolidation potential. For example, an individual home may be in good condition or smaller in lot size, but if it is located within a group of properties with great potential for recycling, then this property is included in order to form a logical lot configuration for larger scale development.

Using these criteria, 123 HDR properties were identified. These 123 properties would yield a maximum of 858 units at 30 units per acre. However, conservatively, the potential capacity is estimated at only 80 percent (24 units per acre, or two units above the minimum density) of the maximum density permitted. This potential density would yield a capacity of 678 units.

Downtown Mixed Use

With the planned Gold Line station in Downtown Arcadia, the General Plan update capitalizes on the potential for transit-oriented development. An area surrounding the future Gold Line station is designated Downtown Mixed Use (DMU), allowing a residential density of up to 50 units per acre and a commercial FAR of 1.0. This area is currently occupied primarily by generally low-intensity, single- or two-story, “clean” industrial uses, warehouses, offices, and nonconforming residential uses.

To identify DMU properties with recycling potential in the near term, the City used the following criteria:

- Areas where mixed use developments are feasible and appropriate, focusing on parcels surrounding the future Gold Line Station.
- Age of improvements on site was at least 30 years.
- Land value of property is higher than the improvement value (land-to-improvement value of 1.0 or more, consistent with many urban infill studies). In *Los Angeles County Urban Infill Estimation Project Phase II* by Neal Richman, Stanley Hoffman, et. al., the study uses a land-to-improvement ratio of 1.1 but does not exclude newer properties.
- Contiguous parcels are identified.

These criteria generate a list of properties that would be candidate sites for recycling into mixed use developments. Based on field works and staff knowledge, this initial list was reviewed to eliminate properties of historic values, properties with potential development for other uses, and properties with economically viable businesses. The resultant sites were then further evaluated based on other studies, such as reports on blighting conditions prepared for the former Redevelopment Agency.

The City’s former Redevelopment Agency documented numerous conditions of blight in a majority of the sites identified in the Downtown Mixed Use area. Physical conditions of blight present in this area include:

- Substandard and obsolete or outmoded commercial, industrial, and residential structures.
- An incompatible mixture of industrial, commercial, residential, railway and public land uses.
- Existence of wooden frame residential structures conducive to a potential serious conflagration.
- A subdivision pattern that was designed for a lifestyle and living pattern not consistent with today’s needs and development patterns.
- Strip zoning practices and faulty planning such as the over-zoning of uses well beyond the present or near future potential economic absorption.

- Small, fragmented ownership patterns that make land assembly difficult and retards implementation of the General Plan.
- Division of the Project Area by a mainline railroad.
- The right-of-way angle of both the freeway and railroad line cause irregular lot patterns and have adverse impact on adjacent properties.
- A number of intersecting arterial streets producing greater traffic impact on this as opposed to other parts of the City.
- Some vacant and unused properties which constitute a nuisance because of improper maintenance and upkeep and possible fire hazard.

In addition to the blight that is visually apparent, blighting economic conditions also exist in this area. These conditions include:

- Depreciated and stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of Redevelopment Agency authority to remedy.
- Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, and excessive vacant lots within an area developed for urban use and served by utilities.

A field survey was conducted to verify existing conditions of the parcels identified. The survey (see photographs in the Appendix) confirmed that the parcels included are occupied by older uses with large surface parking space, and for-lease and for-sale signs are prevalent in the area. Overall capacity for mixed use development is estimated at an average density of 40 units per acre (mid-point of the density range, along with the commercial component of the mixed use development). Based on this density, the vacant and underutilized parcels can potentially accommodate 304 high-density multi-family units. The Arcadia General Plan designates approximately 24 acres as Downtown Mixed Use (DMU). The vacant and underutilized properties identified with near-term mixed use development potential represent less than one-third of the DMU designation. Additional properties that are expected to be redeveloped as commercial-only projects are not included in this inventory for potential residential and mixed use development. For example, a large city-owned parking lot behind Huntington Drive is ideal for intensification. However, this lot is expected to be redeveloped as a commercial-only project with additional parking to support commercial uses along Huntington Drive. Therefore, this property, although highly underutilized, is not included in this sites inventory.

Given these various efforts to screen the properties for redevelopment, this inventory represents a conservative list of properties with mixed use redevelopment potential. Furthermore, the development standards (45-foot height limit, up to 50 units per acre, and reduced parking standards) and lot consolidation incentives will greatly enhance project feasibility in this area.

Mixed Use – First Avenue and Live Oak Avenue

A portion of First Avenue south of Downtown has been designated as a Mixed Use area since 1996. This area is characterized by older, low-intensity (single-story) commercial buildings that are not configured for modern, urbanized uses. High vacancy and turnover rates are prevalent in this area. Many businesses in this area are also not appropriate for downtown uses or are marginally operating. Many businesses are not opened during weekends or are not opened regularly despite posted hours of business and therefore do not attract drop-in customers or contribute to a vibrant downtown

environment. As part of the General Plan update, the City has set forth a vision to revitalize Downtown. Goals and policies are included in the Land Use and Community Design Element to encourage the redevelopment of First Avenue. First Avenue is characterized by older, low-intensity commercial uses.

The Land Use and Community Design Element also identifies a stretch of commercial properties along Live Oak Avenue as having potential for mixed use development. These commercial properties are poorly maintained and many are vacant. Mixed use development in these areas is permitted at a density of 30 units per acre, along with a commercial FAR of 1.0.

The City had previously attempted to adopt a redevelopment project area along Live Oak Avenue. As part of that effort, a parcel-by-parcel blight assessment was conducted. In order to identify Mixed Use (MU) properties with recycling potential in the near term, the City used the following criteria:

- Parcels identified in the Blight Report with one or more blighting conditions.
- Areas where mixed use developments are feasible and appropriate due to location, and existing and adjacent uses.
- Age of improvements on site was at least 30 years.
- Land value of property is higher than the improvement value (land-to-improvement value of 1.0 or more).
- Contiguous parcels are identified.

A field survey was conducted to verify the existing conditions of the parcels identified. The survey (see photographs in the Appendix) confirmed that the parcels included are occupied by older uses with large surface parking space, and for-lease and for-sale signs are prevalent in the area. Overall, 84 vacant and underutilized parcels in this area can accommodate a maximum of 656 units at 30 units per acre. When considering setbacks and parking requirements, the potential yield can be expected at 510 units (at 24 units per acre along with the commercial component of the mixed use development). The Arcadia General Plan designates 45 acres as Mixed Use (MU). Vacant and underutilized parcels identified in this inventory represent less than half of the MU areas. Therefore, this inventory represents a conservative estimate of potential sites for mixed use development. Furthermore, with the development standards (40-foot height limit, up to 30 units per acre, and reduced parking standards) and lot consolidation incentives greatly enhance project feasibility in this area.

Sites with Development Interests

In addition to the vacant and underutilized sites inventory, the City has also compiled a list of sites where property owners and/or developers have expressed interest in redeveloping the properties into residential uses. Overall, 165 units can be achieved on residential sites at various densities where property owners or developers have previously expressed interest in redeveloping the sites.

Table 38: Residential and Mixed Use Development Potential

Vacant and Underutilized Sites	Number of Parcels	Acres	Maximum Unit	Potential Units
High Density Residential – 30 units/acre				
Vacant	14	3.38	96	76
Underutilized	113	28.52	797	629
Downtown Mixed Use – 50 units/acre				
Vacant	3	0.53	25	20
Underutilized	20	7.34	357	284
Mixed Use (First Avenue/Live Oak Avenue) – 30 units/acre				
Vacant	23	4.78	131	96
Underutilized	61	19.02	541	426
Low Density Residential – 6 units/acre				
Vacant	15	8.44	41	34
Underutilized	55	31.56	160	131
Very Low Density Residential – 4 units/acre				
Vacant	11	7.64	28	22
Estate Residential – 2 units/acre				
Vacant	6	95.11	187	149
Total Sites	321	206.32	2,363	1,867
Residential Sites with Development Interests	Number of Parcels	Acres	Maximum Unit	Potential Units
High Density Residential – 30 units/acre	8	1.39	38	30
Low Density Residential – 6 units/acre	3	3.28	18	13
Very Low Density Residential – 4 units/acre	3	2.86	9	7
Estate Residential – 2 units/acre	1	72.32	144	115
Total Sites with Development Interest	15	79.85	209	165

Adequacy of Sites Inventory to Meet RHNAs

As shown in **Table 39**, the sites inventory indicates a potential for Arcadia has to accommodate 1,828 units. This inventory is adequate to accommodate the City's RHNAs of 1,054 units. Specifically, high density residential and mixed use sites (30 to 50 units per acre) are used to accommodate the City's remaining RHNAs for lower- and moderate-income units, and a portion of the City's remaining RHNAs for above moderate-income units. Single-family residential sites (Very Low, Low, and Estate Residential) are available to accommodate the remaining need for above moderate income units.

Table 39: Sites Inventory and Progress toward RHNA

	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	276	167	177	434	1,054
Sites Capacity					
High Density Residential		678		0	678
Low Density Residential		0		165	165
Very Low Density Residential		0		22	22
Estate Residential		0		149	149
Downtown Mixed Use		304		0	304
Mixed Use		510		0	510
Total Capacity		1,492		336	1,828
Sites Surplus		+872		-98	+774

Availability of Infrastructure

The City of Arcadia is primarily built out. Residential and mixed use sites identified in this sites inventory are primarily infill sites where existing infrastructure exists. While improvements and expansions may be necessary at specific locations to serve the increased development, these improvements are typical to urban/suburban infill developments and would not constrain the reuse of these sites. As infill sites, these sites are not subject to significant environmental constraints that would prevent the reuse of these sites.

Financial Resources

The City currently utilizes two sources of funding to assist in the provision of quality housing to lower-and moderate-income households: 1) the Community Development Block Grant (CDBG) program; and 2) the Section 8 Housing Choice Voucher program administered by the Los Angeles County Housing Authority. The City previously provided financial assistance to the development of affordable housing through the Redevelopment Agency's Housing Set-Aside Fund. However, the Redevelopment Agency was dissolved in 2012, consistent with the dissolution of all redevelopment agencies statewide, and those funds are no longer available.

Community Development Block Grant (CDBG)

Through the CDBG program, HUD provides funds to local governments to fund a wide range of housing and community development activities for lower-income households. The CDBG program provides formula funding to larger cities and counties, while smaller cities generally participate in the CDBG program through the County. For the 2013-2014 Fiscal Year, Arcadia is anticipated to receive approximately \$308,000 in CDBG funds through the Los Angeles County Community Development Commission. The majority of these funds are allocated to the Housing Rehabilitation Program, with the remaining funds allocated for public facility improvements, supportive services, and fair housing programs.

Section 8 Housing Choice Vouchers

The Los Angeles County Housing Authority administers the federal Section 8 Housing Choice Voucher program, which provides rental assistance to very low-income households in need of affordable housing. The Housing Choice Voucher program assists very low-income households by paying the difference between 30 percent of the household income and the cost of rent. As of June 2013, 94 households were receiving Housing Choice Vouchers.

Administrative Resources

Non-profit agencies can assist the City in accessing outside funds in support of affordable housing, and in implementing the City's housing programs. The following non-profit agencies have been involved in the development, rehabilitation, and preservation of affordable housing in San Gabriel Valley.

Habitat for Humanity

Habitat for Humanity is a non-profit, faith-based organization dedicated to building affordable housing and rehabilitating homes for lower-income families. With the help of volunteers and homeowner/partner families, Habitat constructs and repairs homes that are then sold to partner families at no profit with affordable no-interest loans. Land for new homes is usually donated by government agencies or individuals. Since its founding in 1990, the San Gabriel Valley Habitat for Humanity has partnered with many jurisdictions in the area to create affordable housing.

Southern California Presbyterian Homes (SCPH)

An experienced non-profit developer, SCPH specializes in developing affordable housing projects, primarily for seniors, throughout Southern California and in the San Gabriel Valley. The housing activities of SCPH are funded through CDBG, HOME, and HUD Section 202/811.

Pasadena Neighborhood Housing Services (PNHS)

PNHS is a non-profit development corporation that is involved in housing rehabilitation and development of affordable housing in Pasadena and surrounding communities. Working with residents and the business community, PNHS leverages an array of funding sources to provide both rental and ownership housing opportunities for lower- and moderate-income households.

National Community Renaissance (CORE)

CORE is a nonprofit organization that provides affordable housing, family/senior services, and long-term ownership/management. CORE is experienced in acquisition/rehabilitation, new construction and infill developments, as well as mixed use developments.

Energy Conservation

The City of Arcadia continues to promote energy conservation efforts in the construction of new housing and the rehabilitation of older units. The City's Building Division reviews construction drawings for compliance with Title 24, including the Cal Green Code. Compliance with Title 24 of the California Code of Regulations on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development. The City continues to use CDBG funds to provide financial assistance to homeowners under the Home Rehabilitation Program. Eligible home improvements include energy efficiency upgrades. The City has also established Sustainable Arcadia- an information and education program that promotes green building and sustainable practices.

Section 5

REVIEW OF PAST ACCOMPLISHMENTS

The following table summarizes the City's progress in implementing the 2006-2014 Housing Element.

Table 40: Review of Past Performance (2006-2014 Housing Element)		
Program	Objective	Progress in Implementation
5-1. Home Rehabilitation This program offers low-income homeowners grants of up to \$12,000 to make necessary improvements to their home. These grants are available only to people who own and reside on a single-family zoned lot (R-O and R-1) in Arcadia. Grants may be used for plumbing, electrical, roofing, termite control, painting, energy improvements and accessibility improvements.	Continue to provide loans to qualified low-and moderate-income homeowners.	<p>The City continues to use CDBG funds to provide financial assistance to homeowners under the Home Rehabilitation Program. Home improvements range from roof replacement to energy efficiency upgrades. The program concentrates on health and safety issues, in addition to code-related repairs. In Fiscal Year 2010-2011, the City Council approved an increase to the grant amount from \$12,000 to \$15,000.</p> <p>During the Planning Period, the program provided assistance to the follow numbers of persons:</p> <p>FY 2007-2008: 18 FY 2008-2009: 30 FY 2009-2010: 17 FY 2010-2011: 18 FY 2011-2012: 13 (LA County CAPERS)</p>
	Encourage homeowners to include energy efficiency improvements as part of the rehabilitation projects.	The City continues to encourage home rehabilitation fund recipients to include energy efficiency improvements. For example, projects in FY 2011-2012 included

Table 40: Review of Past Performance (2006-2014 Housing Element)

Program	Objective	Progress in Implementation
		replacement of a Heating, Ventilation and Air Conditioning System (HVAC) with a new energy efficient unit. Other examples of improvements include an energy efficient water heater and low-e/EnergyStar-rated windows.
	Disseminate information to homeowners regarding rehabilitation standards and the Home Improvement Program.	During the FY 2009-2010, staff made significant changes to the program brochure and guidelines. These changes allowed the City to increase its outreach to the diverse community and provided clear procedures to expedite home improvement applications with minimal delays.
	Improve up to 20 housing units annually.	The City of Arcadia published several articles detailing program highlights and requirements in their citywide newsletter as a method to promote the program to the Arcadia community. In addition, the Home Improvement Program was a focus point at this year's Senior Housing Fair conducted by the City's Senior Services Division in FY 2011-2012. Information about the program can also be found on the City's website.
5-2. Code Enforcement Arcadia is known for beautiful neighborhoods and high property values. To help maintain this excellent reputation, the City has adopted a number of regulations aimed at property maintenance in a manner that is helpful to	Continue code enforcement activities and connect households in need with City rehabilitation programs.	The City continues to provide code enforcement services on a complaint basis. Information about housing rehabilitation programs is provided to property owners with code violations.
	Visually inspect all housing units annually.	The City continues to visually inspect housing

Table 40: Review of Past Performance (2006-2014 Housing Element)

Program	Objective	Progress in Implementation
homeowners and property owners. The Code Services Division enforces these laws to address code compliance issues.		units annually.
5-3. Design Guidelines One of Arcadia's greatest assets is its attractive, well-maintained residential neighborhoods. To preserve neighborhood character and encourage high-quality residential design throughout the City, the City Council has adopted Residential Design Guidelines for Single-Family and Multifamily Structures. The guidelines are utilized during the City's architectural design review process to ensure a high level of design quality, while also allowing room for flexibility in their application. The guidelines are "should" statements; they express the City's desires and expectations.	Disseminate information to property owners regarding the Residential Design Guidelines. Apply design guidelines through plan-check and review process.	Information about the Residential Design Guidelines can be found on the City's website. The City continues to utilize the design guidelines as part of the plan-check and review process.
5-4. Preservation of At-Risk Units According to the funding programs, over the ten-year planning period of the at-risk analysis (July 1, 2008 to June 30, 2018), Naomi Gardens is at risk of conversion to market rate due to an expiring Section 8 contract. This project offers 154 units affordable to very low- and low-income elderly mobility impaired households. However, this project is considered at a low risk of conversion due to HUD's established priority for continued funding for housing for seniors and persons with disabilities.	Annually monitor the status of at-risk units annually by maintaining contact with the property owner and HUD Multifamily Housing division. Ensure that adequate noticing is provided to the tenants if the Section 8 contract is not renewed. Pursue special Section 8 vouchers from HUD, which are reserved for very low income households displaced by the expiration of project-based Section 8 assistance. Work with the property owner to secure additional funding to replace the Section 8 funding if necessary.	The City has not established a formal monitoring and communication process for at-risk units. The City has not established a formal monitoring and communication process for at-risk units. The City has not established a formal monitoring and communication process for at-risk units. The City has not established a formal monitoring and communication process for at-risk units.

Table 40: Review of Past Performance (2006-2014 Housing Element)

Program	Objective	Progress in Implementation
<p>5-5. Residential Sites Inventory</p> <p>The City has a Regional Housing Needs Assessment (RHNA) of 2,149 units, including 549 extremely low/very low-income, 340 low-income, 368 moderate-income, and 892 above moderate-income units for the period of 2006 through 2014. As of May 2010, the City has a remaining RHNA of 1,684 units to be accommodated by 2014 (528 extremely low/very low-income, 318 low-income, 362 moderate-income, and 476 above moderate-income units). The City will ensure that an adequate supply of vacant and underutilized sites at appropriate densities and development standards to accommodate the remaining RHNA is available by maintaining an inventory of vacant and underutilized sites.</p>	Update the inventory of vacant and underutilized sites annually to ensure adequate sites are available to accommodate the remaining RHNA.	Rezonings to accommodate the remaining RHNA were completed in 2010. The sites inventory will be updated with the 2014-2021 Housing Element.
	Provide sites inventory to interested developers.	The City provides information on available sites to developers upon request.
	Monitor the development trends in the City annually, particularly on the sites identified in this Housing Element to ensure that the City has adequate remaining capacity for meeting the RHNA. Identify additional sites to replenish the sites inventory if necessary. Annually, monitor the trend of redevelopment and lot consolidation activities in the City to evaluate the effectiveness of the City's lot consolidation program (program 5-6 below) and strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage lot consolidation and development on vacant and underutilized properties.	The City continues to monitor progress in development and redevelopment of sites. The City has not found it necessary to revise the strategy to encourage lot consolidation and development on vacant and underutilized properties.
<p>5-6. Lot Consolidation Incentives</p> <p>Given the built-out nature in Arcadia, the City continues to look for properties where small lots can be purchased or consolidated with surrounding lots to provide opportunities for housing. To facilitate consolidation, the City has developed and is currently utilizing a very simple and expeditious method of joining properties. The City requires a Lot Line Adjustment, which can consolidate four or fewer lots without the need of a public</p>	Develop a marketing piece for the local development community to highlight the ease of completing the Lot Line Adjustment process and offer fee waivers for affordable housing projects.	The City incorporated information about these items into its Downtown Mixed-Use Zoning handout.
	Offer incentives to facilitate the consolidation of the small properties into larger parcels that can be efficiently developed into a mixed-use project. Incentives include: <ul style="list-style-type: none"> • Fee or waiver; • Priority in permit processing (lot 	Sections 9267.2 and 9268.2 of the Municipal Code have been added to provide incentives for parcel consolidation. The sections state: <i>In order to encourage the assemblage of smaller existing parcels into large parcels that can be more efficiently developed into a</i>

Table 40: Review of Past Performance (2006-2014 Housing Element)

Program	Objective	Progress in Implementation
hearing or any discretionary action. Lot line adjustments are an administrative process. Applications are reasonable in price (\$469) and have a short processing time (10 business days).	<p>consolidation projects become first projects processed among staff once received); and</p> <ul style="list-style-type: none"> • 25 percent reduction in parking for commercial use. 	<p><i>mixed-use project, the following incentives are offered:</i></p> <ol style="list-style-type: none"> <i>Fee waiver.</i> <i>Priority in permit processing (lot consolidation projects become the next projects processed among staff once received).</i>
	<p>Update the Fee Schedule to reflect these lot consolidation incentives.</p>	<p>The City's fee schedule currently includes \$469 for a lot line adjustment. The fee would be waived by the City in certain cases. The City is planning on revising its fee schedule in 2013-2014.</p>
<p>5-7. Section 8 Housing Choice Voucher Program</p> <p>The Los Angeles County Housing Authority currently administers the Section 8 Housing Choice Voucher Program for Arcadia residents on behalf of HUD. HUD's Housing Choice Voucher program assists extremely low and very low-income households by paying the difference between 30 percent of the household income and the cost of rent.</p> <p>Pursuant to HUD regulations, 70 percent of the new voucher users must be at the extremely low income level. As of 2009, 41 households were receiving Housing Choice Vouchers.</p>	<p>Continue to participate in the federally sponsored Section 8 Housing Choice Voucher program.</p>	<p>The City continues to participate in the Section 8 Housing Choice Voucher program through the Los Angeles County Housing Authority.</p>
	<p>Disseminate information to the public regarding the Section 8 Program and promote participation by rental property owners.</p>	<p>The City has not provided information about the Section 8 program. This is left up to the Los Angeles County Housing Authority that administers the program.</p>
	<p>Provide Section 8 Vouchers to at least 40 households annually.</p>	<p>There are currently 94 Arcadia households that receive Section 8 Vouchers and another 83 Arcadia households are on the waiting list.</p>
<p>5-8. Affordable Housing for Families and Persons with Special Needs</p> <p>Families and persons with disabilities (especially seniors) have unique housing needs. To facilitate the development of</p>	<p>Maintain a list of qualified housing developers with a track record of providing affordable housing that is of high quality and well managed. Annually contact these developers to explore opportunities for affordable</p>	<p>The City continues to coordinate with qualified housing developers.</p>

Table 40: Review of Past Performance (2006-2014 Housing Element)

Program	Objective	Progress in Implementation
housing that is affordable to these demographic groups, the City will offer a combination of financial and regulatory tools (see also Program 13):	housing in Arcadia.	
<ul style="list-style-type: none"> • Market available residential and mixed-use sites to developers. The sites inventory information will be distributed in conjunction with information on available regulatory and financial assistance. • Market the State density bonus program to developers to encourage housing development that includes housing affordable to lower and moderate-income households and senior residents. Provide incentives in the density bonus program to encourage the inclusion of extremely low income units in affordable housing projects. • Establish a reasonable accommodation procedure to address modifications to housing necessary to meeting the unique needs of disabled residents and others with special needs. • Provide financial assistance using Redevelopment Set-Aside funds to assist in new construction, land acquisition, and write-downs. Encourage the inclusion of extremely 	Assist developers in the application of funding for affordable housing development that promotes quality development, including City of Industry funds that benefit primarily households with very low and extremely low incomes and households with special needs (such as the elderly and disabled). Annually explore funding opportunities with potential developers.	Prior to the dissolution of the Redevelopment Agency, a new senior housing development was assisted. This project includes 43 units and is located at 16 Campus Drive.
	Develop low income rental units at City-owned property, including extremely low income units. Continue to pursue appropriate properties for acquisition, particularly in conjunction with annual review of funding availability.	Prior to the dissolution of the Redevelopment Agency, property was purchased with the intent of developing 9 units at 15-19 Lucille Drive. However, with the dissolution of the Redevelopment Agency, the project was not funded for construction.
	Provide land write-downs for extremely low and lower income senior housing units.	No land write-downs for senior housing units were provided during the planning period.
	Acquire properties and develop low or moderate income housing, including extremely low income units.	Prior to the dissolution of the Redevelopment Agency, property was purchased with the intent of developing 9 units at 15-19 Lucille Drive. However, with the dissolution of the Redevelopment Agency, the project was not funded for construction.
	Pursue housing at Santa Anita Racetrack for groomsman, targeting extremely low and lower income. As appropriate, redevelopment funds may be used to facilitate affordable employee housing on the racetrack.	With the dissolution of the Redevelopment Agency, funding is not available for this project and has not been pursued.
	Eliminate the minimum unit size requirement in all multifamily zones.	Section 9255.2.8 of the Municipal Code was repealed by Ordinance No. 2273 in December

Table 40: Review of Past Performance (2006-2014 Housing Element)

Program	Objective	Progress in Implementation
low income units in affordable housing projects. • Make several changes to parking requirements and development standards to allow for maximum densities and to facilitate smaller unit sizes and encourage affordable housing.		2010, eliminating the minimum unit size requirement.
	Eliminate the requirement for the provision of guest parking spaces for all affordable housing projects.	The City has revised the Zoning Code to eliminate this requirement.
	Allow subterranean parking as an option to increase densities by freeing up more space on lots for housing units.	Subterranean parking is allowed in the Downtown Mixed Use and Mixed Use zones, based on revisions to the Municipal Code in December 2010.
5-9. Housing Sustainability The City offers a variety of programs to promote sustainable development. These include: • Green building codes; • Construction Recycling Ordinance; • Water Efficiency in Landscaping Ordinance; and • Use of CDBG-R funds (authorized under the American Recovery and Reinvestment Act) to focus on energy efficiency improvements of public facilities and housing.	Continue to enforce City building codes and ordinances to enhance energy efficiency in residential construction and maintenance.	The City has adopted the California Green Building Standards as part of the California Building Code. The City continues to enforce codes through the plan check and inspection process. The City has also developed a Sustainable Arcadia program to promote energy efficiency and sustainable practices. Information on Sustainable Arcadia can be found on the City's website.
5-10. Second Dwelling Units The Arcadia Municipal Code defines Accessory Living Quarters/Guest Houses as living quarters within an accessory building for the sole use of members of the family occupying the main building, and persons employed by and rendering services exclusively to the family occupying the main building and rendering services primarily on the property	The City will revise the Municipal Code as part of the General Plan Update to allow Accessory Living Quarters/Guest Houses to include a kitchen and to remove all covenant requirements regarding occupants and duration of stay.	In December 2010, the City revised the Municipal Code to define Accessory Dwelling Units. Accessory Dwelling Units are defined as: <i>separate living units that may include a separate kitchen, sleeping, and bathroom facilities, and are detached from the main dwelling unit on a single-family lot. Accessory Dwelling Units are subordinate in size, location, and appearance to the main dwelling</i>

Table 40: Review of Past Performance (2006-2014 Housing Element)

Program	Objective	Progress in Implementation
<p>and/or the temporary use by guests of the family occupying the main building. The Municipal Code further stipulates that accessory living quarters/guest houses may not be occupied by guests for more than 30 calendar days, cannot contain a kitchen or facilities for heating or preparing food and may not be rented out or used as a separate dwelling unit. Accessory living quarters/guest houses may not be rented or otherwise used as separate dwelling units. These stipulations prevent accessory living quarters/guest houses from being second dwelling units and serve as a constraint on housing development.</p>		<p><i>unit.</i></p>
<p>5-11. Manufactured Housing and Mobile Home Parks</p> <p>Mobile homes or manufactured dwelling units offer an affordable housing option to many lower- and moderate-income households. However, Arcadia does not define mobile homes, manufactured dwelling units, or mobile home parks in its Municipal Code. Manufactured housing units that meet certain minimum specifications established by State law must be permitted in all residential zones that permit single-family dwelling units.</p>	<p>Amend the Municipal Code to define manufactured housing units as part of the General Plan Update.</p>	<p>In December 2010, the City revised the Municipal Code to define Manufactured Homes.</p> <p>Section 9220.45.1.1 of the Municipal Code reads:</p> <p><i>A manufactured home is a single-family house constructed entirely in a controlled factory environment, built to the federal Manufactured Home Construction and Safety Standards (better known as the HUD Code). Manufactured homes are considered single-family dwelling units or one-family dwellings.</i></p>
<p>5-12. Extremely Low-Income and Special Needs Housing</p> <p>Extremely low-income households and</p>	<p>As part of the General Plan Update, the City will amend the Municipal Code to address the following:</p>	<p>In December 2010, the City revised the Municipal Code to permit Emergency Shelters in the M-1 zone. Emergency shelters must</p>

Table 40: Review of Past Performance (2006-2014 Housing Element)

Program	Objective	Progress in Implementation
<p>households with special needs (such as seniors and persons with disabilities) have limited housing options in Arcadia. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. The City of Arcadia Municipal Code does not specifically address the provision of such housing. Pursuant to State law, the City will amend the Development Code to address these housing options.</p>	<p>Emergency Shelters: The City will amend the Zoning Ordinance to permit emergency shelters by right without a discretionary approval process in the Planned Industrial (M-1) zone.</p>	<p>adhere to the following standards:</p> <p><i>a. Emergency shelters shall require onsite management on the premises during all hours of operation.</i></p> <p><i>b. Emergency shelters shall provide onsite security during all hours of operation.</i></p> <p><i>There shall be no designated exterior waiting areas or client intake areas.</i></p> <p>(Section 9266.1.11 of the Municipal Code)</p>
	<p>Transitional Housing: The City will amend the Zoning Ordinances to identify different types of transitional housing. Transitional housing that functions like regular residential development will be permitted where such housing is otherwise permitted. Transitional housing that functions as group housing will be treated the same as residential care facilities, adhering to the requirements of the Lanterman Developmental Disabilities Services Act.</p>	<p>In December 2010, the City revised the Municipal Code to define Transitional Housing General and Transitional Housing Limited.</p> <p>Section 9220.65.1 of the Municipal Code defines Transitional Housing—General as:</p> <p><i>A State licensed facility that has as its purpose the facilitating of the movement of seven or more homeless individuals and families into permanent housing within a reasonable amount of time (no less than six months).</i></p> <p>Section 9220.65.2 of the Municipal Code defines Transitional Housing—Limited as:</p> <p><i>A State licensed facility that has as its purpose facilitating of the movement of six or fewer homeless individuals and families into</i></p>

Table 40: Review of Past Performance (2006-2014 Housing Element)

Program	Objective	Progress in Implementation
	<p>Supportive Housing: The City will amend the Zoning Ordinance to identify different types of supportive housing. Supportive housing that functions like regular residential development will be permitted where such housing is otherwise permitted. Supportive housing that functions as group housing will be treated the same as residential care facilities, adhering to the requirements of the Lanterman Developmental Disabilities Services Act.</p>	<p><i>permanent housing within a reasonable amount of time (no less than six months). Transitional Housing—Limited facilities are permitted by right as required by State law in all zones that allow residential uses by right.</i></p> <p>In December 2010, the City revised the Municipal Code to define Supportive Housing General and Supportive Housing Limited.</p> <p>Section 9220.62 of the Municipal Code defines Supportive Housing—General as:</p> <p><i>A State licensed facility providing housing with no limit on length of stay to be occupied by seven or more individuals of a target population and linked to on-site or off-site services that assist the occupants to retain the housing, improve their health status, and maximize their ability to live in the community.</i></p> <p>Section 9220.62.1 of the Municipal Code defines - Supportive Housing—Limited as:</p> <p><i>A State licensed facility providing housing with no limit on length of stay to be occupied by six or fewer individuals of a target population and linked to on-site or off-site services that assist the occupants to retain the housing, improve their health status, and maximize their ability to live in the community. Supportive Housing—Limited facilities are permitted by right as required by State law in all zones that</i></p>

Table 40: Review of Past Performance (2006-2014 Housing Element)

Program	Objective	Progress in Implementation
	Single Room Occupancy (SRO) units: The City will amend the Zoning Ordinance to specifically address the location of SRO housing in the High Density Residential (R-3) area.	<i>allow residential uses by right.</i> The zoning amendment is in progress.
	Reasonable Accommodation: The City will establish a formal procedure for handling requests for reasonable accommodation through the Administrative Modifications process.	The City has adopted a Reasonable Accommodation procedure where certain modifications to lots containing one single-family dwelling and accessory buildings in Zones R-M, R-O, R-1 and R-2 and certain modifications to dwelling units in all residential zones to accommodate the needs of persons with disabilities may be granted upon the joint approval of the Planning Services. These modifications include setbacks, driveway and access standards, entry requirements, or any other residential development standard if found to be a reasonable accommodation for a person with a disability.
5-13. Density Bonus The Municipal Code states that an increased density of at least 25 percent can be granted to the developer of a multiple-family residential project within the R-2 and R-3 zones, when the developer agrees to construct a prescribed percentage of lower-income units. Developers of affordable housing are also entitled to additional	The City will modify its existing density bonus program in order to meet current State law within one year of adoption of the Housing Element. As part of this effort, the City will include incentives to encourage the inclusion of extremely low income units in affordable housing projects.	The City revised the Municipal Code in December 2010 to provide a Density Bonus Ordinance for all multiple-family, Downtown Mixed Use, and Mixed-Use zones, which is intended to comply with the State Density Bonus Law, Government Code Section 65915.

Table 40: Review of Past Performance (2006-2014 Housing Element)

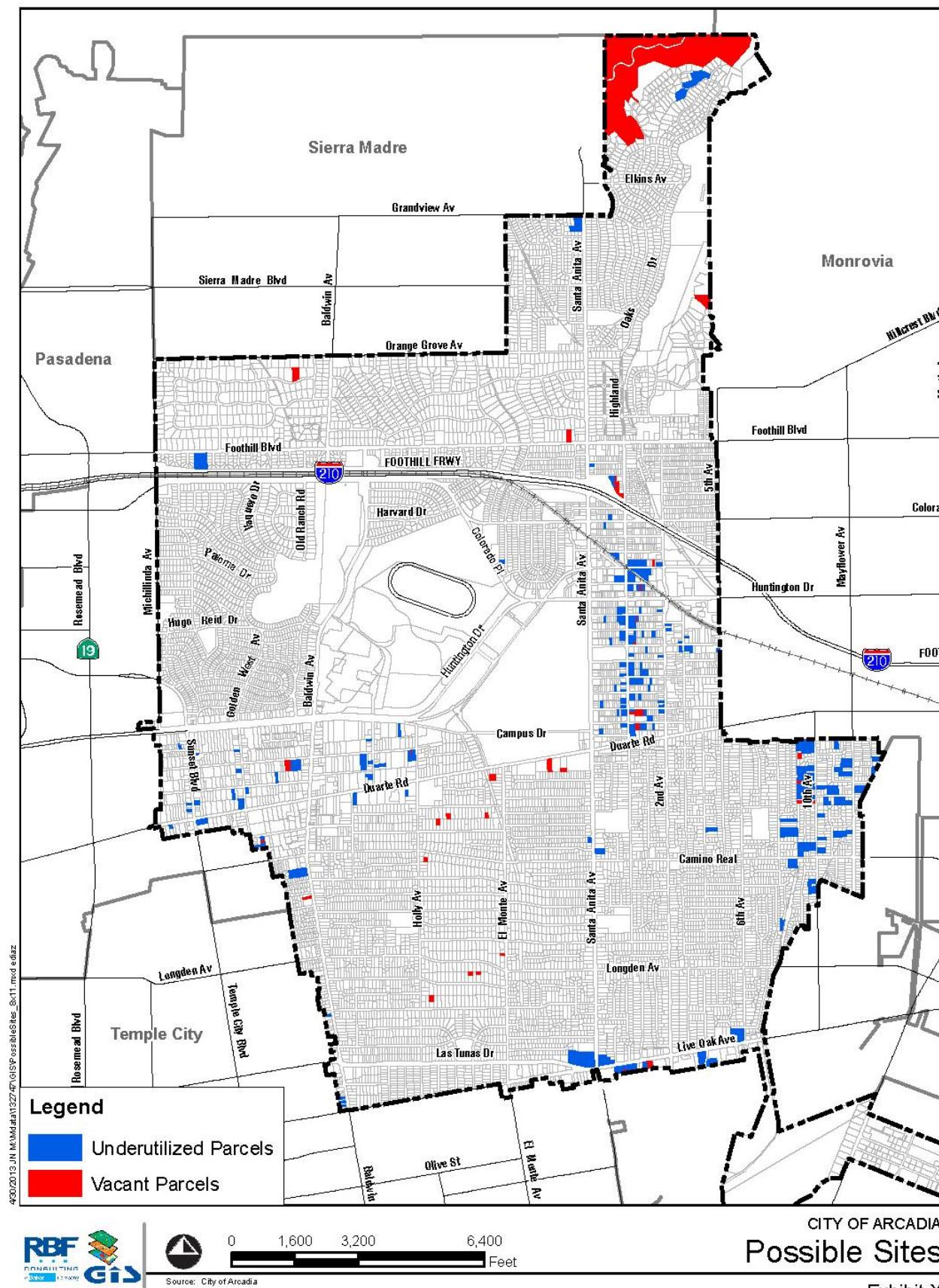
Program	Objective	Progress in Implementation
<p>concessions or incentives, including a modification of applicable zoning code requirements, reduction of application or construction permit fees, or other regulatory concessions proposed by the applicant or the City. Current State law, however, requires jurisdictions to provide density bonuses (up to 35 percent) and development incentives on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.</p>		
<p>Local governments may restrict access to housing for households failing to qualify as a “family” by the definition in the Zoning Ordinance. Arcadia’s Zoning Ordinance defines a family as “two or more persons bearing the generic character of, and living together as, a relatively permanent single bona fide housekeeping unit in a domestic relationship based upon birth, marriage, or other domestic bond of social, economic and psychological commitment to each other, as distinguished from a group occupying a boarding house, club, dormitory, fraternity, hotel, lodging house, motel, rehabilitation center, rest home or sorority.” This definition would be considered a potential constraint on the development of housing for special needs populations.</p>	<p>The City will amend its Municipal Code to either remove or modify the definition of family in order to ensure that the ordinance regulates land use types but not the users, within one year of adoption of the Housing Element.</p>	<p>The City revised the Municipal Code in December 2010 to modify the definition of “Family”. Section 9220.25 of the Municipal Code now defines “Family” as:</p> <p><i>Two or more persons living together as a single housekeeping unit in a dwelling unit. This term does not include a boarding house.</i></p>
<p>The City contracts with the Housing Rights Center (HRC) to actively inform residents,</p>	<p>Continue to contract with a provider to provide fair housing services to residents.</p>	<p>The City continues to contract with the Housing Rights Center to provide fair housing</p>

Table 40: Review of Past Performance (2006-2014 Housing Element)

Program	Objective	Progress in Implementation
landlords of residential property, and others involved in the insurance, construction, sale or lease of residential property of the laws pertaining to fair housing. The HRC provides the following programs and services to its clients, free of charge: <ul style="list-style-type: none">• Landlord-Tenant Counseling• Predatory Lending Information and Referrals• Housing Discrimination Investigation• Enforcement and Advocacy• Outreach and Education	Disseminate information to the public on the array of fair housing programs and services provided by the City.	services. Information about fair housing programs and services is provided at the Planning Services public counter at City Hall and on the City's website.
	Participate in the Analysis of Impediments to Fair Housing Choice and other fair housing planning efforts coordinated by the Los Angeles County Community Development Commission.	The City continues to participate in the Analysis of Impediments to Fair Housing Choice and other fair housing planning efforts coordinated by the Los Angeles County Community Development Commission.

APPENDIX A:

MAP OF POTENTIAL HOUSING SITES



APPENDIX B:

INVENTORY OF SITES

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
High Density Residential									
	5772006030	HDR	R-3	0.48	Vacant		14	11	Yes (Grouping A)
	5772006024	HDR	R-3	0.36	Vacant				Yes (Grouping A)
									

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
			R-3	0.18	Residential		5	4	Yes (Grouping A)
	5772006027	<i>Parking lot, poor maintenance, cracked pavement</i>							
	5772005002	HDR	R-3	0.18	Vacant		5	4	Yes (Grouping A)
	5773002025	HDR	R-3	0.17	Residential: 1 unit	1938	4	3	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773014015	HDR	R-3	0.15	Residential: 1 unit	1925	4	3	
	5773017032	HDR	R-3	0.19	Commercial: Parking Lot	1957	5	4	Yes (Grouping L)
	5773017031	HDR	R-3	0.14	Vacant		4	3	Yes (Grouping L)
		HDR	R-3	0.18	Commercial: Parking Lot	1954	5	4	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773014005	<i>Adjacent to single family homes</i>							
	5779005001	HDR	R-3	0.38	Residential: 3 units	1953	11	9	Yes (Grouping R)
	5773016028	HDR	R-3	0.14	Residential: 1 unit	1945	4	3	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773020004	HDR	R-3	0.09	Vacant			2	2 Yes (Grouping Q)
		<i>Parking Lot</i>							
	5773020005	HDR	R-3	0.09	Commercial: Parking Lot	1962	2	2	Yes (Grouping Q)
		<i>Adjacent to single-family home, cracked pavement, poor maintenance</i>							
	5779017019	HDR	R-3	0.17	Vacant		5	4	Yes (Grouping BB)
	5779017020	HDR	R-3	0.18	Vacant		5	4	Yes (Grouping BB)
	5779017021	HDR	R-3	0.18	Vacant		5	4	Yes (Grouping BB)
	5779017022	HDR	R-3	0.18	Vacant		5	4	Yes (Grouping BB)
	5779017028	HDR	R-3	0.35	Commercial: Parking Lot	1962	10	8	Yes (Grouping BB)

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		<i>Parking is for nearby businesses, adjacent lots are vacant</i>							
	5779017004	HDR	R-3	0.17	Commercial: Parking Lot	1962	5	4	Yes (Grouping CC)
	5779017003	HDR	R-3	0.26	Residential: 1 unit	1950	7	6	Yes (Grouping CC)
	5779016026	HDR	R-3	0.70	Commercial: Parking Lot	1964	20	16	Yes (Grouping EE)
	5779016027	HDR	R-3	0.17	Vacant		5	4	Yes (Grouping EE)

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5779016028	HDR	R-3	0.17	Vacant <i>Parking for adjacent uses, primarily empty</i>		5	4	Yes (Grouping EE)
									
X	5779014006	HDR	R-3	0.17	Residential <i>Empty lot, advertised for sale</i>		4	3	
									
	5773001029	HDR	R-3	0.15	Residential: 1 unit <i>Single family home</i>	1940	4	3	Yes (Grouping B)
									

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773001028	HDR	R-3	0.15	Residential: 1 unit	1921	4	3	Yes (Grouping B)
		<i>Single family home</i>							
	5773017005	HDR	R-3	0.18	Residential: 1 unit	1931	5	4	Yes (Grouping M)
		<i>Old single family home</i>							
	5773018024	HDR	R-3	0.18	Residential: 1 unit	1920	5	4	
		<i>Single family home</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773013014	HDR	R-3	0.18	Commercial: Parking Lot	1946	5	4	Yes (Grouping J)
X	5773016039	HDR	R-3	0.16	Residential: 1 unit <i>Multifamily housing currently under construction</i>	1934	4	3	Yes (Grouping N)

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773016037	HDR	R-3	0.18	Residential: 1 unit <i>Older single family home, poorly maintained</i>	1926	5	4	Yes (Grouping N)
X	5773020023	HDR	R-3	0.19	Residential: 1 unit <i>Older single family home</i>	1932	5	4	Yes (Grouping O)

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773020024	HDR	R-3	0.18	Residential: 1 unit <i>Older single family home</i>	1927	5	4	Yes (Grouping O)
	5773020029	HDR	R-3	0.19	Residential: 1 unit <i>Older single family home</i>	1926	5	4	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		HDR	R-3	0.18	Residential: 1 unit	1931	5	4	Yes (Grouping P)
	5773020033	<i>Older single family home</i>							
		HDR	R-3	0.18	Residential: 1 unit	1931	5	4	
	5773019002	<i>Older single family home, adjacent to newly constructed multifamily project</i>							
		HDR	R-3	0.19	Residential: 1 unit	1924	5	4	
	5779002026	<i>Older single family home</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5779002017	HDR	R-3	0.16	Residential: 1 unit <i>Older single family home</i>	1927	4	3	
	5779005002	HDR	R-3	0.29	Residential: 1 unit <i>Older single family home</i>	1955	8	7	
	5779004005	HDR	R-3	0.26	Residential: 1 unit <i>Older single family home</i>	1937	7	6	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773016016	HDR	R-3	0.14	Residential: 1 unit	1952	4	3	
	5779003029	HDR	R-3	0.18	Residential: 1 unit, pool	1944	5	4	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5779011011	HDR	R-3	0.18	Residential: 1 unit	1951	5	4	
	5779010031	HDR	R-3	0.18	Commercial: Parking Lot	1959	5	4	Yes (Grouping X) 

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
X	5779010030	HDR	R-3	0.18	Residential <i>Duplex</i>		5	4	
X	5779010029	HDR	R-3	0.18	Residential <i>Duplex</i>		5	4	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
X	5779010028	HDR	R-3	0.18	Residential		5	4	
X	5779010023	HDR	R-3	0.18	Residential: 1 unit	1925	5	4	
X	5779003007	HDR	R-3	0.18	Residential		5	4	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
X	5779003008	HDR	R-3	0.18	Residential <i>Duplex</i>		5	4	
X	5779003009	HDR	R-3	0.18	Residential: 1 unit <i>Single family home</i>	1939	5	4	Yes (Grouping V)
		HDR	R-3	0.18	Residential: 1 unit	1936	5	4	Yes (Grouping V)

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
X	5779003010	<i>Single family home next to recently constructed multi-family units</i>							
	5779012005	HDR	R-3	0.19	Residential: 1 unit <i>Single-family home</i>	1947	5	4	
X	5779009031	HDR	R-3	0.18	Residential <i>Single-family home</i>		5	4	
X	5779009018	HDR	R-3	0.18	Residential: 1 unit <i>Old single-family home</i>	1933	5	4	
	5779009016	HDR	R-3	0.19	Residential: 1 unit <i>Old single-family home</i>	1950	5	4	
	5779013015	HDR	R-3	0.16	Residential: 1 unit <i>Old single-family home</i>	1943	4	3	
	5779017026	HDR	R-3	0.17	Residential: 1 unit <i>Old single-family home</i>	1974	5	4	Yes (Grouping AA)
	5779017025	HDR	R-3	0.15	Residential: 1 unit <i>Single family home</i>	1974	4	3	Yes (Grouping AA)
									

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
X	5779014007	HDR	R-3	0.15	Residential: 1 unit	1920	4	3	
									
	5773018017	HDR	R-3	0.18	Commercial: Parking Lot	1953	5	4	Yes (Grouping K)
	5383001001	HDR	R-3	0.17	Residential: 1 unit	1950	5	4	Yes (Grouping NN)
	5383001002	HDR	R-3	0.14	Residential: 1 unit	1948	4	3	Yes (Grouping NN)
	5383001003	HDR	R-3	0.17	Residential: 1 unit	1949	5	4	Yes (Grouping NN)
	5383001004	HDR	R-3	0.17	Residential: 1 unit	1949	5	4	Yes (Grouping NN)
	5383001005	HDR	R-3	0.17	Residential: 1 unit	1949	5	4	Yes (Grouping NN)
	5383034013	HDR	R-3	0.23	Residential: 1 unit	1940	6	5	Yes (Grouping MM)
	5383034015	HDR	R-3	0.15	Residential: 1 unit	1961	4	3	Yes (Grouping MM)
	5383034018	HDR	R-3	0.14	Residential: 1 unit	1965	4	3	Yes (Grouping MM)
	5383034019	HDR	R-3	0.13	Residential: 1 unit	1966	3	3	Yes (Grouping MM)
	5383034020	HDR	R-3	0.12	Residential: 1 unit	1950	3	2	Yes (Grouping MM)
	5772005003	HDR	R-3	0.16	Residential: 1 unit	1956	4	3	Yes (Grouping A)
	5772005018	HDR	R-3	0.18	Residential: 1 unit	1946	5	4	Yes (Grouping A)
	5773017030	HDR	R-3	0.14	Residential: 1 unit	1924	4	3	Yes (Grouping L)
	5778005012	HDR	R-3	0.66	Residential: 2 units	1927	19	15	Yes (Grouping HH)
	5778005013	HDR	R-3	0.67	Residential: 1 unit	1940	19	15	Yes (Grouping HH)
	5778008005	HDR	R-3	0.23	Residential: 1 unit	1945	6	5	Yes (Grouping II)
	5778008007	HDR	R-3	0.16	Residential: 1 unit	1939	4	3	Yes (Grouping II)
	5778010024	HDR	R-3	0.32	Residential: 1 unit	1930	9	7	Yes (Grouping GG)
	5778010026	HDR	R-3	0.22	Residential: 1 unit	1970	6	5	Yes (Grouping GG)
	5778010027	HDR	R-3	0.17	Residential: 1 unit	1951	4	3	Yes (Grouping GG)
	5778010028	HDR	R-3	0.28	Residential: 1 unit	1931	8	6	Yes (Grouping GG)
	5783002012	HDR	R-3	0.16	Residential: 1 unit	1941	4	3	Yes (Grouping LL)

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5783002013	HDR	R-3	0.68	Residential: 1 unit	1921	20	16	Yes (Grouping LL)
	5783004010	HDR	R-3	0.18	Residential: 1 unit	1939	5	4	Yes (Grouping KK)
	5783004011	HDR	R-3	0.16	Residential: 1 unit	1939	4	3	Yes (Grouping KK)
	5783011034	HDR	R-3	0.59	Residential: 3 units	1923	17	14	Yes (Grouping JJ)
	5783011035	HDR	R-3	0.59	Residential: 4 units	1926	17	14	Yes (Grouping JJ)
	5783011040	HDR	R-3	0.50	Residential: 4 units	1921	14	11	Yes (Grouping JJ)
	5790030019	HDR	R-3	0.28	Residential: 5+ units	1962	8	6	Yes (Grouping UU)
	5790030020	HDR	R-3	0.29	Residential: 4 units	1951	8	6	Yes (Grouping UU)
	5790030033	HDR	R-3	0.46	Residential: 5+ units	1962	13	10	Yes (Grouping UU)
	5790030036	HDR	R-3	0.67	Residential: 1 unit	1980	19	15	Yes (Grouping UU)
	5772003019	HDR	R-3	0.15	Commercial: Medical/Dental	1948	4	3	
	5784006007	HDR	R-3	0.54	Commercial: Professional	1967	16	12	
	5383029028	HDR	R-3	2.17	Institutional: Home for Aged	1962	65	52	
	5382001040	HDR	R-3	0.16	Irrigated: Private Pumping Plant	1920	4	3	
	5379022013	HDR	R-3	0.15	Residential: 1 unit	1952	4	3	
	5379037010	HDR	R-3	0.16	Residential: 1 unit	1947	4	3	
	5385029003	HDR	R-3	0.20	Residential: 1 unit	1929	5	4	
	5783005021	HDR	R-3	0.22	Residential: 1 unit	1945	6	5	
	5783001004	HDR	R-3	0.15	Residential: 1 unit	1948	4	3	
	5783001016	HDR	R-3	0.18	Residential: 1 unit	1938	5	4	
	5783002005	HDR	R-3	0.43	Residential: 3 units	1948	13	10	
	5784007007	HDR	R-3	0.28	Residential: 1 unit	1948	8	6	
	5783006013	HDR	R-3	0.13	Residential: 1 unit	1965	3	3	
	5783006028	HDR	R-3	0.18	Residential: 1 unit	1947	5	4	
	5783014035	HDR	R-3	0.30	Residential: 2 units	1957	8	7	
	8587034003	HDR	R-3	0.20	Residential: 1 unit	1937	5	4	
	8587034005	HDR	R-3	0.20	Residential: 1 unit	1939	6	4	
	8587034007	HDR	R-3	0.20	Residential: 1 unit	1947	6	4	
	5383034014	HDR	R-3	0.15	Vacant		4	3	Yes (Grouping MM)
	5778004015	HDR	R-3	0.14	Residential: 1 unit	1951	4	3	
	5778005009	HDR	R-3	0.17	Residential: 1 unit	1951	5	4	
	5778010017	HDR	R-3	0.48	Residential: 2 units	1926	14	11	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5778015013	HDR	R-3	0.41	Residential: 2 units	1948	12	9	
	5775011021	HDR	R-3	0.31	Residential: 2 units	1950	9	7	
	5779005011	HDR	R-3	0.15	Residential: 1 unit	1963	4	3	
	5778010114	HDR	R-3	0.16	Vacant		4	3	Yes (Grouping GG)
	5783011083	HDR	R-3	0.77	Vacant		23	18	Yes (Grouping JJ)
X	5379022010	HDR	R-3	0.17	Residential: 1 unit	1940	4	3	
X	5779010010	HDR	R-3	0.18	Residential: 1 unit	1949	5	4	
X	5779016022	HDR	R-3	0.17	Residential: 1 unit	1952	5	4	
HDR Total				30.7			858	678	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
Downtown Mixed Use									
		DMU	DMU	0.40	Commercial: Parking Lot	1900	20	16	
	5773006046	<p><i>Large surface parking for adjacent building</i></p>							
	5773011037	DMU	DMU	0.54	Industrial: Light Manufacturing	1940	27	21	Yes (Grouping D)
		<p><i>Small gym use across from recently constructed 24-Hour Fitness</i></p>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773007004	DMU	DMU	0.18	Industrial: Light Manufacturing	1947	8	7	Yes (Grouping C)
		<i>Old and small industrial use.</i>							
	5773007036	DMU	DMU	0.73	Industrial: Light Manufacturing	1950	36	29	Yes (Grouping C)
		<i>Building with vacancy for an extended period of time</i>							
	5773011054	DMU	DMU	0.19	Industrial: Light Manufacturing	1963	9	7	Yes (Grouping D)
		<i>Old and low-scale industrial use</i>							

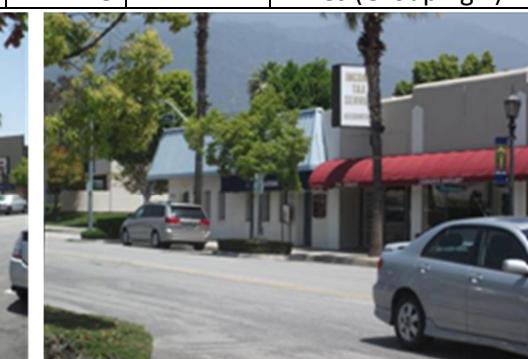
Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		DMU	DMU	1.22	Industrial: Light Manufacturing	1977	60	48	Yes (Grouping D)
	5773011036	<i>Building with vacancy for an extended period of time</i>							
	5773010018	DMU	DMU	0.18	Commercial: Auto Repair	1955	8	7	Yes (Grouping G)
		<i>Structure with deferred maintenance</i>							
	5773010019	DMU	DMU	0.18	Commercial: Office Building	1953	9	7	Yes (Grouping G)
		<i>Buildings with deferred maintenance</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773011052	DMU	DMU	0.22	Commercial: Parking Lot	1978	11	8	Yes (Grouping E)
	5773010023	DMU	DMU	0.18	Commercial: Store	1942	8	7	Yes (Grouping F)

Surface parking lot



Low intensity commercial uses (often marginally operating) in antiquated buildings

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		DMU	DMU	0.16	Commercial: Store	1930	7	6	Yes (Grouping F)
	5773010022	<i>Low intensity commercial uses (often marginally operating) in antiquated buildings</i>							
	5773006039	DMU	DMU	0.95	Commercial: Restaurant/Lounge	1973	47	37	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		DMU	DMU	0.49	Industrial: Light Manufacturing	1970	24	19	Yes (Grouping C)
	5773007035	<i>Low scale offices with inadequate parking</i>							
	5773007009	DMU	DMU	0.18	Vacant		9	7	
	5773007011	DMU	DMU	0.25	Industrial: Light Manufacturing	1950	12	10	
		<i>Old industrial/warehouse building with large parking space</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773010020	DMU	DMU	0.19	Vacant		9	7	Yes (Grouping F, G)
	5773010021	DMU	DMU	0.18	Commercial	1953	9	7	Yes (Grouping F)
	<i>Small single-use commercial in old building</i>								
	5773011042	DMU	DMU	0.46	Commercial: Office Building	1978	23	18	Yes (Grouping E)
	<i>Old office building</i>								 

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		DMU	DMU	0.15	Commercial: Office Building	1990	7	5	Yes (Grouping E)
	5773011040	<i>Small single-use commercial (car rental) with parking area</i>							
	5773011049	DMU	DMU	0.15	Commercial: Office Building	1992	7	5	Yes (Grouping E)
		<i>Small office building</i>							
	5773010022	DMU	DMU	0.16	Commercial: Store	1930	7	6	Yes (Grouping F)
	5773007037	DMU	DMU	0.37	Industrial: Light Manufacturing	1971	18	14	Yes (Grouping C)
	5773010024	DMU	DMU	0.16			7	6	Yes (Grouping F)
DMU Total				7.87			382	304	

Mixed Use along Live Oak Avenue									
Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		Mixed Use	MU	3.05	Old strip shopping	1968	91	73	Yes (Grouping OO)
	5788020031	<i>Blight Condition(s): Deferred maintenance</i>							
	5788020020	Mixed Use	MU	0.43	Commercial store	1997	13	10	
		<i>Blight Condition(s): Currently vacant; Irregular Shape and Inadequate Size in Multiple Ownership</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5789028025	Mixed Use	MU	0.31	Small restaurant/lounge in structure more than 50 years old	1958	9	7	Yes (Grouping PP)
	5789028012	Mixed Use	MU	0.44	Small office building	1986	13	10	Yes (Grouping PP)

Blight Condition(s): Irregular Shape and Inadequate Size in Multiple Ownership




Blight Condition(s): Lots of Irregular Shape & Inadequate Size in Multiple Ownership




Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	8573023009	Mixed Use	MU	0.56		1960	16	12	
	8573023008	Mixed Use	MU	0.39		1950	11	8	

Blight Condition(s): Currently vacant and available for lease; Deferred Maintenance, Poor Site Configuration and Poor Parking Accessibility





Blight Condition(s): Deferred Maintenance, Poor Site Configuration and Poor Parking Accessibility





Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	8573023007	Mixed Use	MU	0.06			1	1	
	8573023006	Mixed Use	MU	0.20		1960	6	4	
		<p><i>Blight Condition(s): Deferred Maintenance, Poor Site Configuration and Poor Parking Accessibility</i></p> <p><i>Blight Condition(s): Poor Site Configuration, Poor Parking Accessibility, and Lots of Irregular Shape & Inadequate Size in Multiple Ownership</i></p>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		Mixed Use	MU	0.40		1956	12	9	
	8573023004	<i>Blight Condition(s): Poor Site Configuration and Poor Parking Accessibility</i>							
	8573023003	Mixed Use	MU	0.21		1952	6	4	
	8573023003	<i>Blight Condition(s): Poor Site Configuration and Lots of Irregular Shape & Inadequate Size in Multiple Ownership</i>							
	8573023002	Mixed Use	MU	0.20	Commercial: Parking Lot	1956	5	4	Yes (Grouping QQ)
	8573023002	<i>Blight Condition(s): Lots of Irregular Shape & Inadequate Size in Multiple Ownership</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		Mixed Use	MU	0.20	Commercial: Fast Food, walk-up in building more than 50 years old	1950	5	4	Yes (Grouping QQ)
	8573023001	<i>Blight Condition(s): Deferred maintenance, Inadequate design/shifting use, Faulty/inadequate layout, Lots of Irregular Shape & Inadequate Size in Multiple Ownership</i>							
	8573024002	Mixed Use	MU	0.21	Commercial: Store in building more than 50 years old	1950	6	4	Yes (Grouping RR)
		<i>Blight Condition(s): Deferred Maintenance, Poor Site Configuration, Poor Parking Accessibility</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	8573024003	Mixed Use	MU	0.20	Commercial: Store in building more than 50 years old	1949	5	4	Yes (Grouping RR)
	8573024004	Mixed Use	MU	0.20	Vacant	---	6	4	Yes (Grouping RR, SS)

Blight Condition(s): Poor Site Configuration, Lots of Irregular Shape & Inadequate Size in Multiple Ownership

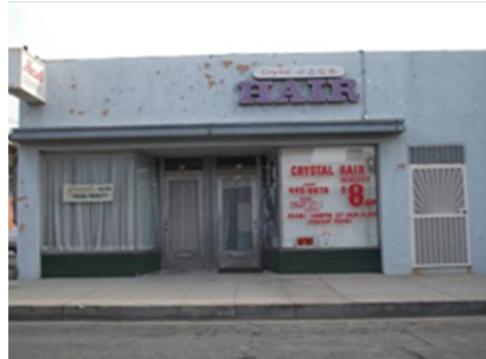


Blight Condition(s): Currently available for sale; Lots of Irregular Shape & Inadequate Size in Multiple Ownership



Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		Mixed Use	MU	0.21	Vacant	1951	6	4	Yes (Grouping SS)
	8573024005	<i>Blight Condition(s): Currently available for sale; Deferred maintenance</i>							
	8573024006	Mixed Use	MU	0.20	Vacant	1966	6	4	Yes (Grouping SS)
MU Live Oak Total				7.47			217	166	

Mixed Use along 1st Avenue									
Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773018015	Mixed Use	MU	0.10	Commercial: Store	1950	3	2	Yes (Grouping K)
	5773017033	Mixed Use	MU	0.17	Commercial: Parking Lot	1957	5	4	Yes (Grouping L)

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		Mixed Use	MU	0.16			4	3	
	5773018016	<i>Old office building with large parking lot</i>							
	5773013015	Mixed Use	MU	0.17	Commercial: Store	1949	4	3	Yes (Grouping J)
		<i>Antiquated building with maintenance issues</i>							
	5773020002	Mixed Use	MU	0.17	Commercial: Office Building	1977	5	4	Yes (Grouping Q)
		<i>Odd setback, older building</i>							

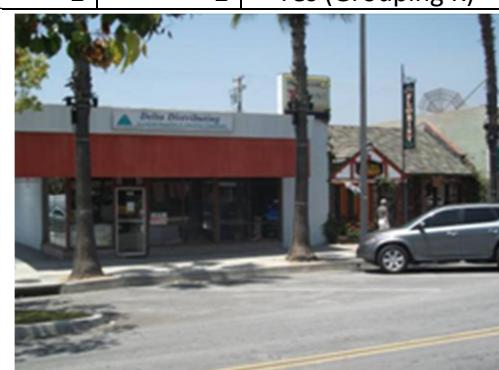
Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5779001019	Mixed Use	MU	0.19	Residential: 2 units	1925	5	4	Yes (Grouping T)
		<i>Structure with deferred maintenance, adjacent to commercial</i>							
	5779003001	Mixed Use	MU	0.15	Commercial: Parking Lot	1960	4	3	Yes (Grouping W)
	5779003002	Mixed Use	MU	0.17	Commercial: Restaurant	1959	5	4	Yes (Grouping W)
		<i>Take out-only fast food restaurant with large parking area</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5779011017	Mixed Use	MU	0.18	Commercial: Store	1959	5	4	

No current tenant; space is available for lease.



	5779013013	Mixed Use	MU	0.14	Residential: 1 unit	1932	4	3	Yes (Grouping Z)
		<i>Older structure, poorly maintained</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		Mixed Use	MU	0.20	Commercial: Store	1948	5	4	Yes (Grouping J)
	5773013016	<i>A variety of commercial uses with high turnover rates; several businesses have limited business hours</i>							
	5773018013	Mixed Use	MU	0.19	Commercial: Store	1953	5	4	Yes (Grouping K)
	5773018014	Mixed Use	MU	0.08	Commercial: Store	1950	2	2	Yes (Grouping K)
		<i>Paint shop and janitorial supplies; not appropriate use for downtown</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773017034	Mixed Use	MU	0.33	Commercial: Bank	1957	9	7	Yes (Grouping L)
		<i>Small bank building with large parking area</i>							
	5773017001	Mixed Use	MU	0.06	Commercial: Office Building	1954	1	1	Yes (Grouping M)
	5773017002	Mixed Use	MU	0.10	Commercial: Store	1960	3	2	Yes (Grouping M)
	5773017003	Mixed Use	MU	0.09	Commercial: Store	1952	2	2	Yes (Grouping M)
		<i>Commercial uses with high turnover rates</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5773020034	Mixed Use	MU	0.17	Commercial: Store	1949	5	4	Yes (Grouping P)
		<i>Commercial uses with high turnover rates and limited business hours</i>							
	5773020001	Mixed Use	MU	0.15	Commercial: Medical/Dental	1948	4	3	Yes (Grouping Q)
		<i>Commercial uses with high turnover rates and limited business hours</i>							
	5773019011	Mixed Use	MU	0.18	Commercial: Store/Office	1938	5	4	
		<i>Small professional offices in old building.</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		Mixed Use	MU	0.54	Commercial: Store/Office	1947	16	12	
	5773019025	<i>Variety Store, Pet Store, Coffee Shop – high turnover rates and limited business hours</i>							
	5779002002	Mixed Use	MU	0.18	Industrial: Light Manufacturing	1950	5	4	Yes (Grouping S)
		<i>Small professional office next to recent mixed use development</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5779003033	Mixed Use	MU	0.17	Commercial: Professional Building	1950	4	3	Yes (Grouping U)
	5779003034	Mixed Use	MU	0.17	Commercial: Store and Residence	1930	5	4	Yes (Grouping U)

Small antiquated building



Take-out only fast food restaurant; high turnover rate for this space



Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5779010032	Mixed Use	MU	0.30	Residential: 1 unit	1958	9	7	Yes (Grouping X)
	5779010033	Mixed Use	MU	0.19	Institution: Cemetery	1954	5	4	Yes (Grouping X)
		<i>Funeral home; not an appropriate downtown use</i>							
	5779011014	Mixed Use	MU	0.16	Commercial: Store	1940	4	3	
		<i>Small and older single-family home used as a professional office</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		Mixed Use	MU	0.16	Commercial: Professional	1954	4	3	
	5779001015	<i>Small professional office in old structure</i>							
	5779012013	Mixed Use	MU	0.19	Commercial: Store	1970	5	4	
		<i>Small businesses in old commercial building</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5779012015	Mixed Use	MU	0.18	Commercial: Store	1970	5	4	
	5779012016	Mixed Use	MU	0.18	Commercial: Professional	1958	5	4	

Small businesses in old commercial building



Professional offices in antiquated building



Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		Mixed Use	MU	0.16	Residential: 2 units	1937	4	3	Yes (Grouping Y)
	5779009035	<i>Single-family home used for commercial purpose</i>							
	5779009034	Mixed Use	MU	0.16	Commercial: Store	1946	4	3	Yes (Grouping Y)
		<i>Old single-use commercial building with parking</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5779017023	Mixed Use	MU	0.15	Vacant		4	3	Yes (Grouping BB)
	5779017024	Mixed Use	MU	0.18	Residential: 1 units	1921	5	4	Yes (Grouping BB)
					<i>Single family home on large lot</i>				
	5779013010	Mixed Use	MU	0.09	Commercial: Office	1972	2	2	Yes (Grouping Z)
					<i>Small office use</i>				

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
		Mixed Use	MU	0.09	Commercial: Store	1957	2	2	Yes (Grouping Z)
	5779013011	<i>Small commercial uses in old building</i>							
	5779014020	Mixed Use	MU	0.15	Residential: 1 unit	1923	4	3	Yes (Grouping DD)
	5779014021	Mixed Use	MU	0.14	Residential: 1 unit	1944	4	3	Yes (Grouping DD)
		<i>Single family home on large lot adjacent to older commercial structures</i>							

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5779016030	Mixed Use	MU	0.24	Commercial: Office building	1961	7	5	Yes (Grouping EE)
		<i>Old commercial building</i>							
	5779016029	Mixed Use	MU	0.22	Residential: 1 unit	1944	6	5	Yes (Grouping EE)
	5779016004	Mixed Use	MU	0.14	Commercial: Store	1974	4	3	Yes (Grouping EE)
	5788020030	Mixed Use	MU	1.95	Commercial: Shopping Center	1968	58	46	Yes (Grouping OO)
	5789028024	Mixed Use	MU	0.56	Commercial: Service Station	1998	16	13	Yes (Grouping PP)
	5789028029	Mixed Use	MU	0.15	Commercial: Parking Lot	1941	4	3	Yes (Grouping PP)
	8572002007	Mixed Use	MU	0.39	Commercial: Parking Lot	1958	11	9	Yes (Grouping TT)
	8572002900	Mixed Use	MU	1.05	Commercial: Office Building	1962	31	25	Yes (Grouping TT)
	5789028010	Mixed Use	MU	0.34	Residential: 1 unit	1940	10	8	Yes (Grouping PP)
	5773013017	Mixed Use	MU	0.17			5	4	Yes (Grouping J)
	5773017004	Mixed Use	MU	0.08			2	1	Yes (Grouping M)
	5773017039	Mixed Use	MU	0.15			4	3	Yes (Grouping M)
	5773020003	Mixed Use	MU	0.17			5	4	Yes (Grouping Q)
	5779001020	Mixed Use	MU	0.16			4	3	Yes (Grouping T)
	5779003003	Mixed Use	MU	0.17			5	4	Yes (Grouping W)
	5779003035	Mixed Use	MU	0.15			4	3	Yes (Grouping U)
	5779009036	Mixed Use	MU	0.17			5	4	Yes (Grouping Y)
	5779013012	Mixed Use	MU	0.12			3	2	Yes (Grouping Z)
	8573024007	Mixed Use	MU	0.43	Vacant	1948	13	10	Yes (Grouping SS)
	8573024008	Mixed Use	MU	0.11	Vacant	1950	3	2	Yes (Grouping SS)
	5779016005	Mixed Use	MU	0.14	Residential: 2 units		4	3	Yes (Grouping EE)
	5779016006	Mixed Use	MU	0.16	Residential: 1 unit	1938	4	3	Yes (Grouping EE)
	5773018012	Mixed Use	MU	0.18	Commercial: Store	1946	5	4	
	5773019025	Mixed Use	MU	0.54	Commercial: Store	1947	16	12	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	8572001022	Mixed Use	MU	1.00	Commercial: Office Building	1963	29	23	
	5773018016	Mixed Use	MU	0.16					
MU 1st Ave. Total				15.79			439	344	
Low Density Residential									
	5782002030	LDR	R-1 (7,500)	0.29	Vacant			1	1
		<i>Parking Lot</i>							
	5780025069	LDR	R-1 (7,500)	0.70	Residential: 1 unit	2002	4	3	
	5780019011	LDR	R-1 (7,500)	0.46	Residential: 1 unit	1937	2	2	
	5780019012	LDR	R-1 (7,500)	0.57	Residential: 1 unit	1931	3	2	
	5780019013	LDR	R-1 (7,500)	0.57	Residential: 1 unit	1959	3	2	
	5780019014	LDR	R-1 (7,500)	0.58	Residential: 1 unit	1958	3	2	
	5780020013	LDR	R-1 (7,500)	0.69	Residential: 1 unit	1950	4	3	
	5780020039	LDR	R-1 (7,500)	0.58	Residential: 1 unit	1982	3	2	
	5780020041	LDR	R-1 (7,500)	0.89	Residential: 1 unit	1967	5	4	
	5780020044	LDR	R-1 (7,500)	0.57	Residential: 1 unit	1986	3	2	
	5780020045	LDR	R-1 (7,500)	0.69	Residential: 2 units	1948	4	3	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	5780020048	LDR	R-1 (7,500)	0.73	Residential: 1 unit	1953	4	3	
	5780020054	LDR	R-1 (7,500)	0.43	Residential: 1 unit	1999	2	2	
	5780022012	LDR	R-1 (7,500)	0.51	Residential: 1 unit	1946	3	2	
	5780022014	LDR	R-1 (7,500)	0.51	Residential: 1 unit	1989	3	2	
	5780022035	LDR	R-1 (7,500)	0.98	Residential: 1 unit	1950	5	4	
	5780022040	LDR	R-1 (7,500)	0.92	Residential: 1 unit	1951	5	4	
	5780022041	LDR	R-1 (7,500)	0.67	Residential: 1 unit	1924	4	3	
	5780023007	LDR	R-1 (7,500)	0.64	Residential: 2 units	1956	3	3	
	5780023072	LDR	R-1 (7,500)	0.65	Residential: 1 unit	1950	3	3	
	5780023073	LDR	R-1 (7,500)	0.94	Residential: 2 units	1949	5	4	
	5780025010	LDR	R-1 (7,500)	0.44	Residential: 1 unit	2004	2	2	
	5780025017	LDR	R-1 (7,500)	0.50	Residential: 1 unit	1956	3	2	
	5791003015	LDR	R-1 (7,500)	0.42	Residential: 1 unit	1939	2	2	
	5791003018	LDR	R-1 (7,500)	0.42	Residential: 1 unit	1920	2	2	
	5791003021	LDR	R-1 (7,500)	0.55	Residential: 1 unit	1979	3	2	
	5791002011	LDR	R-1 (7,500)	0.47	Residential: 1 unit	1976	2	2	
	5791002055	LDR	R-1 (7,500)	0.69	Residential: 1 unit	1956	4	3	
	5791014009	LDR	R-1 (7,500)	0.51	Residential: 1 unit	1990	3	2	
	8509003006	LDR	R-1 (7,500)	0.48	Residential: 1 unit	1933	2	2	
	8509004032	LDR	R-1 (7,500)	0.44	Residential: 1 unit	1952	2	2	
	8509004033	LDR	R-1 (7,500)	0.44	Residential: 1 unit	1966	2	2	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	8509004034	LDR	R-1 (7,500)	0.54	Residential: 1 unit	1960	3	2	
	8509004039	LDR	R-1 (7,500)	0.43	Residential: 1 unit	2002	2	2	
	8509004040	LDR	R-1 (7,500)	0.47	Residential: 1 unit	2002	2	2	
	8509004041	LDR	R-1 (7,500)	0.50	Residential: 1 unit	2002	3	2	
	8509006014	LDR	R-1 (7,500)	0.51	Residential: 2 units	1960	3	2	
	8509006015	LDR	R-1 (7,500)	0.53	Residential: 1 unit	1940	3	2	
	8509006016	LDR	R-1 (7,500)	0.45	Residential: 1 unit	1963	2	2	
	8509006019	LDR	R-1 (7,500)	0.48	Residential: 1 unit	1950	2	2	
	8509007001	LDR	R-1 (7,500)	0.50	Residential: 1 unit	1973	2	2	
	8509007012	LDR	R-1 (7,500)	0.44	Residential: 1 unit	1940	2	2	
	8509007014	LDR	R-1 (7,500)	0.65	Residential: 1 unit	1917	3	3	
	8509011007	LDR	R-1 (7,500)	0.58	Residential: 1 unit	1942	3	2	
	8510001005	LDR	R-1 (7,500)	0.42	Residential: 1 unit	1974	2	2	
	8510001006	LDR	R-1 (7,500)	0.84	Residential: 1 unit	1930	5	4	
	8510001007	LDR	R-1 (7,500)	0.45	Residential: 1 unit	1955	2	2	
	8510001027	LDR	R-1 (7,500)	0.42	Residential: 1 unit	1989	2	2	
	8510001043	LDR	R-1 (7,500)	0.65	Residential: 1 unit	1941	3	3	
	8510003001	LDR	R-1 (7,500)	0.43	Residential: 1 unit	1999	2	2	
	8510004031	LDR	R-1 (7,500)	0.47	Residential: 1 unit	1966	2	2	
	8510004032	LDR	R-1 (7,500)	0.48	Residential: 1 unit	1958	2	2	

Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
	8510004045	LDR	R-1 (7,500)	0.48	Residential: 1 unit	1971	2	2	
	5383030017	LDR	R-1 (7,500)	0.25	Vacant		1	1	
	5780002014	LDR	R-1 (7,500)	0.60	Vacant	2007	3	2	
	5780020050	LDR	R-1 (7,500)	0.57	Vacant		3	2	
	5780020071	LDR	WASH	0.28	Vacant		1	1	
	5782002029	LDR	R-1 (7,500)	0.82	Vacant		4	3	
	5784024038	LDR	R-1 (7,500)	0.27	Vacant	1900	1	1	
	5784017018	LDR	R-1 (15,000)	0.29	Vacant		1	1	
	5784019019	LDR	R-1 (15,000)	0.25	Vacant		1	1	
	5784020014	LDR	R-1 (15,000)	0.32	Vacant		1	1	
	5784024035	LDR	R-1 (7,500)	0.31	Vacant	1900	1	1	
X	5780025018	LDR	R-1 (7,500)	0.56	Institution: Private School	1932	3	2	
X	5780025062	LDR	R-1 (7,500)	1.01	Residential: 1 unit	1940	5	3	
Developer Interest	APN	GP Designation	Zoning	Acreage	Existing Use	Year Built	Max. Units	Potential Units	Consolidation Potential
X	8510003005	LDR	R-1 (7,500)	0.63	Residential: 1 unit	1962	2	2	
X	5769028003	LDR	R-1 (10,000)	1.54			9	7	
X	5769028004	LDR	R-1 (10,000)	1.48			8	7	
X	5781001019	LDR	R-1 (7,500)	0.73			4	3	
X	5782015001	LDR	R-1 (7,500)	0.44			2	2	
LDR Total				40.00			201	165	

Very Low Density Residential									
	5785004027	VLDR	R-O (15,000)	0.22	Vacant		1	1	
	5785021023	VLDR	R-O (15,000)	0.14	Vacant		1	1	
	5787004025	VLDR	R-O (15,000)	0.21	Vacant		1	1	
	5787004028	VLDR	R-O (15,000)	0.16	Vacant		1	1	
	5787006027	VLDR	R-O (15,000)	0.35	Vacant		1	1	
X	5765030026	VLDR	R-1 (10,000)	0.74			2	2	
X	5765032024	VLDR	R-1 (10,000)	1.31			5	4	
X	5765033001	VLDR	R-1 (10,000)	0.90			3	2	
X	5765033005	VLDR	R-1 (10,000)	1.52			6	4	
X	5766009001	VLDR	R-1 (7,500)	1.22			4	3	
X	5766009005	VLDR	R-1 (7,500)	0.87			3	2	
VLDR Total				7.64			28	22	
Estate Residential									
	5765002013	RE	R-M	13.86	Vacant		27	22	
	5769015011	RE	R-O (30,000)	1.18	Vacant		2	1	
	5770009025	RE	R-O (30,000)	0.77	Vacant		1	1	
	5771001007	RE	R-M	4.90	Vacant		9	7	
	5771032008	RE	R-M	2.08	Vacant		4	3	
X	5765002012	RE	R-M	72.32	Vacant		144	115	
RE Total				95.11			187	149	

APPENDIX C:

COMMUNITY WORKSHOP NOTES

Arcadia Housing Element Workshop

February 26, 2013

Treasures

Great Schools

- The school district
- School quality
- Schools
- Excellent schools
- Good schools
- Good school district

Real Estate

- Lack of obvious poverty
- Real estate values
- Beautiful homes/landscape
- Housing price is stable
- Balance of residential, commercial, and recreational

Local Landmarks

- Arboretum
- Arboretum
- Race Track
- Race Track
- Race Track

Open Space

- Outdoor ambience So. Calif.
- Good frontage
- Lot size
- Open space
- Openness of home lots

Location/Geography

- Geography – central location
- Geographical location – proximity to LA, Pasadena, Mountains, Beach, Roads

- Close proximity to many iconic places in Southern California

Culture/Density

- “cultural interests” and proximity to Pasadena
- The diversity of the community

Safe Arcadia

- Nice and safe neighborhood
- Harmony and compatibility of my neighborhood
- Safe neighborhood
- High quality governance
- Neighborhoods that take pride in their neighborhood

Trees

- Large trees
- Old growth trees
- Trees

Services

- Stands above compared to others
- City staff – responsive
- Many good restaurants and services
- High quality services

Challenges

Culture and Housing Needs

- Cultural integration
- Cultural differences – housing needs

Traffic Problems

- Traffic
- Parking
- Too much traffic
- Traffic – congestion
- Lack of access to transit
- Light pollution

Lack of Affordable Housing

- Lack of buildable land

- Low affordability for many
- House is too expensive in Arcadia
- Lack of low cost housing
- Cost of homes being driven up by outside building
- Grand children even with good professions won't be able to live here
- Access to affordable housing
- Arcadia NOT providing housing need
- Land costs
- High housing prices (little affordable options)

Lack of Activities

- Lack of Activities/culture for young adults

Vacant Units

- Houses that are empty – for extended periods of time creating a ghost town
- Houses bought by out-of country people to park money and avoid confiscation by their government

Mansions

- Curb real estate redevelop to maximum buildable area
- Mansionization
- Mansions everywhere
- Mansionization control
- Control of mansionization and retention of existing neighborhoods environments
- Houses that present too great a mass that don't fit harmoniously in the neighborhood
- Homes too large for lot and neighborhood
- Outsize homes being built
- Stricter controls and “architectural guidelines” set on mansions south of Duarte Road.

Others

- Lack of proper “Downtown”
- Improve the continuity of the various neighborhoods
- Non-local government mismanagement
- Abutment between apartments and residential too lenient
- Dealing with a City Council that places a higher value on builders needs and priorities than the needs of residents
- Increased need for single-story homes to meet the needs of those as they advance in age
- Personal, people, communicating as neighbors

Green/Parks

- Pruning correctly – not “topping” trees

- Sufficient green zones – parks other than school facilities

Visions

Improve Downtown

- Need an active downtown housing residents and for residents to go
- More pedestrian friendly retail downtown
- Develop 1st Avenue for businesses
- Pedestrian friendly downtown
- Develop a new apartment complex at Gold Line Station

Limit Big Homes

- Control greedy developers from destroying our neighborhoods FOR PROFIT
- Effective design review business apartments and homes
- Retain neighborhood friendliness
- Clear policies that effectively control over-built homes
- Future effect on property values when mansions market demand drops in real estate cycle
- Keep homes proportional in a neighborhood

Diversity

- Arcadia as a cultural center in the SG Valley
- Cross economic integration “a blend”
- Get better “buy-in” from City’s diversity

Improve Transit

- More parking
- Free bus from Gold Line to local “Points of Interest”

More Affordable Housing

- Set aside an area for apartments reasonable cost for young professionals (such as proposed by Caruso)
- Create eco-friendly affordable housing
- A good balance of affordable quality housing and recreational facilities

Other

- Long term fiscal health for schools, City, and citizens
- Integrated newcomers blending with customs, rules, and walking on streets towards traffic
- Providing a full service senior living community (active, assisted living, and skilled nursing)

- Improve water retention from rain/snow on the mountains by planting deciduous trees on our local mountains.

Integrated Land Uses

Racetrack

- Utilize racetrack parking lot

Make the City More Sustainable

- Green and sustainable regulation to water conservation of landscape
- More “green” policies and programs for a healthy community
- Include light pollution in environmental reviews – let’s get our night skies back
- Effective tree program

Photos from the February 26, 2013 Workshop

